



COMMERCIAL SPACES TO RENT NEW HUB - PLATEAU SAINT LAURENT

OPPORTUNITY

The Old Port of Montréal Corporation (OPMC) is looking for **2 restaurants**, each capable of operating 1 space to help in the development of a new hub located in front of the Montreal Science Center on **King Edward Quay**.

A pop-up shop offering will also be planned on the Plateau to complement the overall offer.

SPACES FOR RENT

2 spaces of 170 square feet each:

- Storage can be included in the available area;
- Spaces are unfinished;
- Electrical access - capacity to be confirmed based on needs;
- Water access nearby, but not on site.

AVAILABILITY

The space for rent is available for 2 seasons: 2025 and 2026.

The minimum season is from May 1st to September 30th each year.

Renewal options can be discussed based on submitted business plans.

FINANCIAL TERMS AND CONDITIONS

- Rent of \$45,000 for the 2025 season;
- Increase according to Montreal CPI for subsequent seasons;
- Security deposit of \$5,000;
- Must accept terms and conditions of lease.

GENERAL INFORMATION

Located on a 2.5-kilometer stretch between Old Montreal and the St. Lawrence River, the Old Port of Montréal is a [recreational site](#) and is a must-see spot for [Montrealers and tourists](#).

The Old Port of Montreal welcomes an average of [6.3 million visitors annually](#), including 4.5 million during the summer season.

KING EDWARD QUAY



[Place-d'Armes metro](#) just a few minutes' walk away.



[Parking is available](#) directly on the quay.

Nearly 2.4 million visitors per year use this entrance.

The Montreal Science Centre is one of major attractions of the Old Port and it is located on the King Edward Quay, just a few steps from the Saint-Laurent Plateau.

It averages 600,000 visitors each year, with particularly high traffic in July and August.

On the Quay, there is also a very popular year-round activity: an immersive experience presented by PHI Studio.

IMPORTANT DETAILS

The site closes at midnight, and businesses must respect a maximum closing time of 11 p.m.

SUBMIT A PROJÉT

OPMC will make an overall decision based on:

- ✓ The quality of the proposed offer;
- ✓ The relevance of the concept to the existing offering;
 - ✓ The ability to attract visitors to a new hub;
 - ✓ Total proposed rent.

Please include with your project:

- ✓ A presentation of your company;
- ✓ A presentation of your menu and prices;
- ✓ A business plan including the requested seasonal rent;
 - ✓ A visual of the facilities/installations;
 - ✓ Technical requirements.

Please submit your project before **December, 01st 2024**, on following web site:

<https://www.oldportofmontreal.com/commercial-projects>

If you have any questions, please contact us at business_project@oldportofmontreal.com

**The choice of projects will be entirely at the discretion of OPMC.
Projects involving bar as usage will not be accepted.*



Plateau Saint-Laurent - View from the Old port promenade



Plateau Saint-Laurent - View from de la Commune street

**Plans and number of shops non-contractual - may be modified according to projects received*