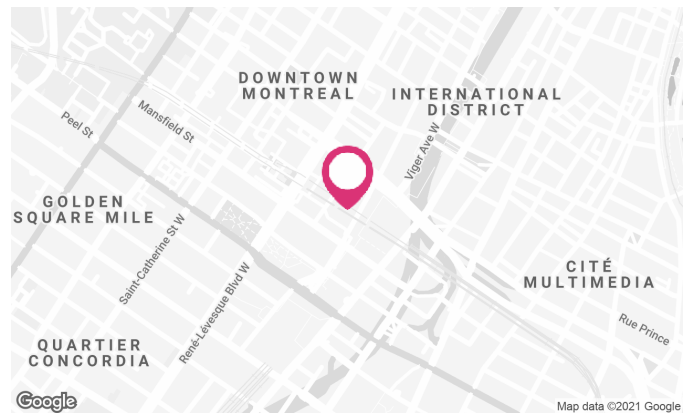


# Complexe de la Gare Centrale

## 895 de La Gauchetière Street West, Montreal, QC

An important transit area in the heart of downtown Montreal, the Complexe de la Gare Centrale is not only a patrimonial intermodal station, but also a highly versatile property.

This complex includes two office towers, industrial installations, a food court, as well as a commercial and service area based on accessibility and fast convenience, to meet the daily needs of travellers and professionals passing through.



### Building characteristics

STORES	42
OFFICES	3
STORE LEASING AREA	89,000 ft <sup>2</sup>
OFFICE LEASING AREA	626,356 ft <sup>2</sup>
VISITORS PER YEAR	50.0 M
SALES PER FT <sup>2</sup>	\$791.00 M
FEATURED RETAILERS	Banque Nationale, Bureau en gros, McDonald's, Première Moisson, SAQ, Tim Hortons
INDOOR PARKING	1,203
OUTDOOR PARKING	150
METRO	Bonaventure, McGill
BORNES DE RECHARGE	2



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**Complexe de la Gare Centrale****895 de La Gauchetière Street West, Montreal, QC****Sociodemographic profile**

<b>RETAIL AREA</b>	<b>TOTAL</b>	<b>INFLUENTIAL ZONE</b>
AVERAGE AGE	35.0	35.0
GENDER (%)	0F 0M	0F 0M
LANGUAGE (%)	0 Fr	0 Fr
NUMBER OF HOUSEHOLDS	N/A	N/A
AVERAGE HOUSEHOLD SIZE	N/A	N/A
AVERAGE HOUSEHOLD INCOME (\$)	91,840	91,840
POPULATION	5,200	5,200
2020 PROJECTED POPULATION	0	0
2026 PROJECTED POPULATION	6,700	6,700

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