

FOR LEASE

1228 MANSFIELD STREET, MONTREAL, QC

**MONTREAL BUSINESS DISTRICT
RETAIL LEASING OPPORTUNITY**

6,551 SF

Marcus & Millichap

GROUPE MARIANI - DI GENNARO



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OPPORTUNITY

The Mariani - Di Gennaro Group of Marcus & Millichap is proud to bring to market on behalf of the development team of Brivia Group, The Mansfield Condos retail space. The project by Brivia Group consists of 226 residential units and 6,551 SF of high-exposure retail space. The Mansfield project serves as a prominent anchor to the neighborhood. Rising in the heart of downtown, Mansfield incorporates clean, elegant shapes, rounded corners and gold trim. A unique opportunity to have a flagship store or restaurant located in the heart of Montreal's business district.

HIGHLIGHTS



A premier property in one of the most sought-after areas of the city of Montreal, surrounded by unique retail, breweries/restaurants, creative offices, residential growth, major rapid transit expansion, and facing Place Ville-Marie, which is the heartbeat of Montreal



A number of retail sizes available and uses permitted to suit a wide range of requirements



One of the strongest retail branding/exposure opportunities in the City



One unique corner exposure opportunity available



Well-connected to vehicle access, cycling routes, and public transit access



Incredible patio opportunity



SALIENT DETAILS

Unit Size: 6,551 SF

Net Rental Rate: Call to discuss rate.

Opex: TBD

Zoning: Commercial

Ceiling Height: 18.4 feet

Facade: 136 linear feet

HVAC: 1 ton per 275 SF

Parking: 2 indoor spots, 4 lockers

Date of Completion: 2024

Transit Scores:

100
Walk Score

97
Bike Score

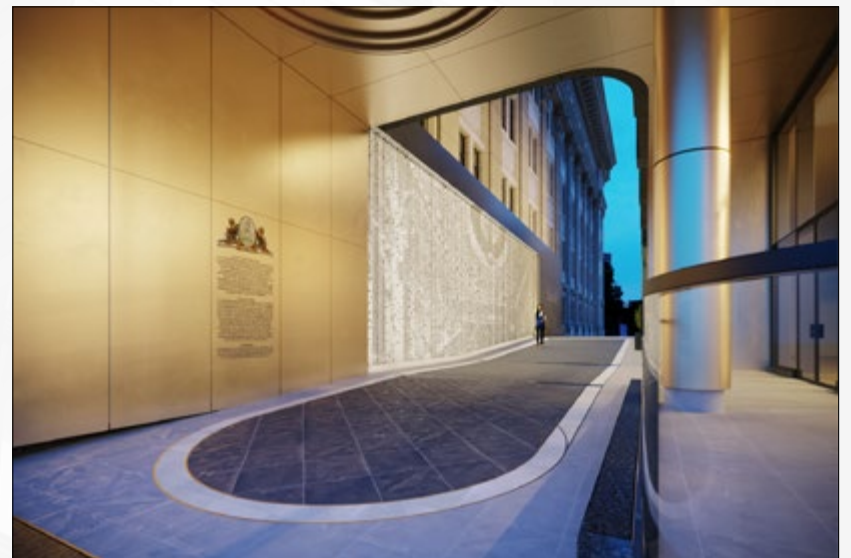
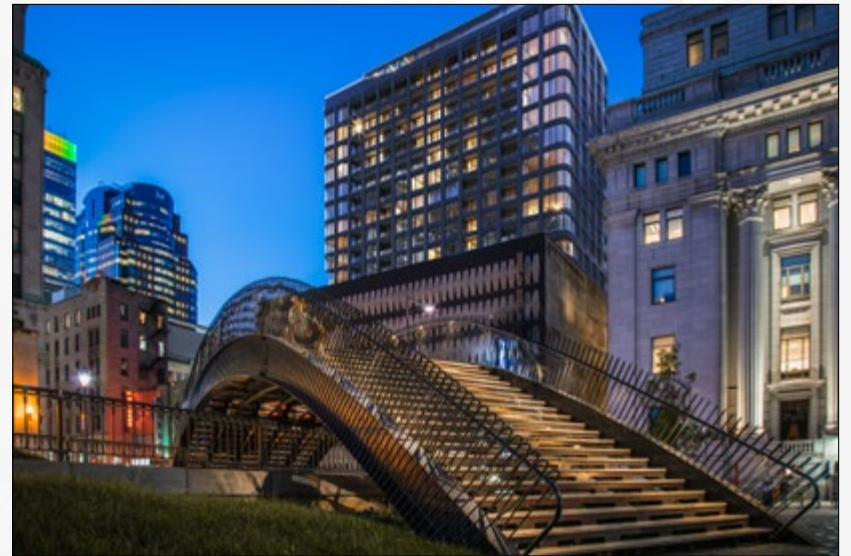
88
Transit Score

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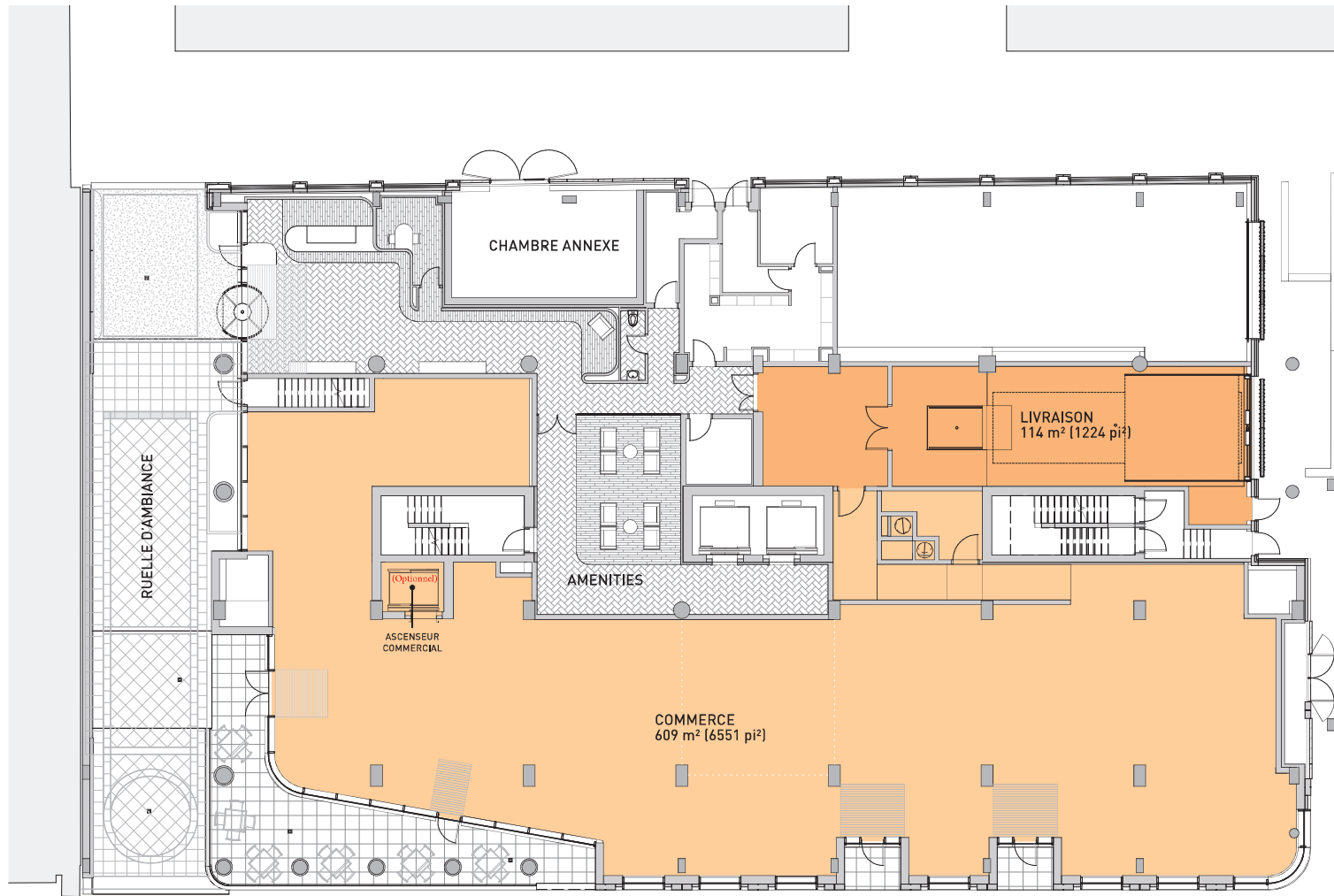
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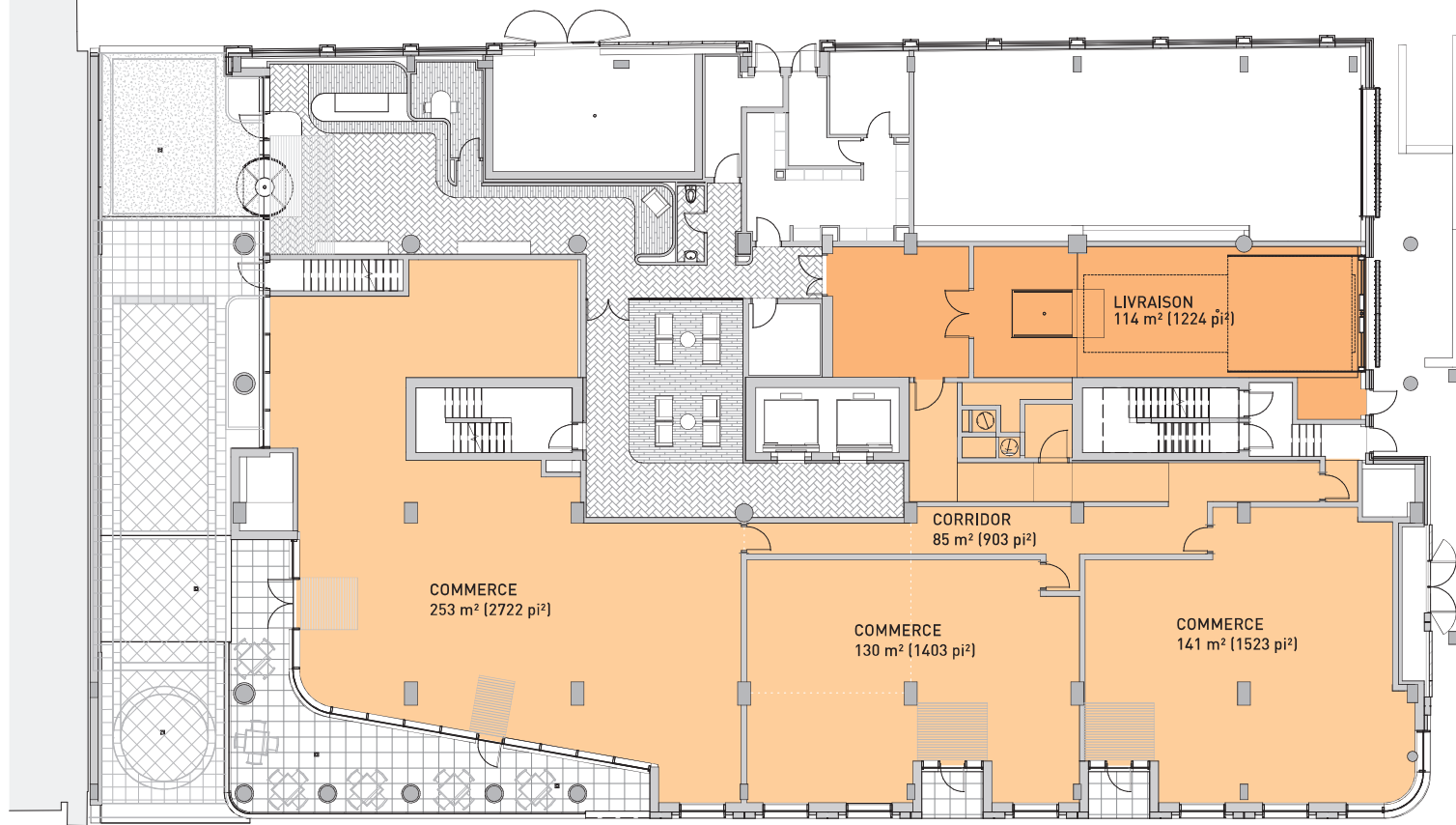
FLOOR PLAN - FIRST LEASING OPTION



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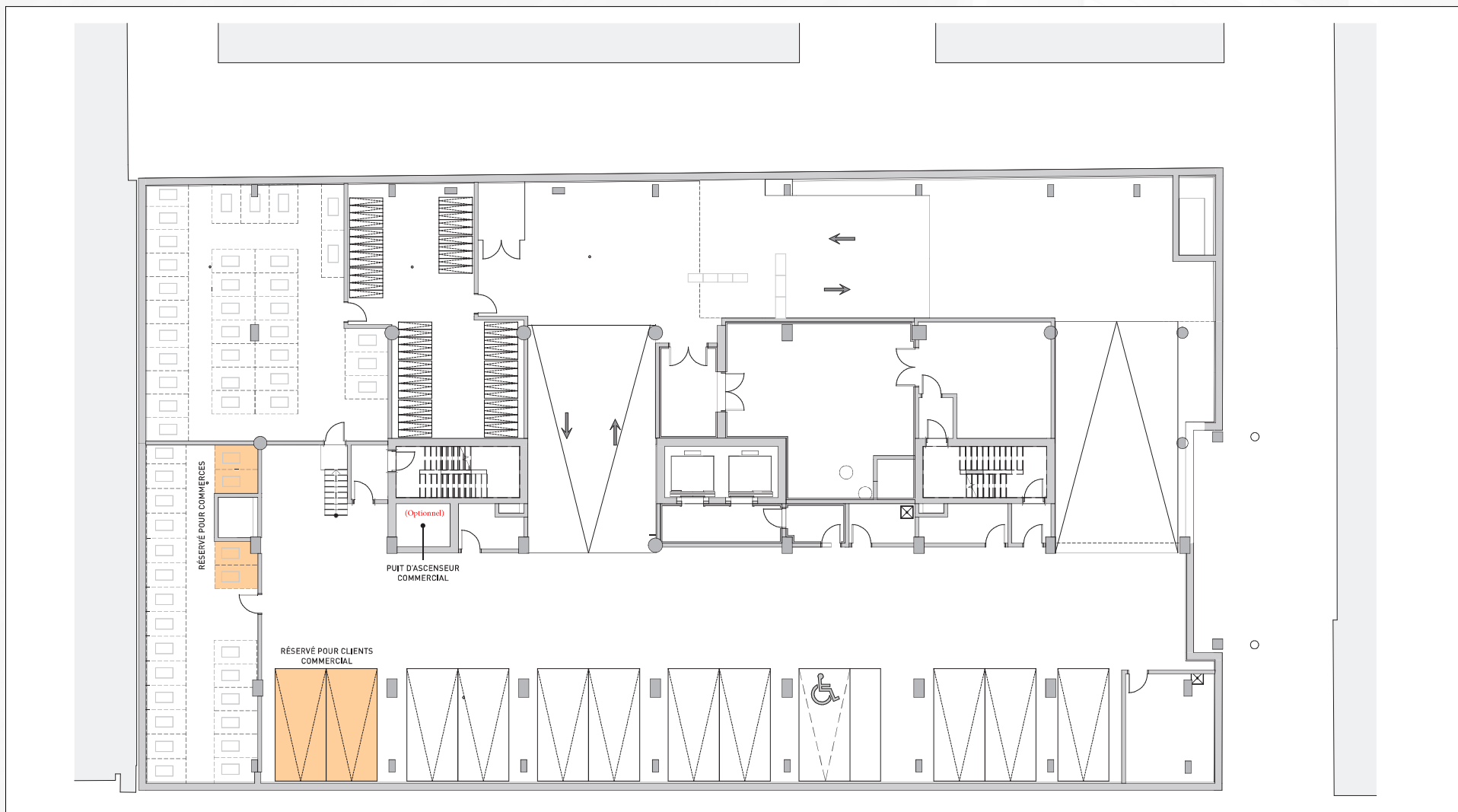
FLOOR PLAN - SECOND LEASING OPTION



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PARKING & LOCKER LOCATION - FOR LEASING OPTIONS



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LOCATION OVERVIEW



Situated at the hub of Montreal's tech, finance and arts communities



Close to REM Station, the orange and green metro lines, and connects to Montreal's cycling infrastructure



Surrounded by Montreal's most popular food, beverage, and amenity offerings



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LOCATION OVERVIEW



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AGENT PROFILES



Adamo Mariani | Vice President Investments

Adamo became a certified Real Estate broker in 2003, in 2011 he then co-founded The Crown Real Estate Group. Crown was created as he saw a need for a group that can specialize in both the sales and marketing of Pre-Construction condo projects in Montreal. Crown was an essential factor in the successful launching of some of the largest residential development towers in the downtown core.

The expertise and tools implemented by Crown lead to selling hundreds of units to its investors. His career has been charged by his extensive network and his drive to connect. This vast network has given him plenty of opportunities to experience the endless spectrums of real estate from pre-construction project sales and marketing to his present new role as a Vice President Investments at Marcus & Millichap.

Adamo's position at Marcus & Millichap has given him the opportunity and the resources to concentrate primarily on commercial transactions, and to specifically service developers in acquiring land for any projects. Adamo will continue to strive for perfection and by doing so will help in attaining the projected goals of his clients.



Jesse Di Gennaro | Vice President Investments

Jesse Di Gennaro became a certified Real Estate broker in 2003. In 2005 at the age of 24, he built a real estate brokerage company of over 120 agents in 3 years. His ambition and drive led him to co-found the Crown Real Estate Group in 2011 after realizing there was a new emerging market in Montreal. The group's main focus was to provide a superior service for Developers in the pre-sale market for Condo Sales. After Managing and Launching Montreal's top condo developments for 7 years he was able to leave the continued progress of Crown to his partners and turned his focus to the Commercial Brokerage industry.

Since 2018 Jesse's market experience, focus and expertise has established himself in specializing in land development and Investment properties.

With a keen grasp on the pulse of the market, strategic approach for each client and precise execution on every transaction, Jesse consistently ensures that his clients realize the maximum value for their real-estate investments.



Sacha E. Berdugo | Associate

With ten years of real estate management within a prominent and well-known recognized real estate group, as well as four years working as a mortgage processor with a well-established U.S. mortgage firm, Sacha has extensive knowledge of the commercial real estate market which contributes to his success as a commercial real estate broker.

With his experience, knowledge and passion for real estate, Sacha is a valued player within the team of brokers at Marcus & Millichap and has the a mission to provide his clients with the best possible service.

Sacha is an associate with Groupe Mariani-Di Gennaro specializing in retail and mixed-use properties in the Greater Montreal Area.

For more information, please contact:

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