



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:

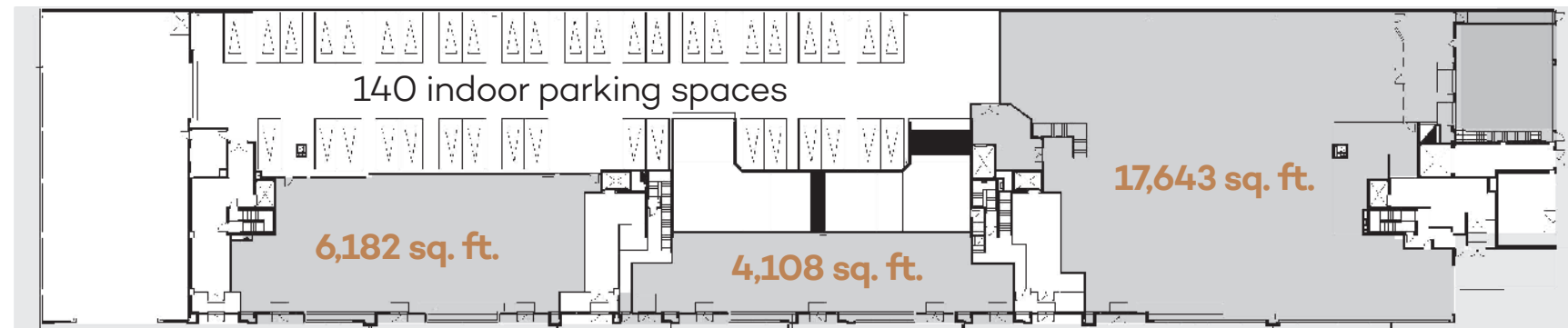
- Land size—**370,000 sq. ft.**
- Commercial/retail—**35,000 sq. ft.**
- Offices spaces—**190,000 sq. ft.**

Résidentiel :

- **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



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