



westburymontréal

DISTRICT URBAIN



westburymontreal.com

DEVMONT

Who we are

Devmont is a leader in the Montreal real estate development industry. Founded in 1998 by brothers Sam and Joseph Scalia, Devmont has earned an enviable reputation for delivering high-quality residential and commercial properties featuring distinctive architectural designs and meticulous finishings that surpass industry standards.

Today, Devmont is creating and building lifestyle projects as well as new neighbourhoods which significantly contribute to Montreal's urban development.

In the past few years, Devmont has completed its flagship Rouge Condominiums project, which consists of 6 phases totalling 700 condominiums and over 25,000 ft² of luxurious amenities. Currently, the Westbury Montréal Project is under construction.

Devmont surrounds its development division with the most qualified project managers and top professionals in the industry. It also boasts a construction team that delivers quality condominiums featuring their trademark flair and attention to details.

Customer satisfaction and peace of mind have always been guiding principles at Devmont and are key components to their continued success and growth. Many of our businesses stem from repeat customers. What sets us apart from everyone else? Our focus on what customers need. After all the years of working in the industry, we've developed an astute sensitivity to what people want in a commercial or residential property. This permeates every aspect of our development and sales processes, from choosing a location and building materials to designing the floor plans and amenities.

The Devmont reputation is built on the award-winning designs, thoughtful layouts and irreproachable quality of our projects. It's built on the recommendations of thousands of satisfied clients.

GEOGRAPHIC LOCATION

Strategic Location



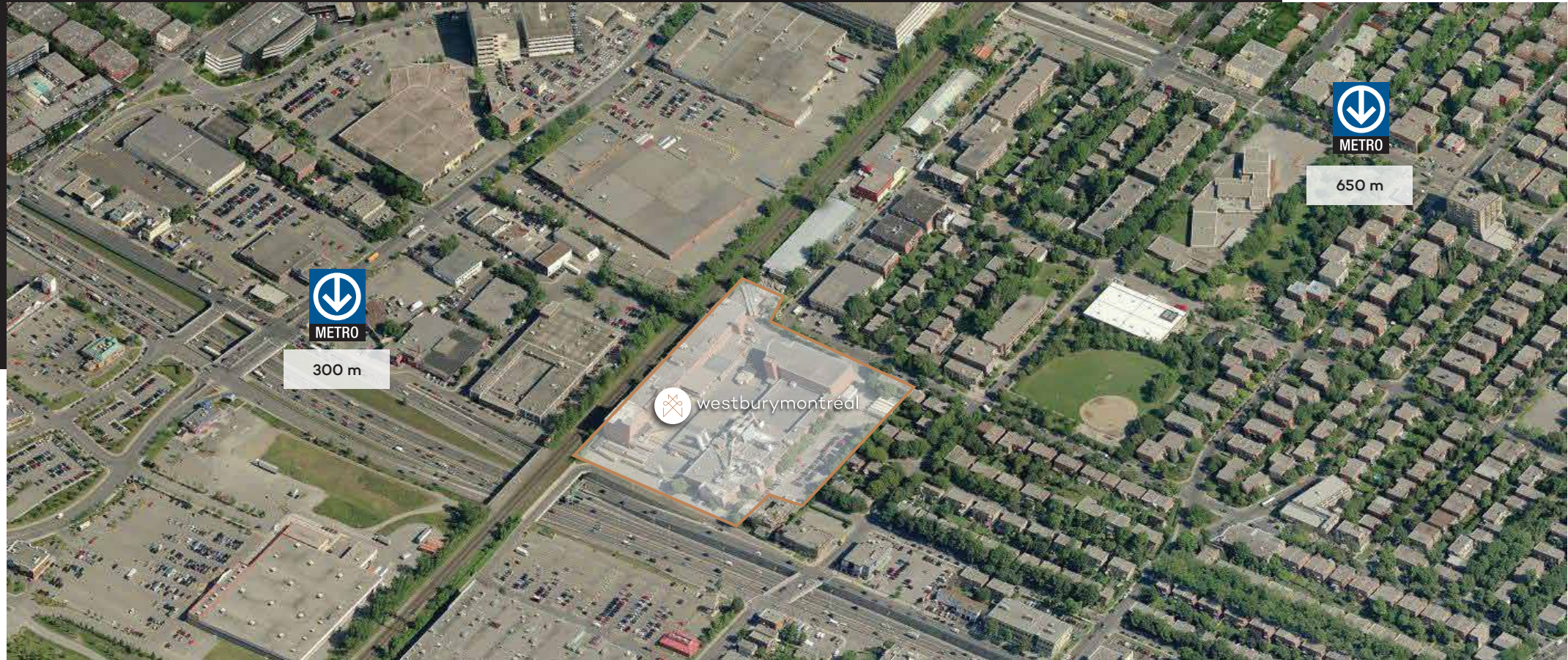
GEOGRAPHIC LOCATION

Area in major transformation



GEOGRAPHIC LOCATION

Public Transport & Institutional Point of Interest



Hospitals	Universities
Jewish hospital - 2 km	HEC Montréal - 3 km
Ste-Justine kids hospital - 3 km	UQAM - 4 km
Ste-Mary's Hospital - 3 km	Concordia - 5,5 km
CHUM - 6 km	McGill - 7,5 km

DESCRIPTION

Westbury Montréal

300 M\$ Investment

Land size : 370 00 sq.ft.

Above ground construction : 1 200 000 sq.ft.

8 buildings of 6 to 12 storeys

Dual branded Hilton Hotel : 290 rooms (Hilton Garden Inn and Homewood Suites)

Office space : 160 000 sq.ft.

Commercial / retail : 35 000 sq.ft.

Residential : 660 units



PERSPECTIVE SITE

Westbury Montréal



SITE PLAN

Westbury Montréal

The reduced footprint helps to maximize available green space. The streets surrounding the plaza / park will be made with pavers, further improving users' positive experience of the site. These luxurious pavers will form the ground floor terraces, sidewalks, street and the central plaza and park, connecting all those spaces to give a feeling of continuity.



SITE PLAN

Westbury Montréal

Continuous commercial podium

2 storey podium - 40 ft. high (with 140 interior parking spots)
30 000 sq.ft. ground floor retail (grocery, pharmacy, restaurants, bakery, etc.)
30 000 sq.ft. 2nd floor offices (medical clinic, kindergarten, etc.)

Office tower

12 storey
130 000 sq.ft.
Delivery : Sept 2021

Condo tower Phase 1

11 storey
106 condos
Delivery : Sept 2019

Condo tower Phase 2

11 storey
106 condos
Delivery : March 2020

Condo tower Phase 4

12 storey
165 condos
Delivery : June 2021

Rental units

5/6 storey
130 units
Delivery : March 2020

Hotel

11 storey
290 rooms
6,500 sq.ft.
Delivery : July 2020



Condo tower Phase 3

12 storey
155 condos
Delivery : Dec 2020



CONDO TOWERS

Westbury Montréal

Signage on Décarie great visibility;
Destination places for cafés, restaurants, grocery store, bakery, etc.
Shared pedestrian street all in pavers, leading to park and plaza,
from ground floor retail
Synergy of users and clientele



Ground floor **retail**
Second floor **offices**

CONDO TOWERS FRONT VIEW

Westbury Montréal



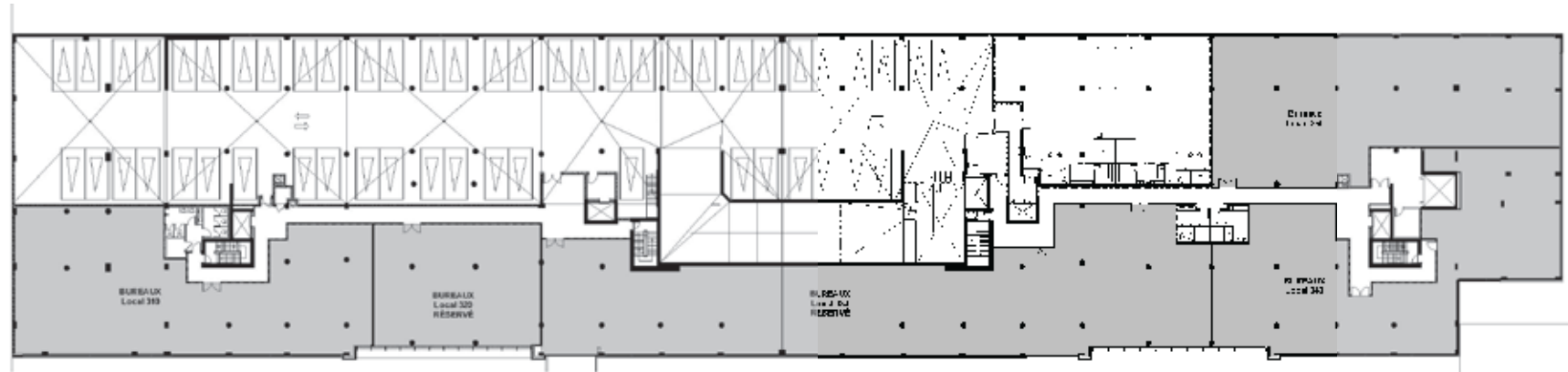
GROUND FLOOR RETAIL

Westbury Montréal



RETAIL SPACES

Westbury Montréal

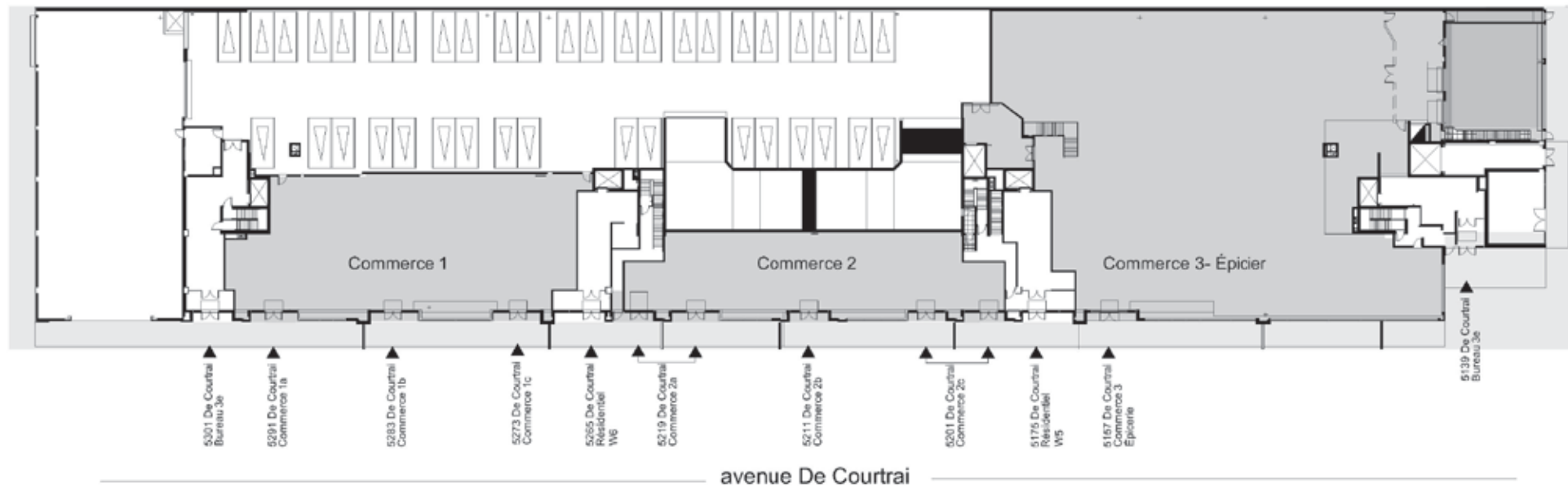


AVENUE DE COURTRAI



RETAIL SPACES

Westbury Montréal



↑
Commerce # 1
6 182 sq.ft

↑
Commerce # 2
4 108 sq.ft

↑
Food Market
17 643 sq.ft

RETAIL SPACES

Westbury Montréal

COMMERCE 1

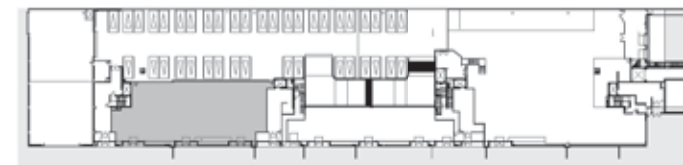
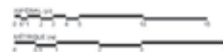


RDC 6182.16 pi.ca

2018121301

NOTES:

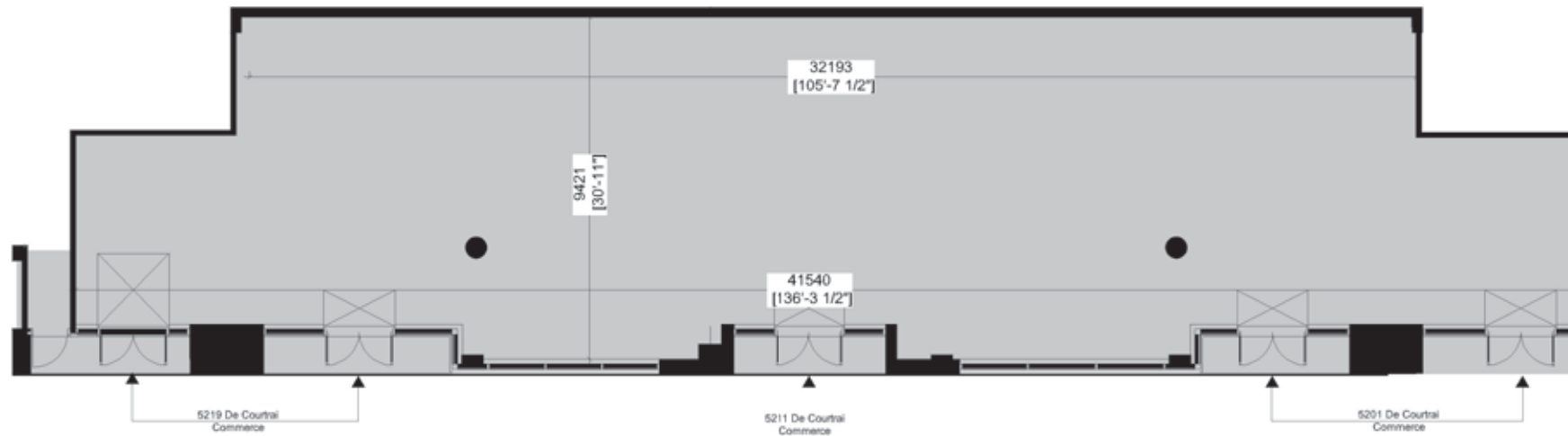
- La superficie brute et les dimensions des pièces montrées sur le plan sont approximatives et peuvent varier.



RETAIL SPACES

Westbury Montréal

COMMERCE 2

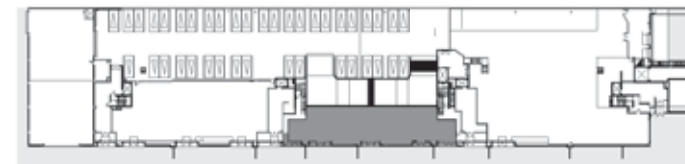
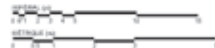


RDC 4108.05 pi.ca

2018121301

NOTES:

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AVENUE DE COURTRAI



RETAIL SPACES

Westbury Montréal

ÉPICERIE
(Commerce 3)

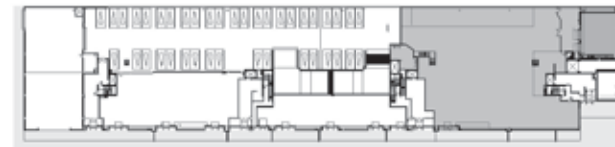


RDC 17643.16 pi.ca

2018121301

NOTE:

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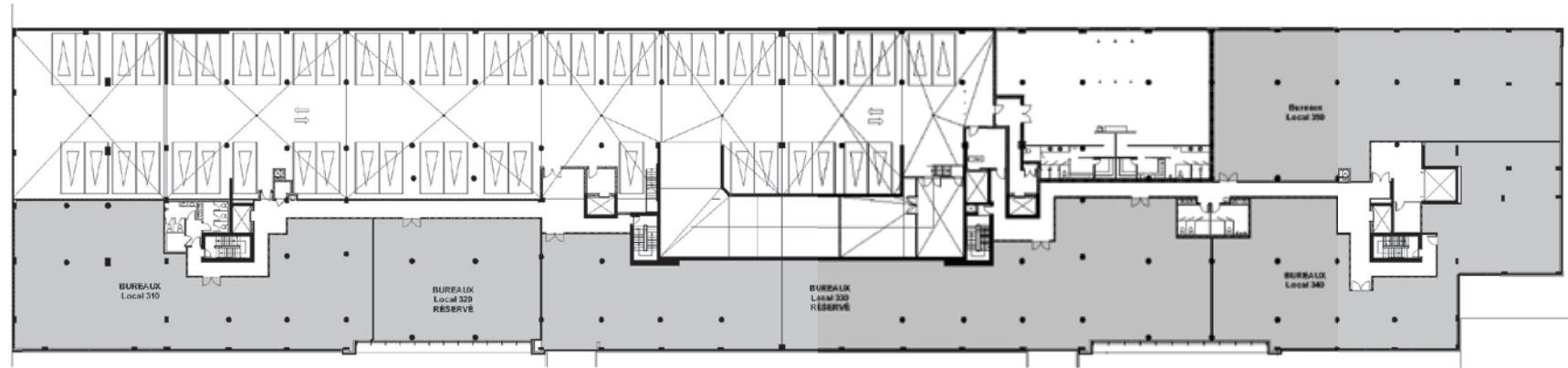


AVENUE DE COURTRAI



OFFICES SPACES

Westbury Montréal

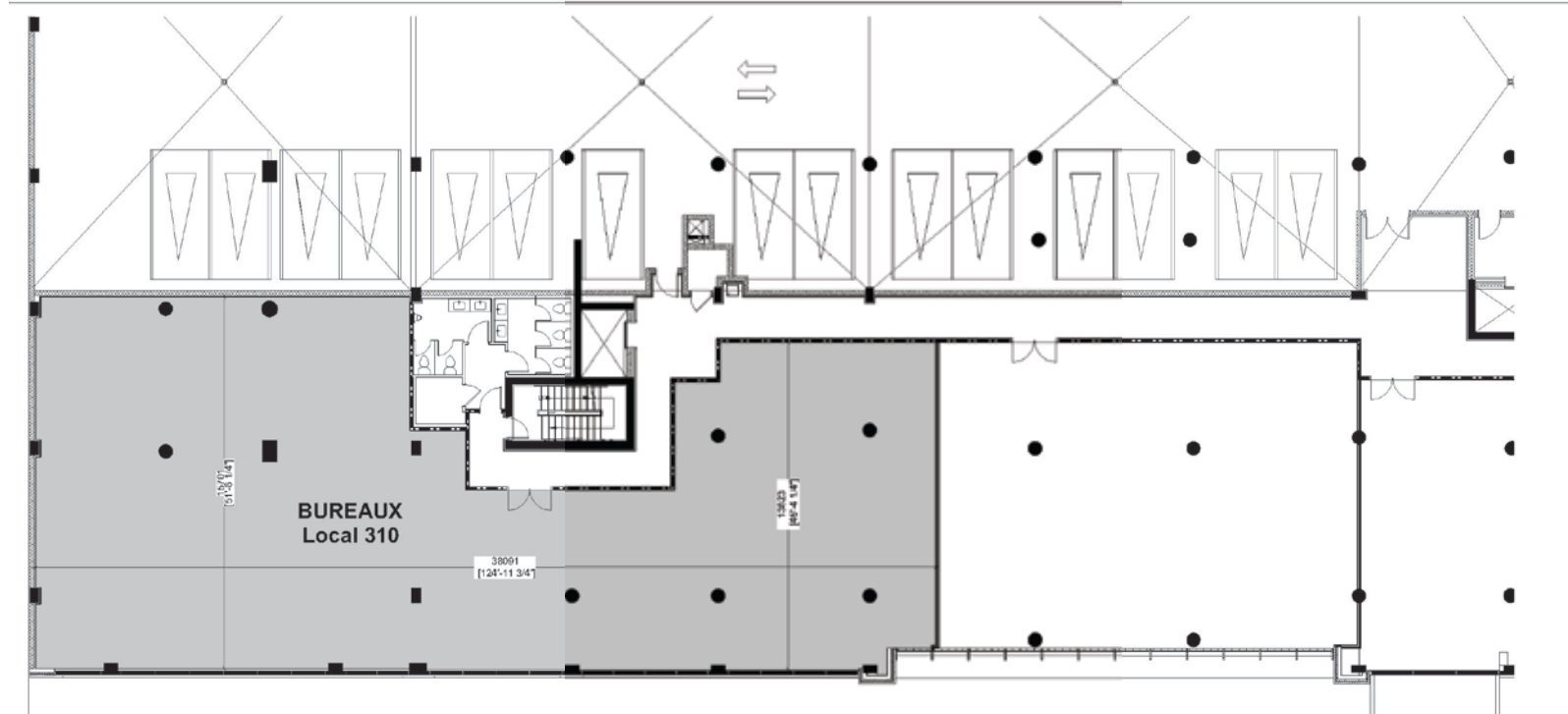


AVENUE DE COURTRAI



OFFICES SPACES

Westbury Montréal

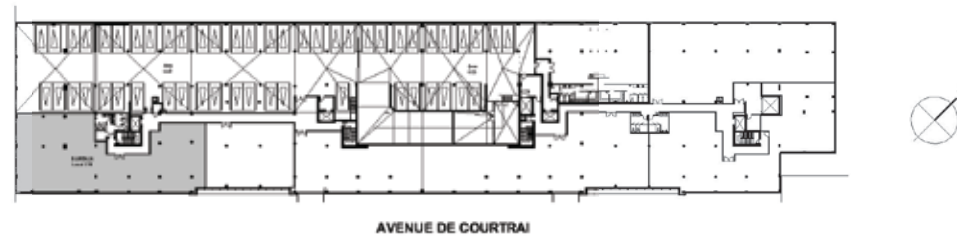
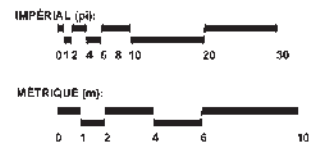


3 ÈME ÉTAGE **5301 Ave De Courtrai - Local 310** **Superficie: 5313 PI.CA**

20181213_310-01

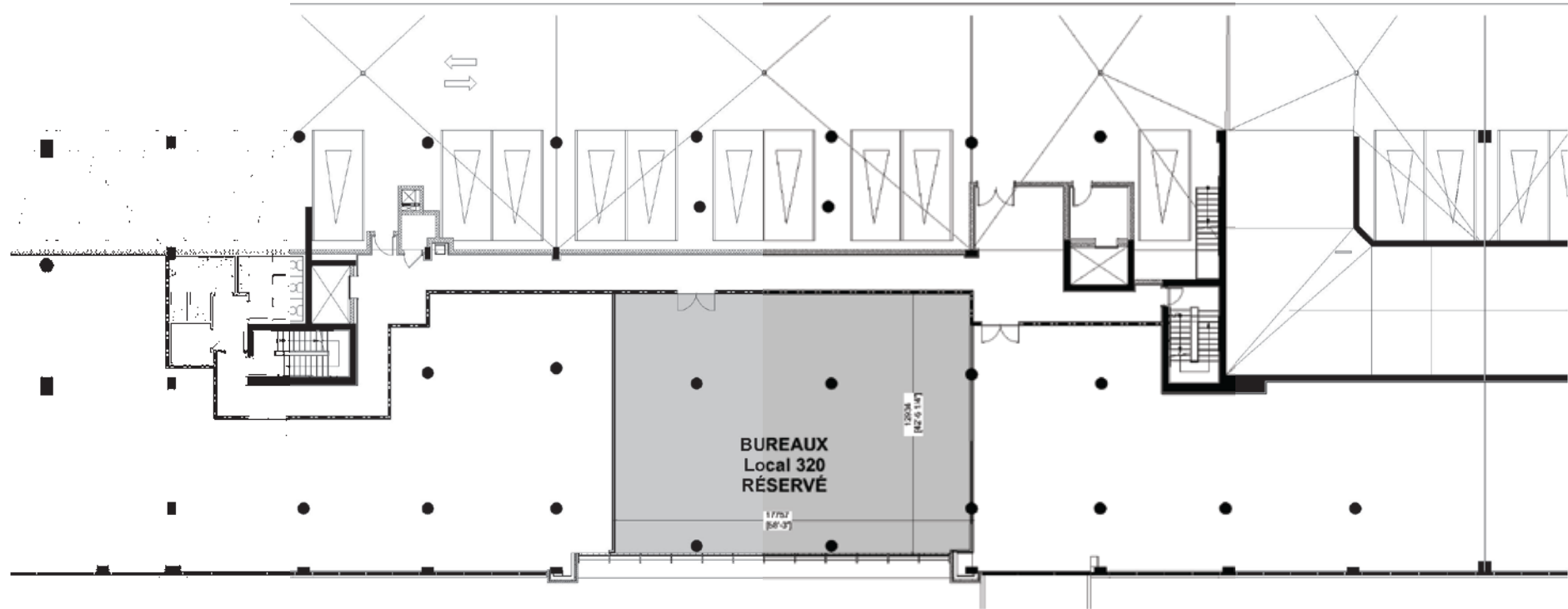
NOTES:

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OFFICES SPACES

Westbury Montréal

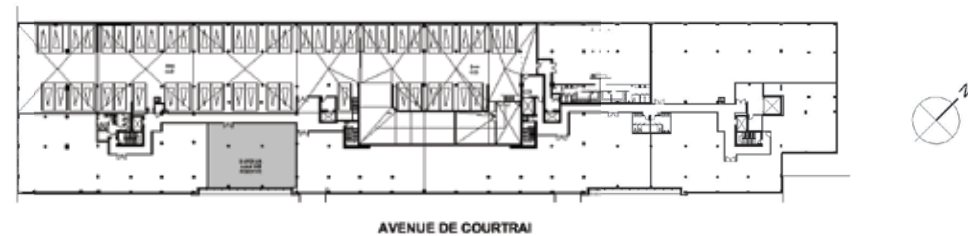
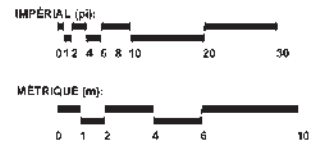


3 ÈME ÉTAGE 5301 Ave De Courtrai - Local 320 Superficie: 2500 PI.CA

20181213_320-01

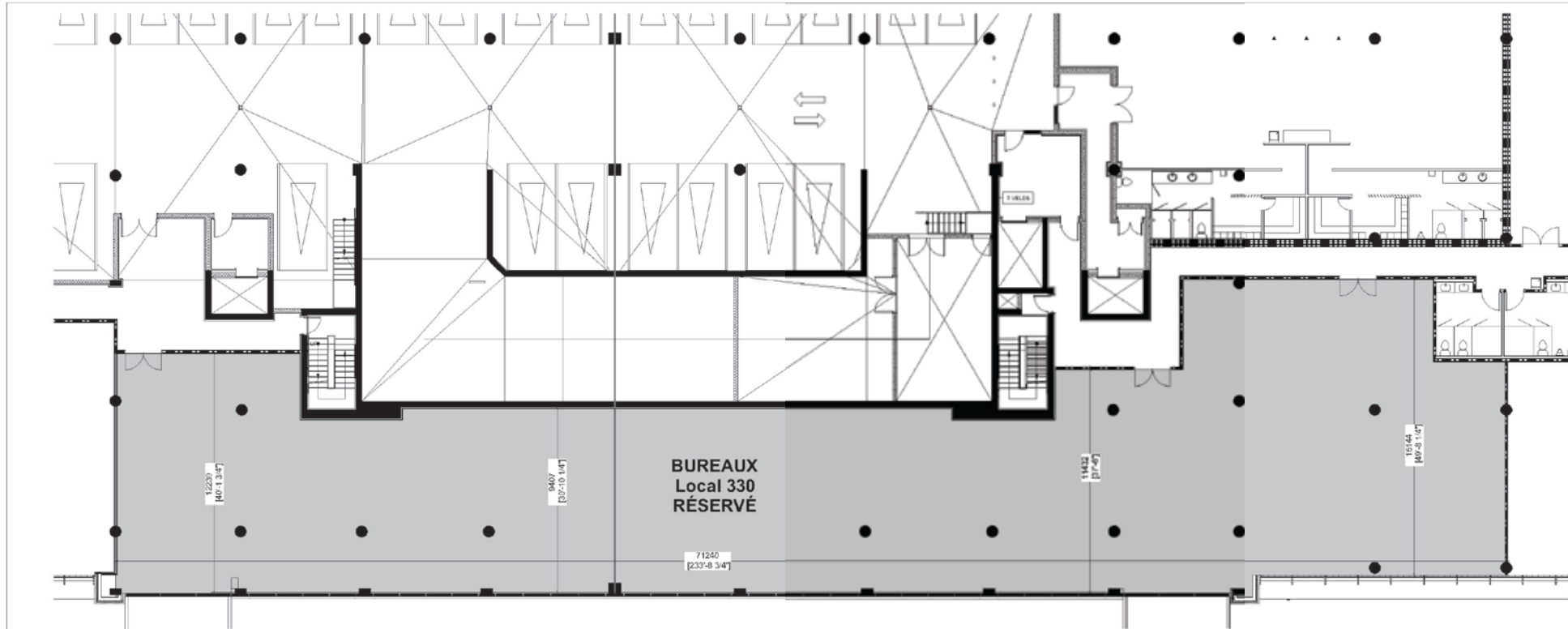
NOTES:

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OFFICES SPACES

Westbury Montréal



3 ÈME ÉTAGE 5301 Ave De Courtrai - Local 330 Superficie: 7945 PI.CA

20181213_330-01

NOTES:

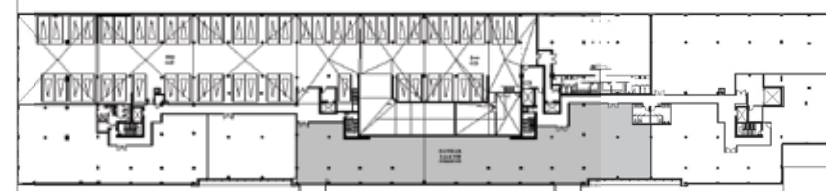
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IMPÉRIAL (pi):

0 1 2 4 6 8 10 20 30

MÉTRIQUE (m):

0 1 2 4 6 10

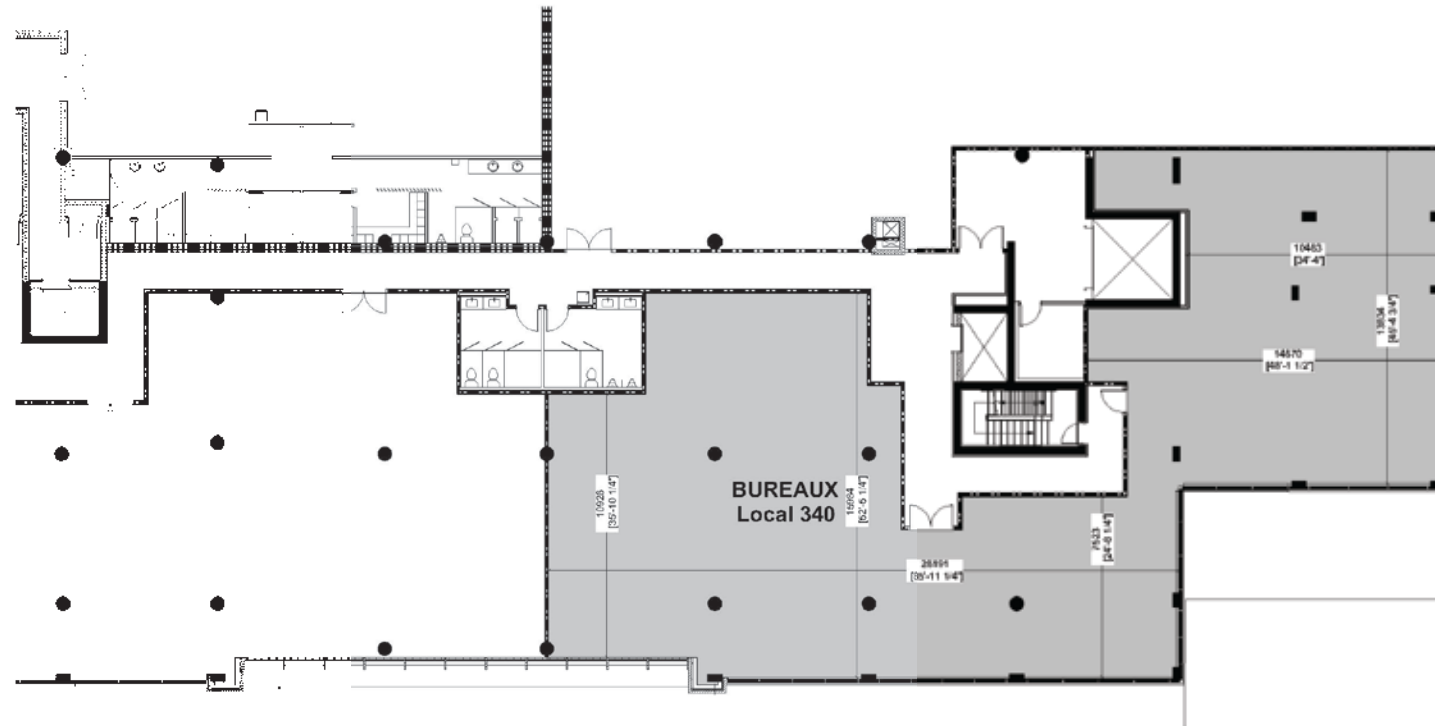


AVENUE DE COURTRAI



OFFICES SPACES

Westbury Montréal

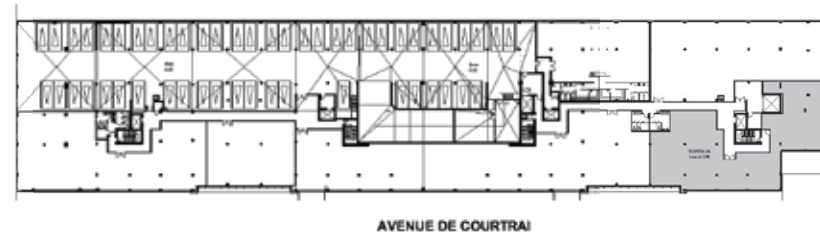
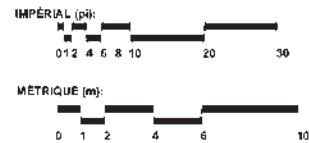


3 ÈME ÉTAGE 5139 Ave De Courtrai - Local 340 Superficie: 5167 PI.CA

20181213_340-01

NOTES:

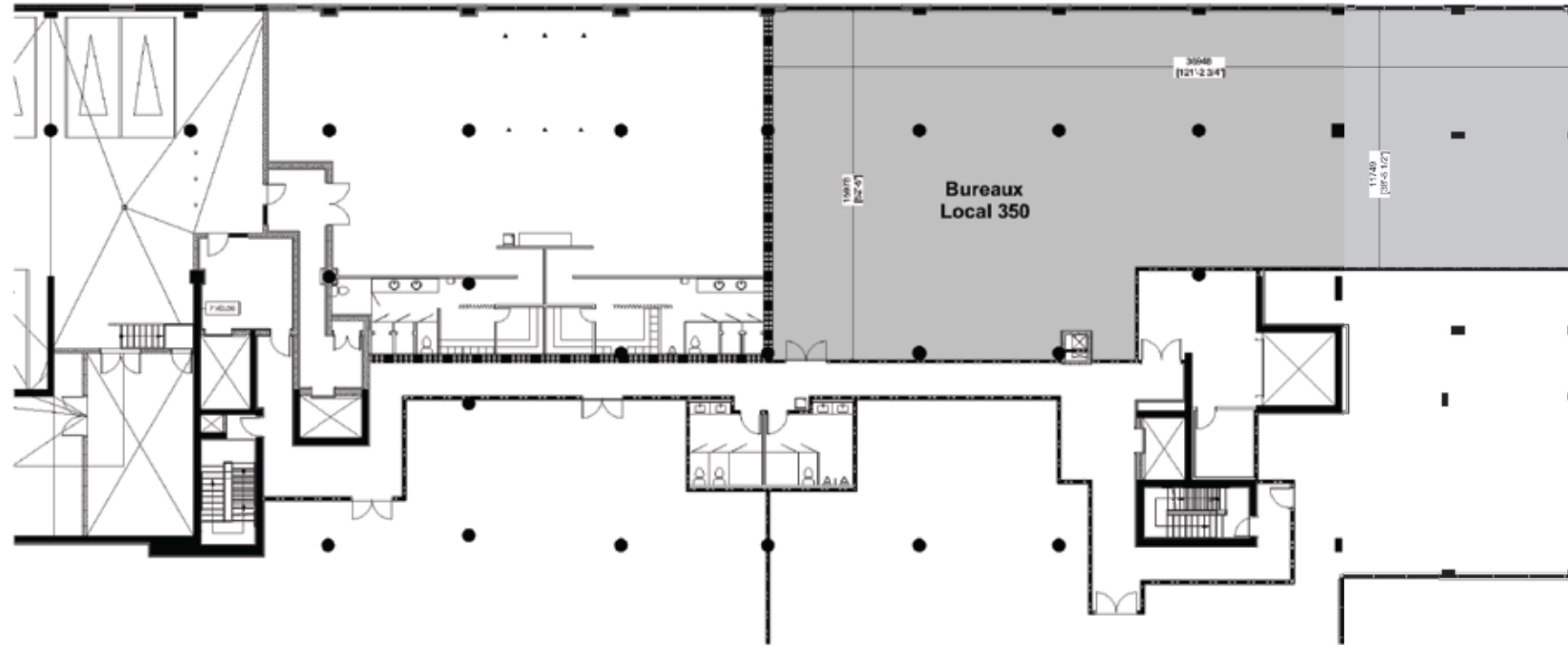
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AVENUE DE COURTRAI

OFFICES SPACES

Westbury Montréal

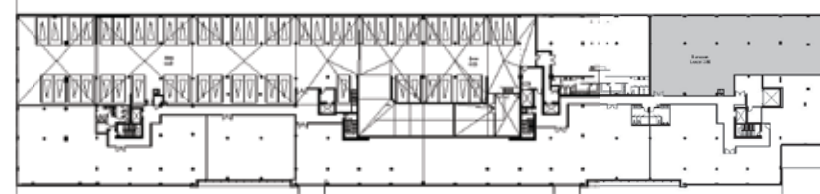


3 ÈME ÉTAGE 5139 Ave De Courtrai - Local 350 Superficie: 5511 P.I.C.A

20181213_350-01

NOTES:

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AVENUE DE COURTRAI



PARKING SPACE

Westbury Montréal

Entrance of the Westbury Montreal to interior parking is located on Avenue de Courtrai, entrance of Phase II

3 levels of above ground parking available to commercial clients on a paid per use system (approximately 135 parkings)

1 level of underground parking spaces available to monthly permit holders for employees of commercial spaces (approximately 156 parkings)

Entrance of the Hilton Garden Inn Homewood Suites parking is located on Trans-Island, 3 levels, underground (approximately 220 parking)



PARKING FEE SCHEDULE

Westbury Montréal



Parking Fees	
0 min to 39 min	Free
40 min to 59 min	\$ 1,50
1h00 to 1h29	\$ 2,50
1h30 to 1h59	\$ 4,00
2h00 to 2h29	\$ 6,00
2h30 to 2h59	\$ 8,00
3h00 to 5h59	\$ 15,00
6h and more	\$ 25,00

GROUND FLOOR RETAIL

Westbury Montréal



PARK VIEW

Westbury Montréal



HOTEL PERSPECTIVE

Hilton Garden Inn Homewood Suites



COMMERCIAL AREAS & PRICING

Westbury Montréal

	Area SF	\$/SQFT
Commerce # 1	6 182	\$ 25
Commerce # 2	4 108	\$ 25
Food Market	17 643	\$ 20
Office 3rd Floor	2 000 to 20 000	\$ 18

URBAN LIVING AT ITS BEST !



westburymontreal.com - 514 342.6666



4301 Jean-Talon W. Montreal, QC