

FOR RENT

BOUCHERVILLE

1550-1570-1590, Ampère Street

OFFICE

588 ft²

1,617 ft²

2,360 ft²

3,014 ft²

4,825 ft²

5,139 ft²

12,225 ft²

13,548 ft²

+ shared offices / co-working spaces



Michel LABBÉ

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450 655-1334

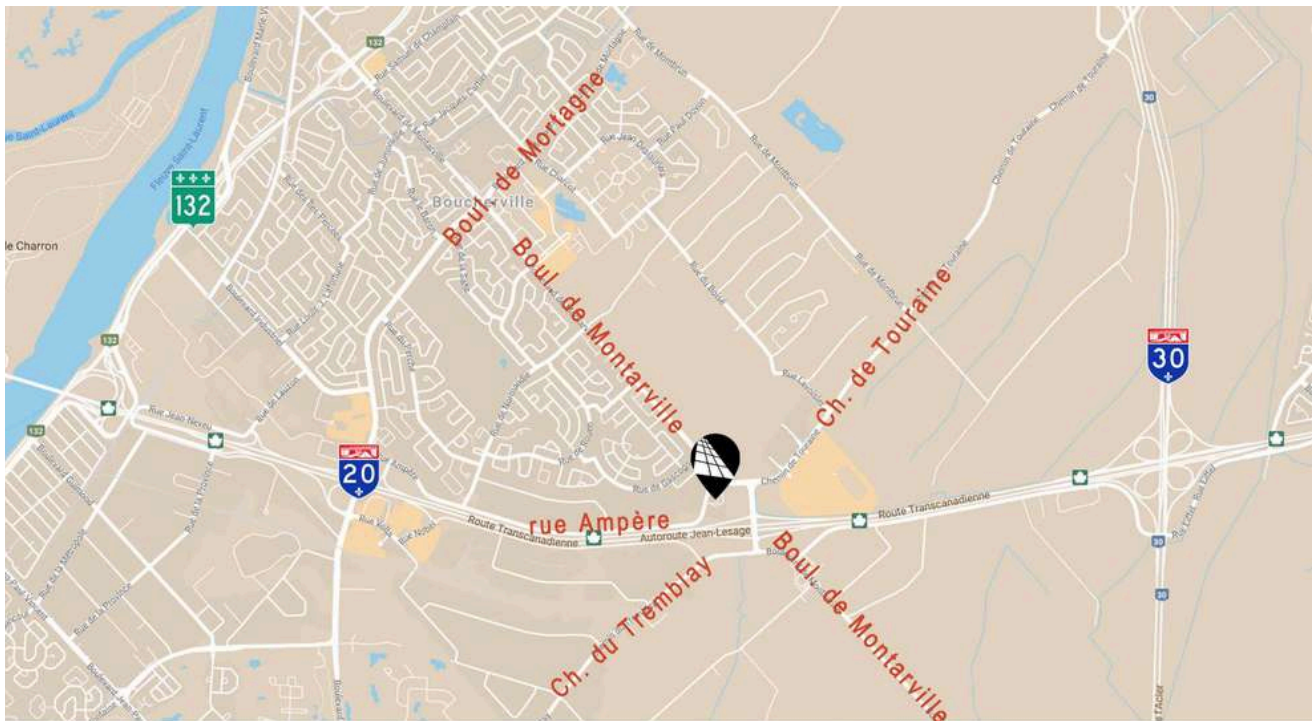


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HIGHLIGHTS

- Office space in a premium corporate complex
- Easy access to Highways 20 & 30 and Route 132
- Location of the complex allows to be in Montreal between 9 to 14 minutes
- Near a multitude of services, banks, restaurants, coffee shops, Carrefour de la Rive-Sud, etc.
- Abundant windows
- Accessible to people with reduced mobility
- Elevators
- Possibility of indoor parking (according to availability)



LOCATION



Public Transit
#80, 180, 185, T95



Main Roads
R132, H20, H30



Road Bridge
Louis-H.-La Fontaine tunnel (8.2 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



54,251 Residents



73,236 Daytime Active Population



22,032 Households



\$ 186,136 Average Household Income

Sitewise - Estimated 2024 Statistics



GENERAL INFORMATION

Base Rent	\$20.00 to 24.00 / ft ²
Additional Rent (2024)	\$10.00 / ft ²
Electricity / Energy	Included
Parking (shared)	404 stalls

AVAILABLE AREA

(approximate)

1550 Suite 101	Subdivisible	5,139 ft ²
1550 Suite 103	Subdivisible	4,825 ft ²
1550 Suite 300		Shared offices
1550 Suite 301		1,617 ft ²
1550 Suite 305		2,360 ft ²
1570 Suite 200	Full floor Subdivisible	12,225 ft ²
1570 Suite 300	Full floor Subdivisible	13,548 ft ²
1570 Suite 402		3,014 ft ²
1590 Suite 301		588 ft ²



TECHNICAL POINTS



Construction
1987,
1990,
2013



Zoning
C-707



Ventilation
A/C and electric heating



Lot #
5 004 870



Sprinklers
Yes



Security
Magnetic card controlled
access

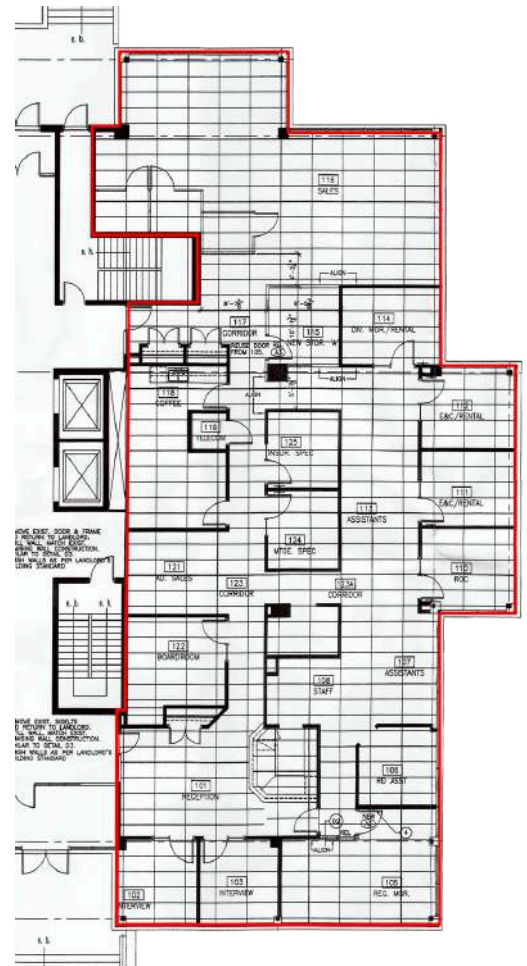


DESCRIPTION

Leasable area | Ground Floor 5,139 ft²
Suite number 101
*Subdividable space

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Tenant allowance (10 year lease) \$35.00 / ft²
Availability Immediate

- **Built-in office space**
- **10 closed offices**
- **Large and small conference rooms**
- **Kitchenette**
- **Open-plan area**
- **Server room**
- **Storage room**
- **Windows all around the exterior perimeter**



1550, Ampère Street, Suite 103

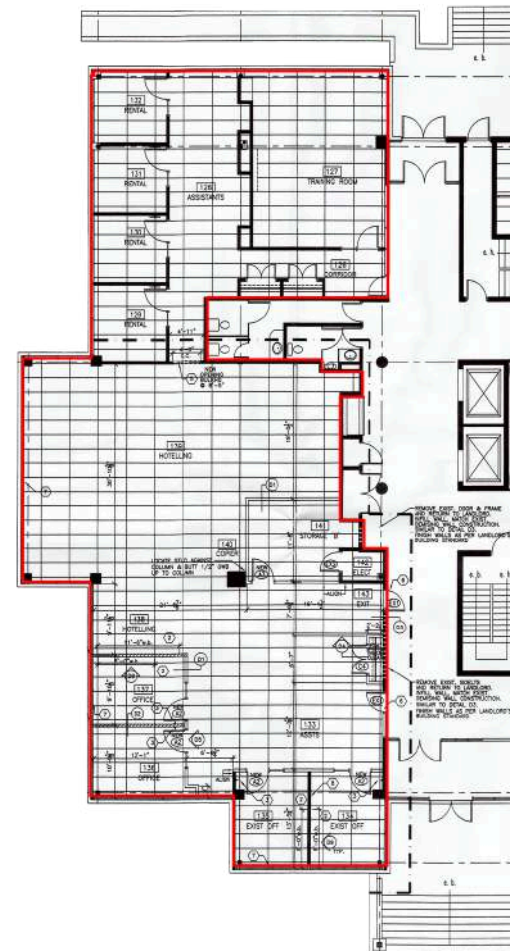


DESCRIPTION

Leasable area | Ground Floor 4,825 ft²
Suite number 103
*Subdividable space

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Tenant allowance (10 year lease) \$35.00 / ft²
Availability Immediate

- Built-in office space
- 9 enclosed offices
- Large conference room
- Open-plan area
- Computer room
- Storage room
- Windows all around the outside perimeter



1550, Ampère Street, Suite 301

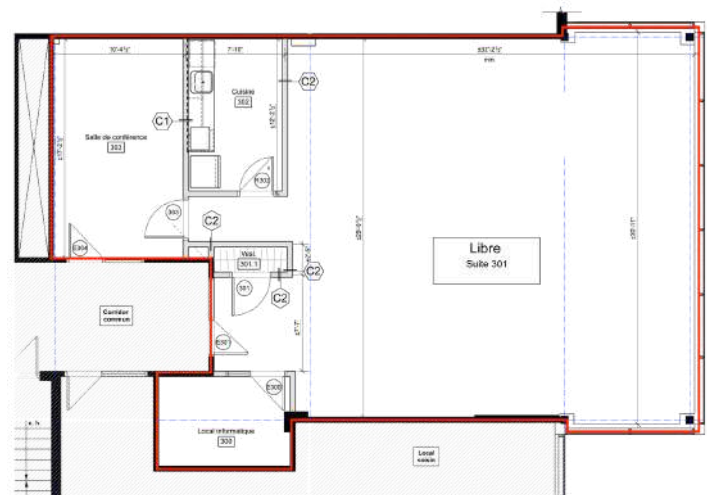


DESCRIPTION

Leasable area | 3rd floor 1,617 ft²
Suite number 301

Base rent \$22.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Availability Immediate

- Very recent built-in office space
- Open-plan area
- 3 closed offices
- Kitchenette
- Conference room
- Computer and storage room
- Exceptional light and views



1550, Ampère Street, Suite 305



DESCRIPTION

Leasable area | 3rd floor 2,360 ft²
Suite number 305

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Tenant allowance \$35.00 / ft²
(10 year lease)
Availability Immediate

- **Built-in according to your needs**
- **Premises currently in "shell" condition**
- **Windows all around exterior perimeter**



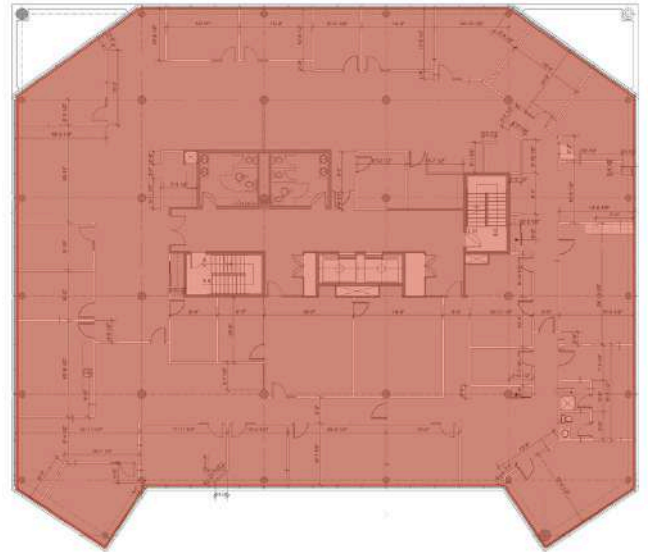


DESCRIPTION

Leasable area | 2nd floor 12,225 ft²
Suite number 200
*Subdividable space

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Availability December 2025

- **Built-in office space (2006)**
- **Full floor available**
- **Many possibilities for conversion or subdivision**
- **Private bathroom with shower**



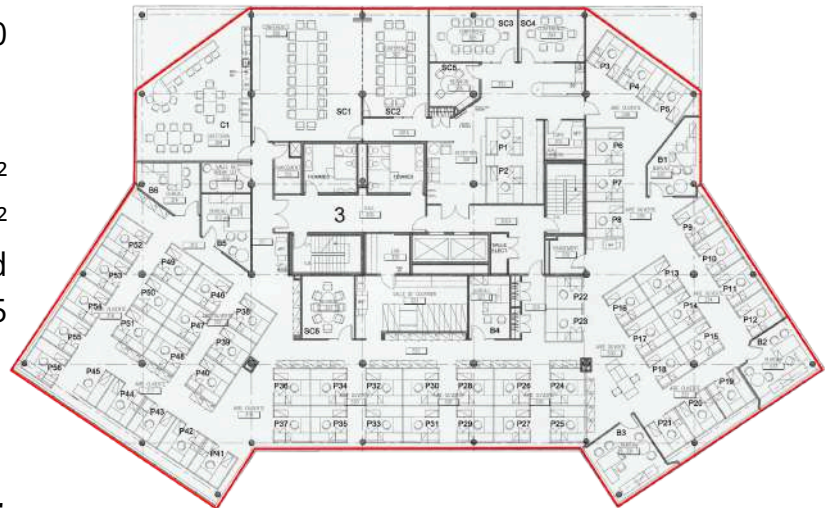
1570, Ampère Street, Suite 300



DESCRIPTION

Leasable area | 3rd floor 13,548 ft²
Suite number 300
* subdividable space

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Availability Q2-2025



- **Built-in office space (2010)**
- **Full floor available**
- **Many possibilities for conversion or subdivision**
- **Private bathroom**

1570, Ampère Street, Suite 402

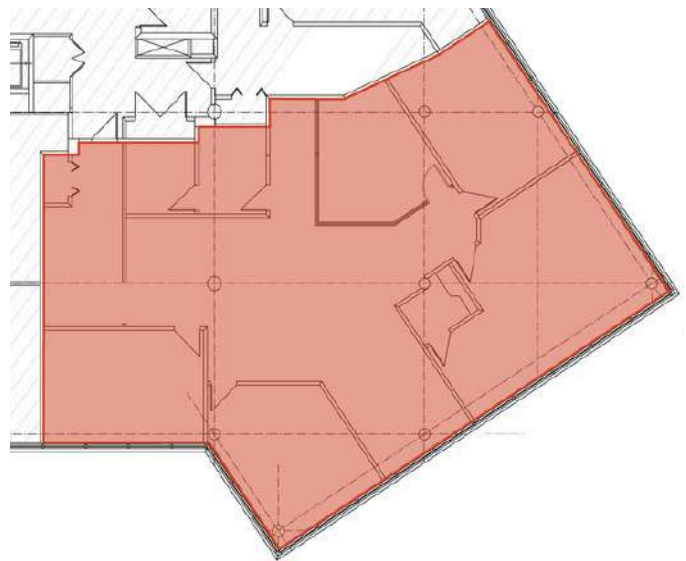


DESCRIPTION

Leasable area | 4th floor 3,014 ft²
Suite number 402

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Availability To be negotiated

- **Built-in office space (2016)**
- **4 enclosed offices**
- **Open-plan area**
- **Reception area**
- **Kitchenette**
- **Computer room**
- **Storage room**
- **Private bathroom with shower**



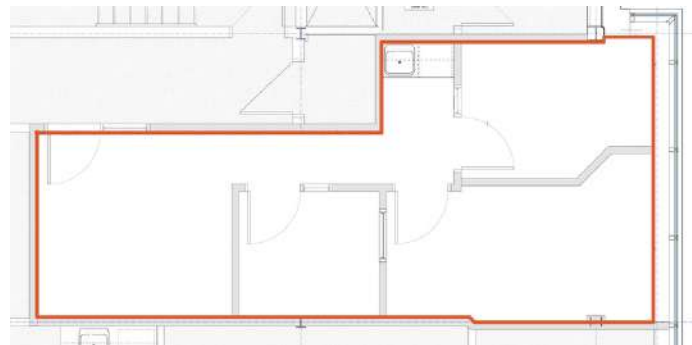
1590, Ampère Street, Suite 301



DESCRIPTION

Leasable area | 3rd floor 588 ft²
Suite number 301

Base rent \$20.00 / ft²
Additional rent \$10.00 / ft²
Electricity / Energy Included
Availability January 2026



- **Finished office space (2016)**
- **2 closed offices**
- **Reception area**
- **Kitchenette / Counter with sink**
- **Storage**

1550, Ampère Street, Co-Working



DESCRIPTION

Co-Working shared offices on 3rd floor

Usable areas	100 to 110 ft ²
Suite number	300
Monthly rent / office	500\$ to 850\$
Availability	Immediate

Included in the rent:

- Built-in layout (2022)
- Furniture
- Housekeeping
- Electricity / Energy
- Wi-Fi Internet access
- Conference room access
- Kitchenette access
- Access to outdoor terrace



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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February 25, 2025