



Commercial offer - premises for rent.

Jacques-Cartier Pavilion, Old Port of Montreal

The Old Port of Montréal Corporation Inc. (OPMC) is seeking a commercial tenant to occupy one of its **iconic buildings**, ideally positioned in the heart of its site, to operate a restaurant catering to a diverse clientele representing the Montreal population, including families, and tourists.

Located between Old Montreal and the Saint Lawrence River over a stretch of 2.5 kilometers, the Old Port of Montreal is a recreational and tourist site, and an essential meeting place for both Montrealers and tourists.

The Old Port of Montreal attracts an average of 6.8 million visitors annually, with 4,5 million during the summer season. The Jacques-Cartier Quay entrance is the busiest on the site, with 45% of visitors.

MAJOR ATTRACTIONS LOCATED AT THE OLD PORT

The site hosts renowned attractions including:

- Grande Roue de Montréal ;
- MTL Bungee and Montreal Zipline ;
- Montreal Science Centre ;
- Bota Bota ;
- PHI studio ;
- Family adventure park with aerial courses.

EVENTS

The site offers a diverse program featuring a variety of cultural, culinary, sporting, and musical events, as well as outdoor festivals, some of which are internationally renowned, such as Cirque du Soleil and Igloofest presented at Quai Jacques-Cartier.



The Jacques-Cartier Pavilion is a unique building, with windows on three sides and a ceiling over 16 feet high. Located at the entrance to Quai Jacques-Cartier, its location is at the heart of all activities on the site of the Old Port of Montreal. With its front terrace and unique architecture, it's sure to attract visitors. The rear terrace, partially covered, offers a unique view of the Jacques-Cartier Basin.



USES	Use of premises for catering purposes. Annual operation desired: minimum hours to be submitted
AREA	One large interior space (7,055ft2) with mezzanine (1,362ft2); Two developable outdoor spaces: one located at the rear (4,176ft2) and one located at the front of the pavilion (1,500ft2).
AVAILABILITY	From March 01, 2026 to September 30, 2036 ; additional periods to be discussed depending on project. Please note that the site closes at midnight and businesses must respect a maximum closing time of 11 p.m.
SERVICES	Spaces are modular and undeveloped offered on an ‘as is’ basis including basic utilities: electricity, water, sanitary drainage.
ACCESS	Located at Quai Jacques-Cartier, Old Port of Montreal. Champ de Mars metro station within walking distance. Parking quai de l'Horloge / quai King Edward.

Please include with your project:

- An introduction of your organization;
- A presentation of your menu and prices;
- A business plan or investment plan;
- Visuals of the desired facilities.

The OPCM will make an overall decision based on:

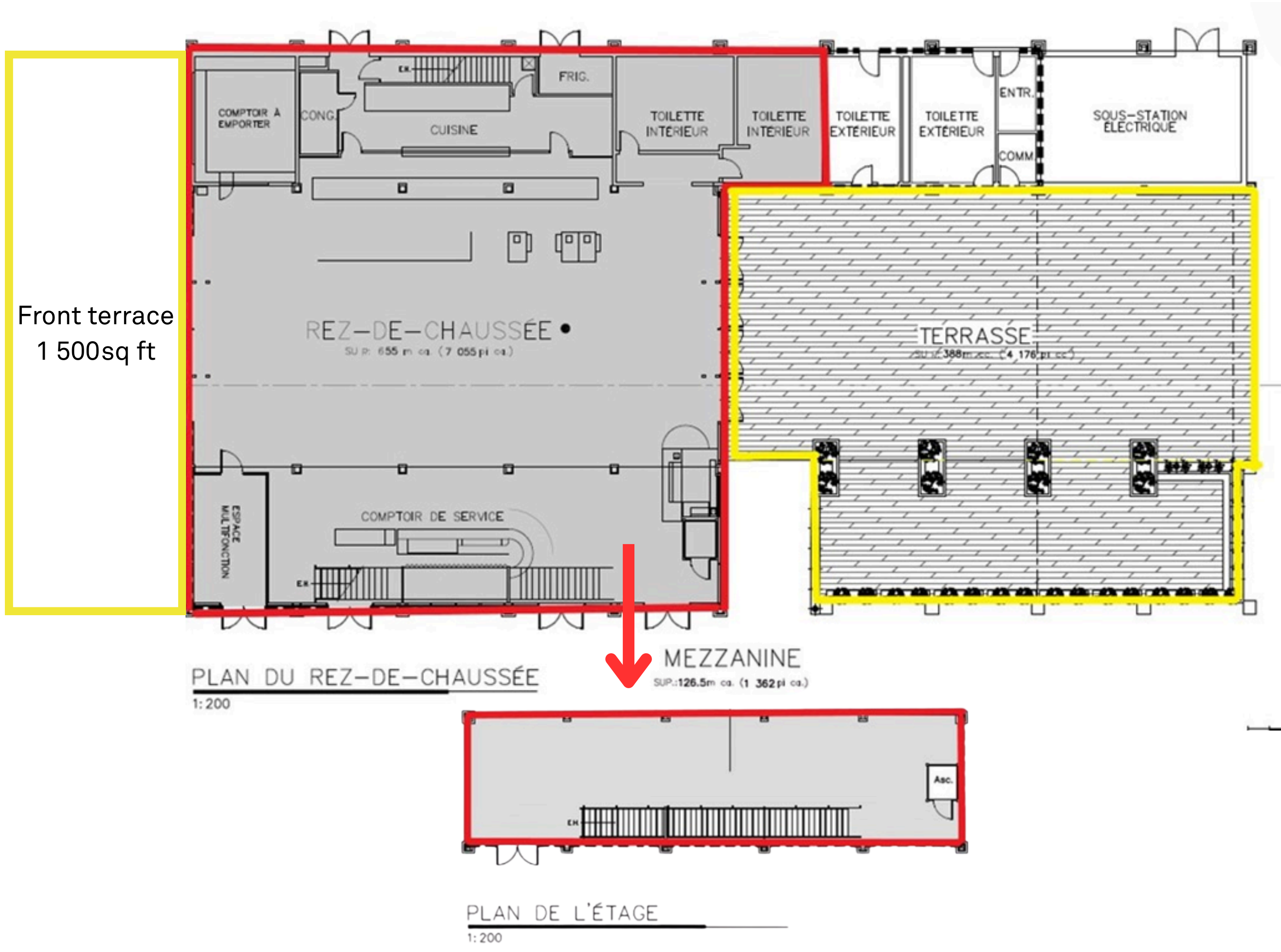
- The quality of the proposed offer;
- The concept’s relevance in harmony with the existing offer;
- The ability to propose a project that covers all four seasons;
- The total rent (monthly and percentage) proposed.

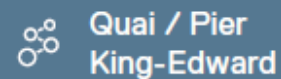
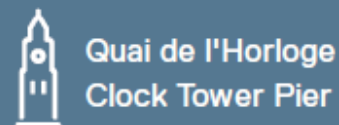
****The selection of projects will be entirely at the discretion of the OPCM. Projects with bar use will not be accepted.**

Submit your project before November 01, 2025 here : <https://www.oldportofmontreal.com/commercial-projects>

Indicate **Pavillon Jacques-Cartier** in your project description.

LOCATION PLAN





Grand Quai du
Port de Montréal



Informations

- Toilettes / Washrooms
- Accès pour personnes à mobilité réduite
Access for persons with reduced mobility
- Terrain de jeux / Playground
- Abreuvoirs / Drinking fountains
- Bixi

Activités / Activities

- | | | | |
|---|---|--|--|
| 1 Plage de l'Horloge
Clock Tower Beach | 5 Trains-trains | 9 Boutiques Shop Small | 13 Cinéma IMAX® TELUS
IMAX® TELUS theatre |
| 2 Tour de l'Horloge
Clock Tower | 6 SOS Labyrinthe | 10 Location de quadricycles (Écorécréo)
Quadricycle Rentals | 14 Mini-Putt Montréal |
| 3 La Grande Roue de Montréal | 7 Tyrolienne urbaine Montréal
Montreal Zipline | 11 PHI Studio | 15 Montréal Bungee |
| 4 Location de pédalos (Écorécréo)
Pedal Boat Rentals | 8 Voiles en Voiles | 12 Centre des sciences de Montréal
Montréal Science Centre | 16 Bota Bota, spa-sur-l'eau |

Croisières et excursions / Cruises and Excursions

- | | |
|---------------------------------|--------------------------|
| 17 Saute-Moutons | 21 Jet St-Laurent |
| 18 Bateau-Mouche | 22 Aventures Wet Set Mtl |
| 19 Le Petit Navire | 23 Navettes fluviales |
| 20 Bateau Fantôme par/by Navark | |

Restos et terrasses / Restaurants and Terraces

- | | | |
|---|--|-------------------------|
| 24 Bistro plage de l'Horloge | 27 Les Eaux Douces | 32 Ice Crème Glacée |
| 25 Café de la Grande Roue | 28 Café Macchiato | 33 Marché des Éclusiers |
| 26 Zone Repas Coca-Cola MD
Coca-Cola® Meal Zone
- Ice Crème Glacée
- Smoothies & Limonade
- Mr Churros et Mme Banane
- Félix & Norton biscuits
- Déli du Vieux-Port
- Charleys
- Smokies Pizza
- Bar à salade grilled cheese | 29 Plateau St-Laurent
- Boîte à crêpes
- Kwizinn | 34 Marché fermier |
| | 30 Café Van Houtte | |
| | 31 Hot Dog & Ice Crème Glacée | |





A POPULAR DESTINATION FOR FAMILIES IN THE GREATER MONTREAL AREA

Doing business in the Old Port means setting up shop in an effervescent ecosystem!

QUÉBEC'S MOST VISITED RECREATIONAL SITE

With over 6 million visitors a year

A UNIQUE PLACE, RICH IN HERITAGE

Offering a splendid view of the St. Lawrence River and the city

Submit your project before **November 1, 2025** here:
<https://www.vieuxportdemontreal.com/projets-commerciaux>

Indicate **Jacques-Cartier Pavilion** in your project description.

For more information, write to the Commercial Assets team
info_commerces@vieuxportdemontreal.com