

100 Peel - Griffintown

Montréal, QC



4,307 SF - 7, 578 SF



At the heart of the city

Located in the heart of downtown Montreal's revitalized Griffintown neighbourhood, at the corner of Peel and Wellington, is Griffintown - 100 Peel

Rich in architecture, history, and life, this once industrial town is turning into a vibrant neighbourhood for young families and professionals. Strategically located in Montreal's fastest growing neighbourhood and connected to the Alt Hotel, a trendy 154 room hotel, this centre offers an array of amenities. Ideally located on the busy corner of Peel St and Wellington St, paired with its easy access to public transit, 100 Peel sees high walking and transit scores



DEMOGRAPHICS & NEIGHBOURHOOD

*2022 Statistics

	1km	3km	5km		
Household Income	\$124,923	\$99,422	\$108,156	Transit Score	89
Households	10,527	85,333	213,371	Walk Score	95
Population	17,859	153,663	412,320	Bike Score	92

35
Median Age of Neighbourhood

5.7%
Pop. Growth by 2027

97%
Working Professionals

JOIN A THRIVING RETAIL DESTINATION IN GRIFFINTOWN

WALKING DISTANCE TO FUTURE REM STATION
8-minute walk to Griffintown – Bernard-Landry station



DEMOGRAPHICS & NEIGHBOURHOOD

The top demographic in this neighbourhood is young adults who live, work and play in the urban cores of Montreal. They are active individuals who prioritize a well-balanced lifestyle, enjoying outings to restaurants, bars, concerts, and sporting events. They enjoy drinking with friends, both at home and out on the town, and are active users of social media. They are highly educated and affluent professionals in the business, science, education, and management industries, and two-thirds commute to work by public transit, biking, or walking. They travel widely and enjoy urban nightlife, while also prioritizing health and fitness through aerobics, yoga, Pilates, and buying organic produce.

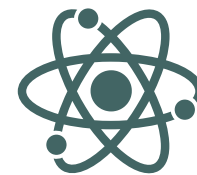
Top 3 Occupation Types based on population (3 km)



21.2%
Sales and Service



17.4%
Business Finance and Administration



13.8%
Management

Top 3 Businesses by Industry (3 km)



19.0%
Professional, Scientific And Technical Services



13.8%
Finance, Insurance And Real Estate



11.9%
Accommodation And Food Services



35 Years old
Median Age (3km radius)



\$74,848
Average Household Disposable Income (5km)



Neighbourhood Features

Griffintown is a rapidly expanding neighborhood in southwestern Montreal, offering a unique blend of history and modernity. With over 10,000 households (1km radius) and a growing number of businesses, the area is a thriving hub of creativity and innovation. Griffintown's central location and excellent transportation connections make it easy for businesses to access customers across Montreal and beyond. With a thriving community and boundless potential, Griffintown is the perfect location for businesses looking to establish themselves in one of Canada's most exciting and vibrant cities.



Very Walkable

2nd most walkable neighbourhood in Montreal



7 Minute Drive

7-minute drive to DT Montreal



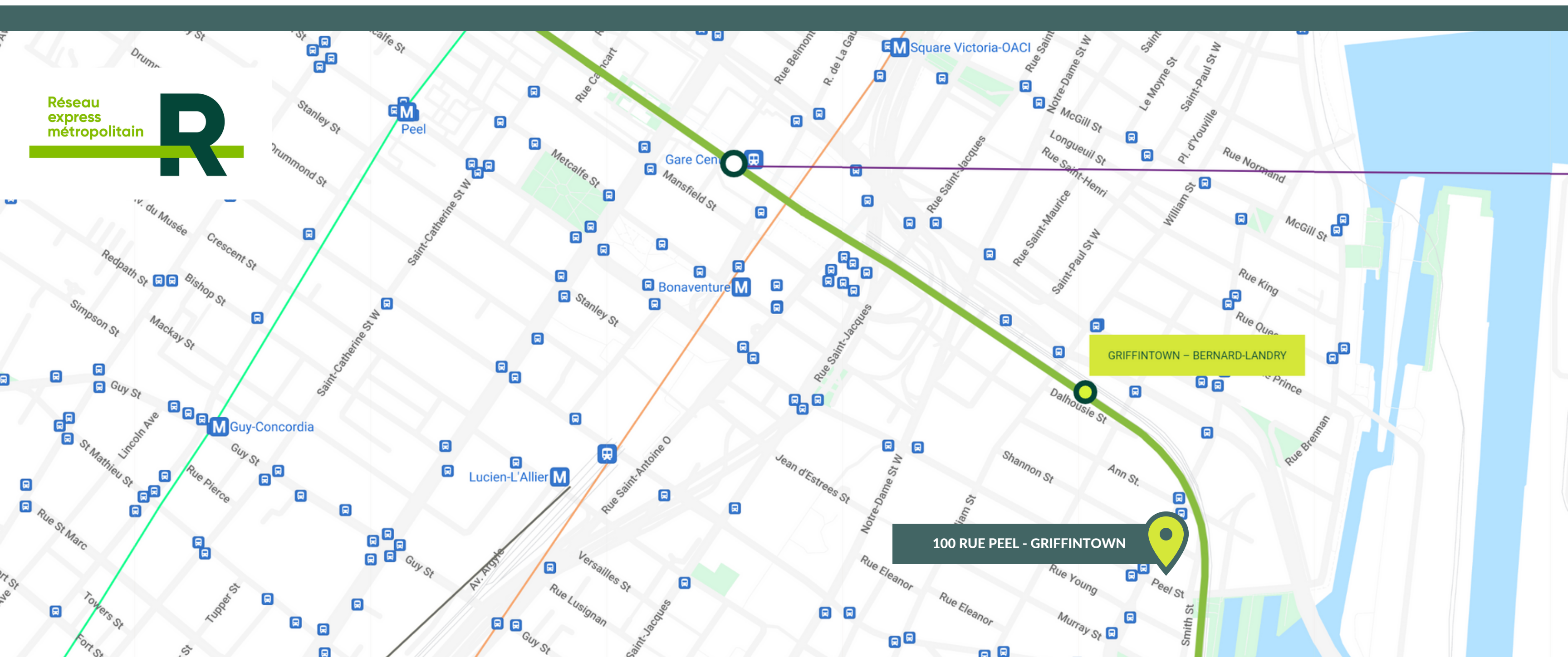
16,252 vehicles

Rue Wellington and Rue Peel see an average 16,000+ vehicles daily



New REM Station

Griffintown - Bernard-Landry station to open Spring 2023

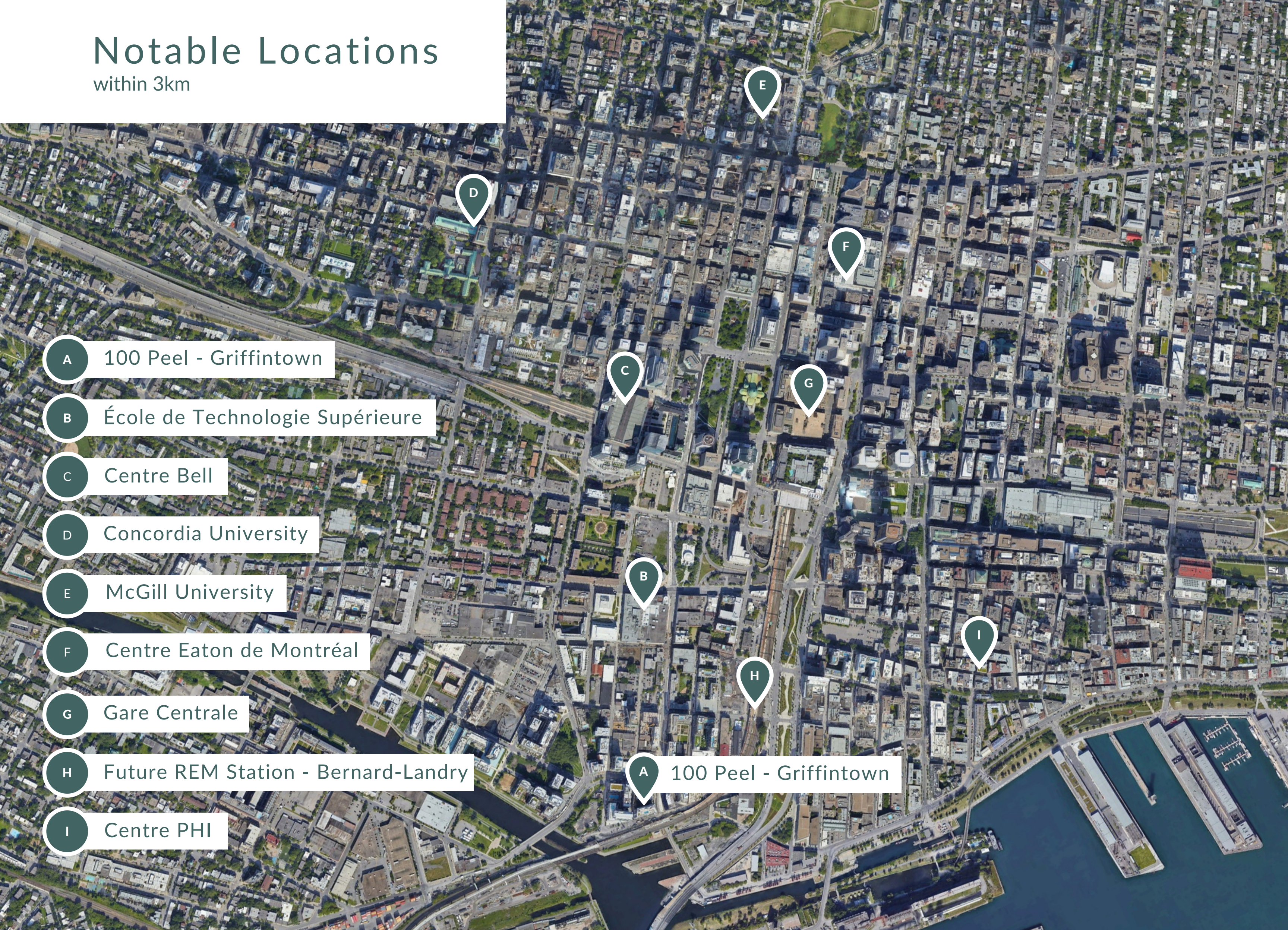


Notable Locations

within 3km

- A 100 Peel - Griffintown
- B École de Technologie Supérieure
- C Centre Bell
- D Concordia University
- E McGill University
- F Centre Eaton de Montréal
- G Gare Centrale
- H Future REM Station - Bernard-Landry
- I Centre PHI

A 100 Peel - Griffintown



Leasing Opportunities

Unit

A - A01006A

Size (sf)

7, 578 + 2,593 sf of mezzanines

Unit A01006A is a 7,578 square foot retail located at the corner of Smith St. and Peel St. This space also includes a 2,593 sf mezzanines and its own lobby entrance. The suggested uses include retail, medical or gym.

Ideal Uses

- Medical
- Retail
- Gym

Unit

B - A02001B

Size (sf)

5,054 sf

Unit A02001B is a 5,054 sf second-floor space located centrally in the second floor lobby alongside Petino's, La Palma, and Group Germain.

Ideal Uses

- Office
- Professional Services

Unit

C - A01007A

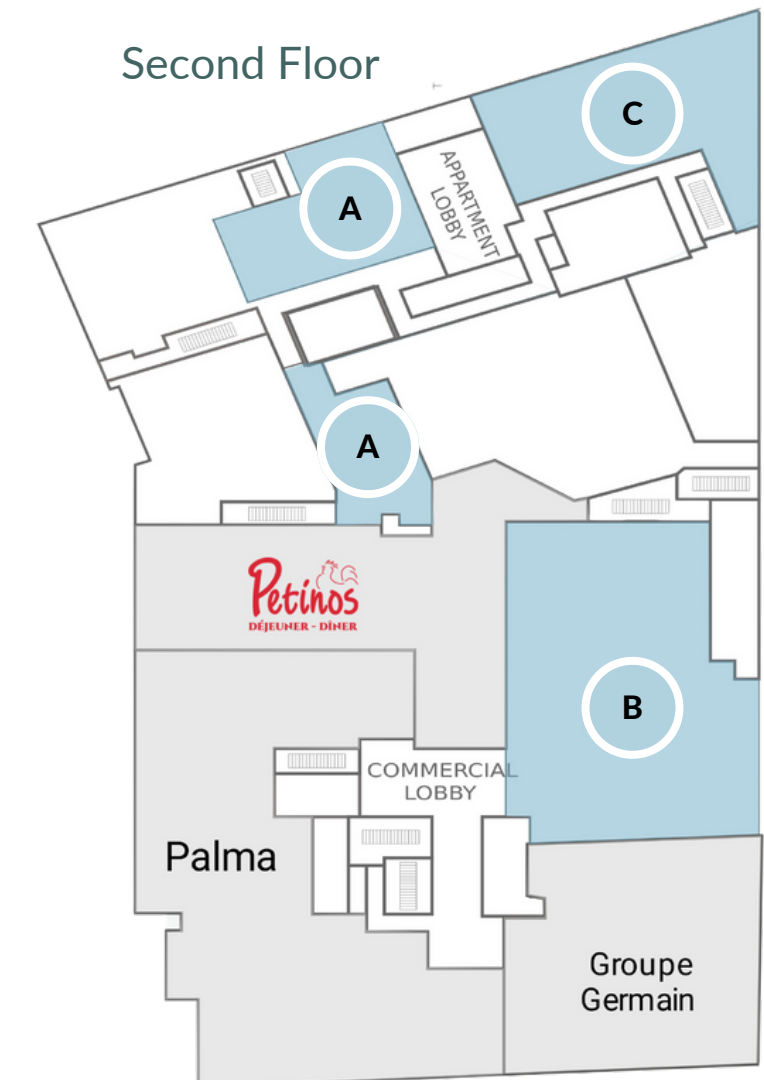
Size (sf)

4,307 sf (1,744 + 2,563)

Unit A01007A is a two-floor former daycare totalling 4,307 sf and is available immediately. This space is located at the corner of Smith St. and Young St offering over 14 feet of excellent frontage along Smith St. and a 924 sf outdoor area perfect for outdoor activities.

Ideal uses

- Daycare





Join the thriving neighbourhood of Griffintown today!



Spence Goodwin
Leasing Representative
spence.goodwin@fcr.ca
514.244.1799