

# For Lease

LE PETIT LAURENT

# 1419

Rue Clark  
Montréal, Qc

## OBERFELD SNOWCAP

For more information, please contact:

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# Overview

Le petit Laurent distinguishes itself by its exceptional location, but also by its unique architecture highlighting its two facades, the one on Clark Street with its contemporary

design in the image of the Quartier des Spectacles and the one on St-Laurent Boulevard, inspired by the history of this artery, the oldest on the island of Montreal.

# Location

## QUARTIER DES SPECTACLES

The Quartier des spectacles is located in downtown Montreal. It is the cultural heart of the metropolis. With its 80 venues, including 30 performance halls and 8 public places hosting more than 40 festivals per year, it is the place in North America with the highest concentration of cultural venues.

### Property Details

SQUARE FOOTAGE

**Ground Floo: 3,229 SF**  
**Basement: 1,776 SF**

ADDRESS

**1419 rue Clark,**  
**Montréal, QC**

AVAILABILITY

**Immediate**

NET RENT

**Contact listing brokers**

ADDITIONAL RENT

**\$17.00 PSF**



— **+40**  
FESTIVALS AND EVENTS

— **8**  
VIBRANT PUBLIC PLACES

— **7M**  
OF VISITORS PER YEAR

— **+80**  
CULTURAL SITES

— **+100**  
SHOWS PER MONTH

— **28,000**  
SEATS

### Highlights



Possibility to build a terrace on Clark Street



Just steps away from the new Esplanade Tranquille and the Quartier des spectacles



On the first floor of a building with 52 apartments



Surrounded by more than 67 million dollars of investment by the City of Montreal

Two entrances to the building are planned for the commercial space: one on the St-Laurent side and another from Clark Street. Located in an area where there is a lot of activity thanks to the hosting of numerous large-scale events and festivals, the commercial space will enjoy good traffic throughout the year.

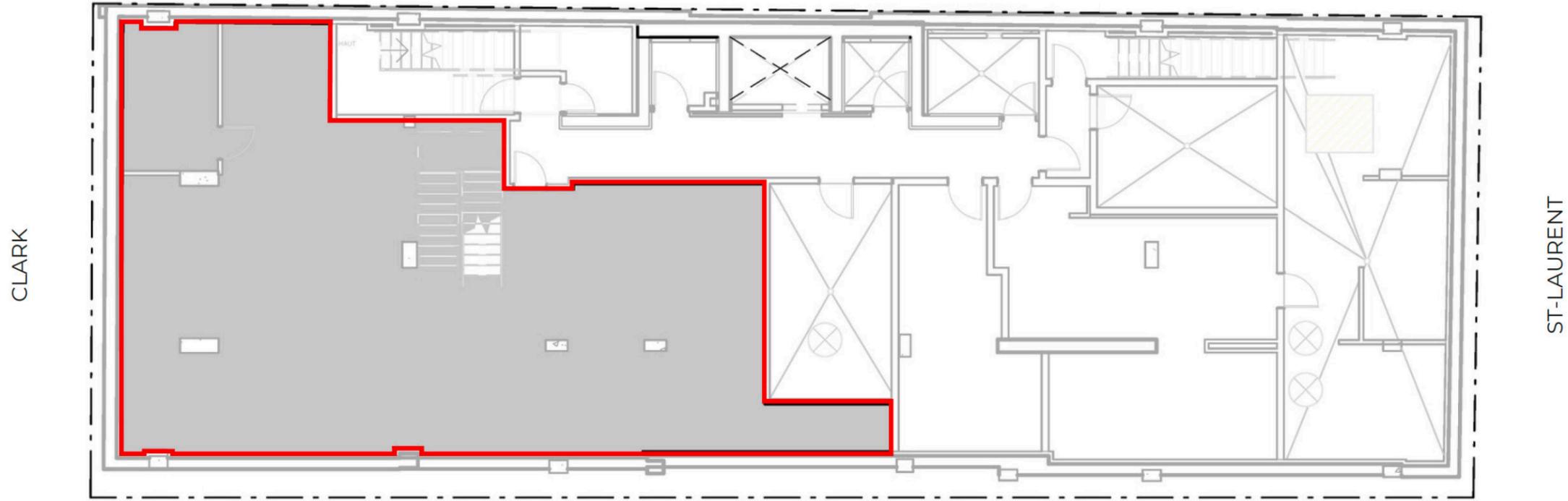
# Floor Plan

Ground Floor  
3,229 SF

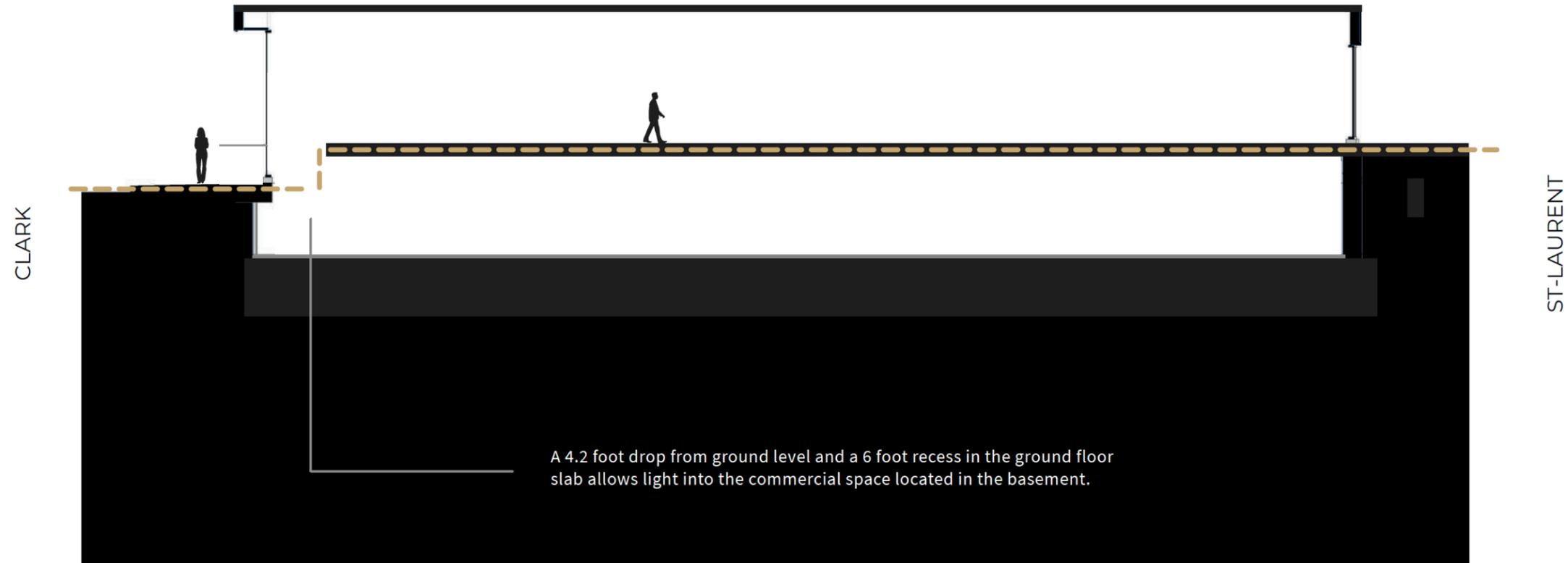


# Floor Plan

Basement  
1,776 SF



# Clark and St-Laurent entrances





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