

westburymontréal

DISTRICT URBAIN

**MORE THAN NEIGHBOURHOOD**  
**A DESTINATION**

a project by



# A NEW NEIGHBOURHOOD IN A THRIVING AREA

Welcome to an urban neighbourhood offering a refined lifestyle at the heart of the dynamic Côte-des-Neiges–Notre-Dame-de-Grâce area known as the Midtown, at the junction of The Triangle and Mont-Royal neighbourhoods. A place where residential and commercial spaces line a huge park, providing verdant tranquility just steps away.

**At the heart of exciting projects with strong potential to support economic activity and a vibrant community**



## Population explosion

**Area: 0-2 km**

Population—**74,743**

Households—**30,984**

Average household size—**2.4**

Average age—**38.4 years**

Education—university (**43.3%**)

Household income—**\$81,684**

Daily traffic generated by the new Westbury development—**3,000**

Westbury Montréal's commercial area average Household Income is greater than that of Montréal and Québec.

# A STRATEGIC LOCATION

## Access

Less than 15 minutes from major destinations:

- Downtown Montréal
- Pierre-Elliott-Trudeau International Airport

The site has **six access points** on surrounding streets

Direct access to major **Highways 15 and 40**

Bordering affluent neighbourhoods such as Mont-Royal, Outremont, Westmount, Côte-Saint-Luc and Hampstead

## Parking with direct access to retailers

- 3 levels of above-ground parking available to commercial clients (140 spaces)
- 1 level of underground parking spaces available for employees of commercial spaces (156 spaces, ratio 5.1/1,000 sq. ft.)

## Public transportation network close by

- **300 metres** from **Namur metro station**
- **600 metres** from **Plamondon metro station**
- Projected construction of an aerial passageway for quick and safe access to the metro





# NEW MIXED-USE NEIGHBOURHOOD

**Residential**—estimated completion date: Nov. 2019

**Rental Units**—estimated completion date: 2021

**Commercial/retail**—estimated completion date:  
March 2020

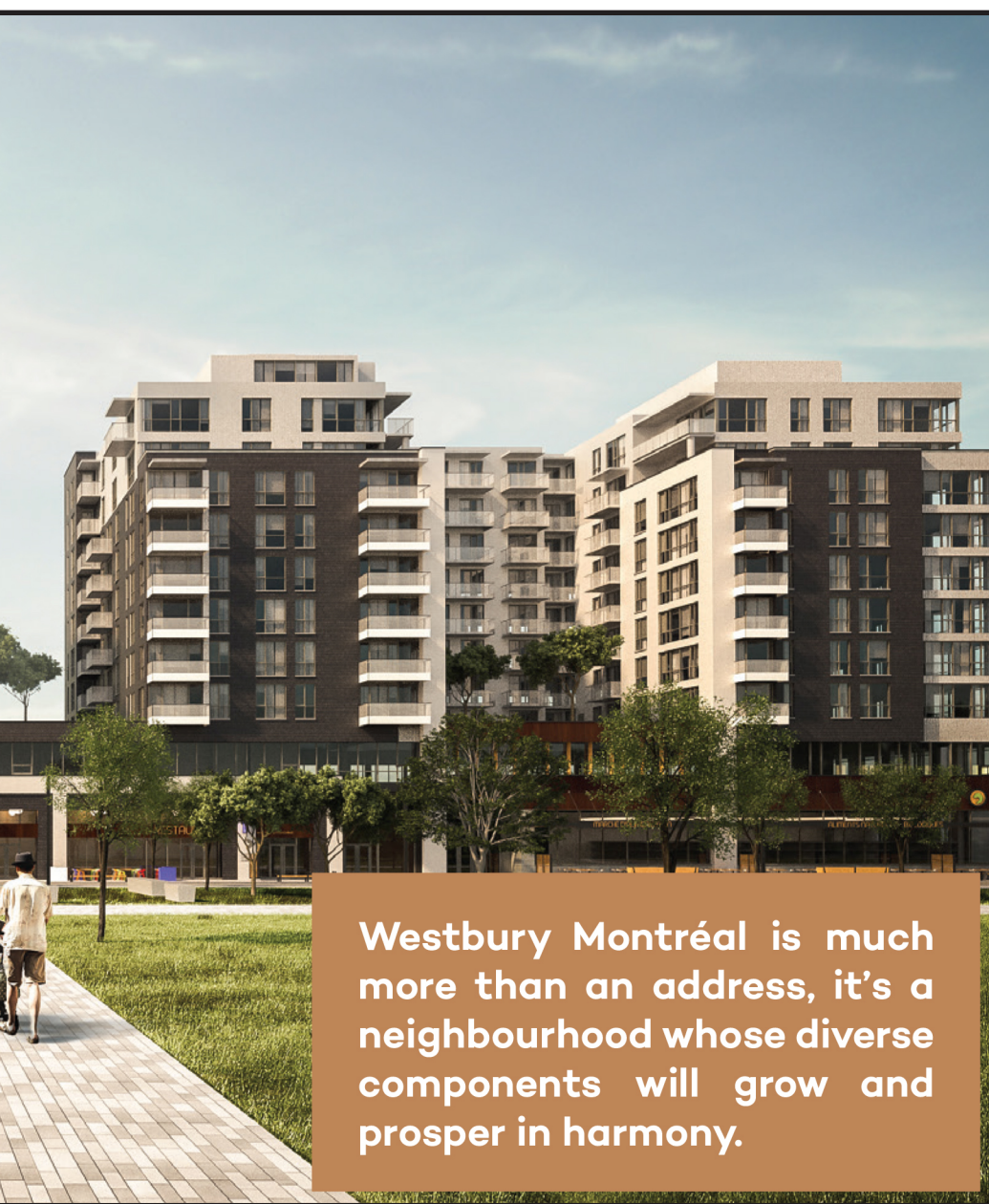
**Restaurants**—estimated completion date:  
March 2020

**Hotel**—estimated completion date: August 2020

**40,000 sq. ft. central park** with projected  
permanent art exhibition







Westbury Montréal is much more than an address, it's a neighbourhood whose diverse components will grow and prosper in harmony.

**\$300M** investment

Surface area:

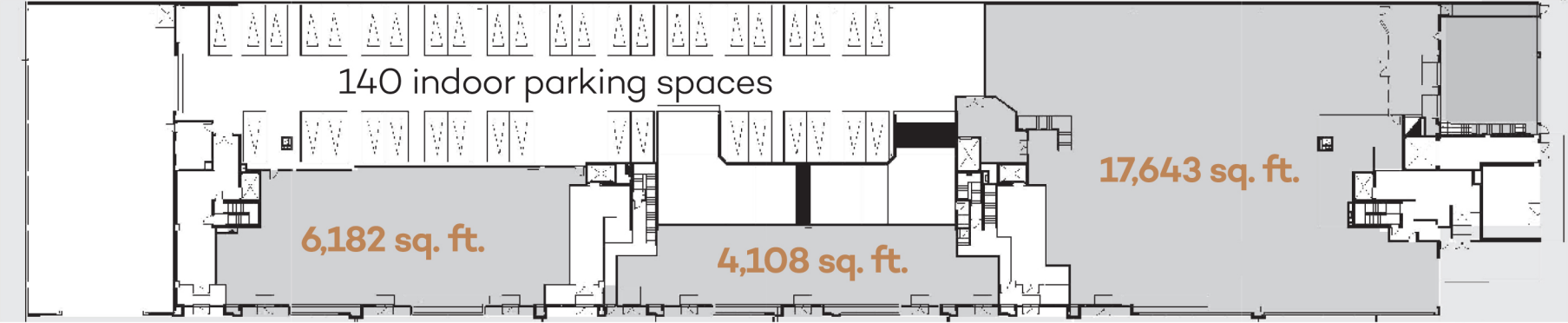
- Land size—**370,000 sq. ft.**
- Commercial/retail—**35,000 sq. ft.**
- Offices spaces—**190,000 sq. ft.**

Résidential :

- **600** condominiums
- **130** rental units

Hotel Hilton Garden Inn  
and Homewood Suites—**290 rooms**

**2,000 TO 17,643 SQ. FT. OF SUBDIVISIBLE COMMERCIAL SPACES AVAILABLE ON THE GROUND FLOOR**





# IDEAL FOR CAFÉS, RESTAURANTS, GROCERY STORE, BAKERY, PHARMACY

## Businesses will benefit from numerous advantages:

- Signage on Décarie providing retailers with **great visibility**
- Indoor parking (**3 levels of above ground parking**)
- A paved pedestrian street leading to the park and shops
- High-traffic area with a significant **potential of affluent customers**
- **Easily accessible** by all approaches and surrounding streets







Contact us for more information  
about available commercial spaces

[westburymontreal.com](http://westburymontreal.com)



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