

FOR RENT

BOUCHERVILLE

1550 - 1570 - 1590, Ampère Street

1,149 ft²

1,378 ft²

1,522 ft²

1,638 ft²

1,932 ft²

2,478 ft²

3,014 ft²

3,139 ft²

12,225 ft²

+ SHARED OFFICES



Michel LABBÉ

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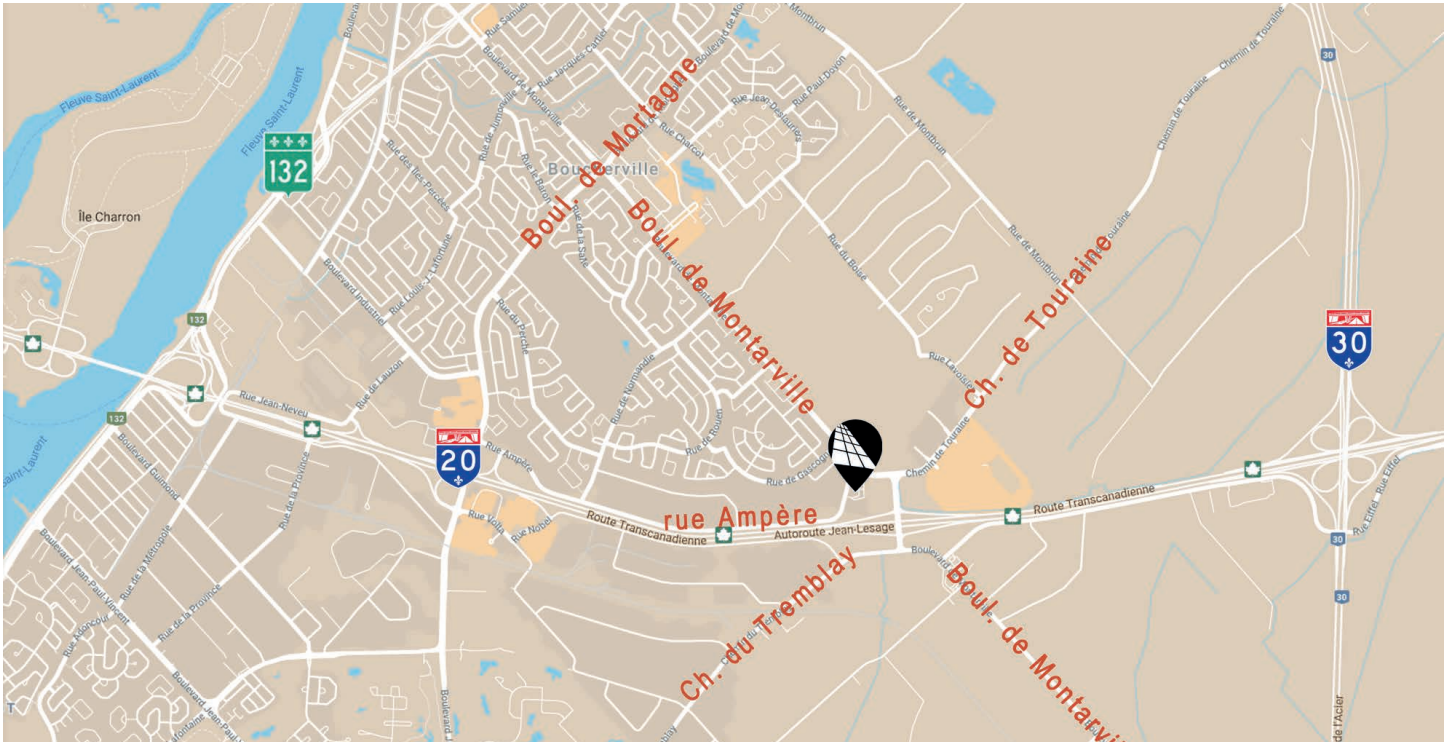


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HIGHLIGHTS

- 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, A20, A30



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

DEMOGRAPHY (5 KM Radius)



55,505 Residents

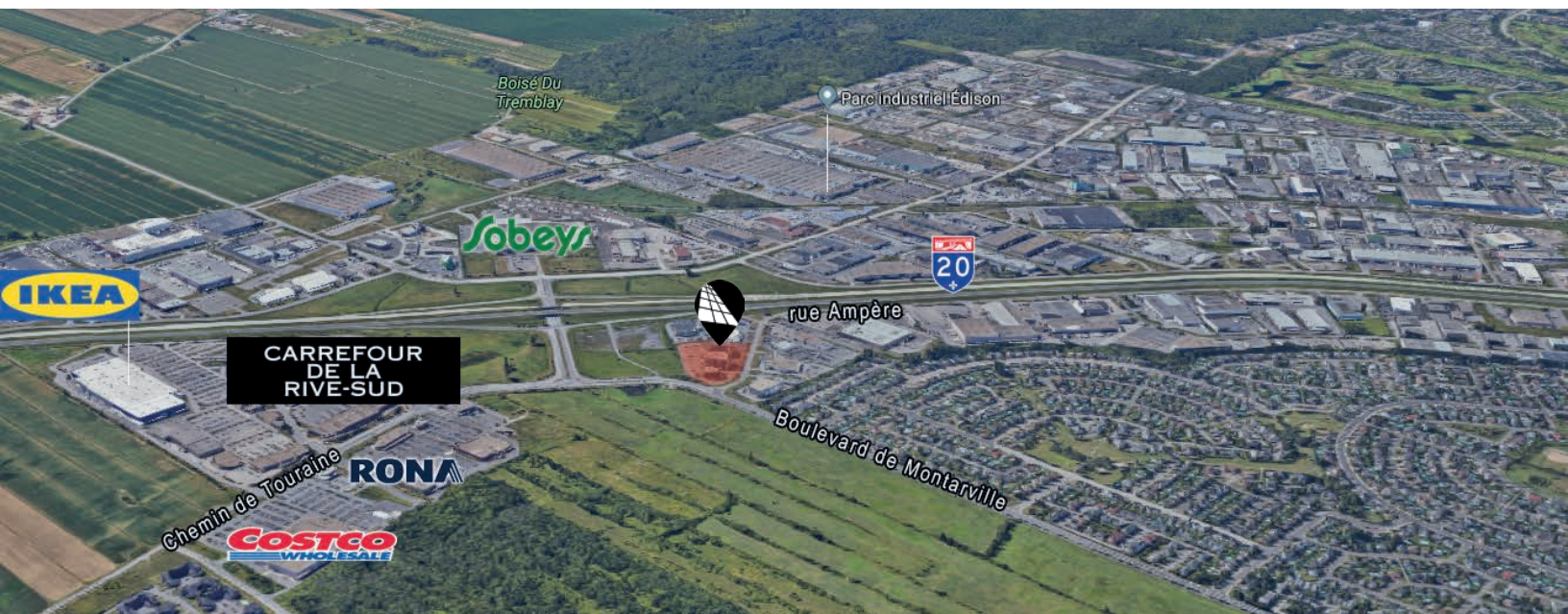


22,012 Households



\$148,894 Average Household Income

©Sitewise - Estimated 2021 Statistics



GENERAL INFORMATION

Base rent	\$20.00 / ft ²
Additional rent (2022)	\$10.00 / ft ²
Electricity / Energy	Included
Tenant allowance	To be discussed
Parking (shared)	404 stalls

AVAILABLE AREAS*

1550, Ampère Street, suite 300	Subdivisible	3,139 ft ²
1550, Ampère Street, suite 302		1,149 ft ²
1550, Ampère Street, suite 402		1,522 ft ²
1570, Ampère Street, suite 105		1,378 ft ²
1570, Ampère Street, suite 200	Complete level Subdivisible	12,225 ft ²
1570, Ampère Street, suite 402		3,014 ft ²
1590, Ampère Street, suite 102		1,638 ft ²
1590, Ampère Street, suite 105		1,932 ft ²
1590, Ampère Street, suite 201		2,478 ft ²

* These areas are approximate





FEATURES



Construction
1987,
1990,
2013



Zoning
C-707



Ventilation
Electric A/C and Heating



Lot #
5 004 870

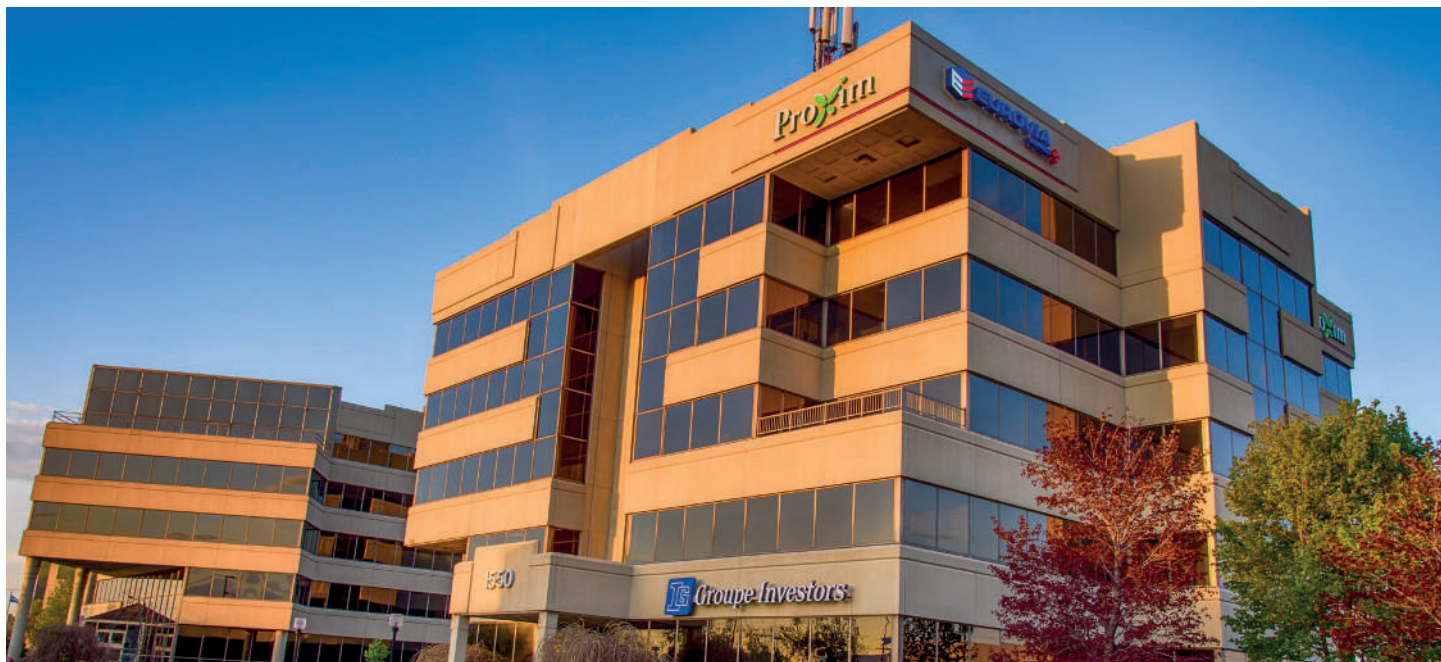


Sprinklers
Yes



Security
Magnetic card controls the access

1550, Ampère Street, suite 300



DESCRIPTION

Leasable area 3 rd Floor	3,139 ft ²
Suite number	300
Subdivisible	Yes

Base rent	\$20.00 / ft ²
Additional rent (2022)	\$10.00 / ft ²
Electricity / Energy	Included
Occupancy	Immediate

- Office layout to be built according to tenant's needs
- Private terrace available



Available area

1550, rue Ampère, suite 302



DESCRIPTION

Leasable area | 3rd Floor

1,149 ft²

Suite number

302

Gross Rent

\$20.00 / ft²

Additional Rent (2022)

\$10.00 / ft²

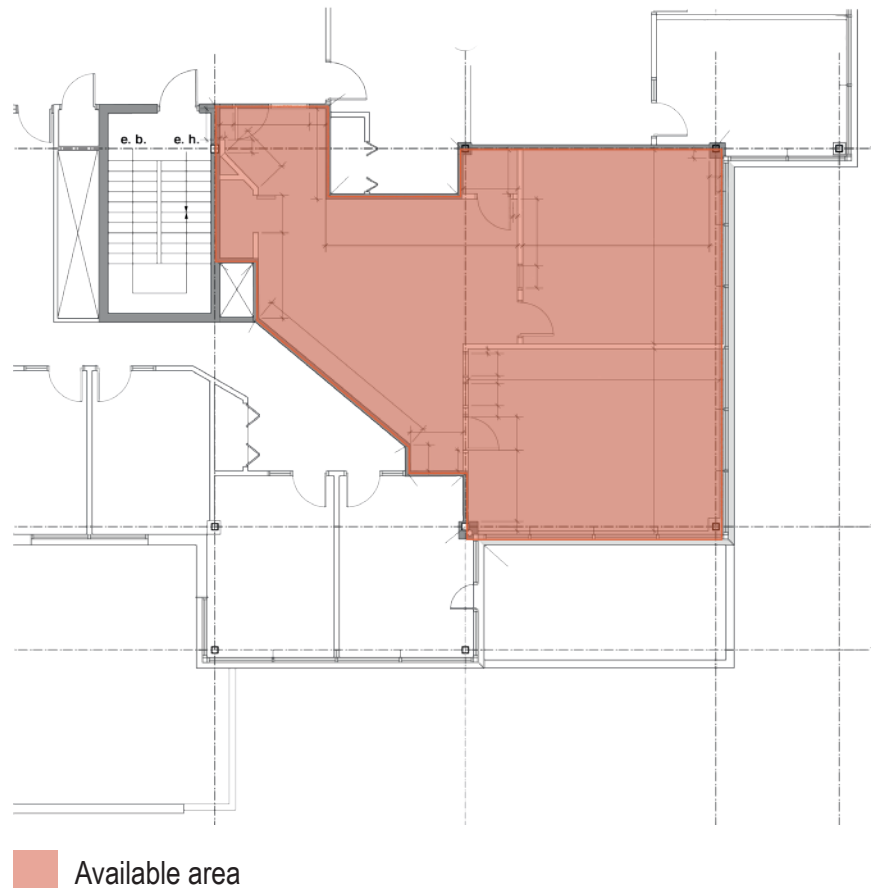
Electricity / Energy

Included

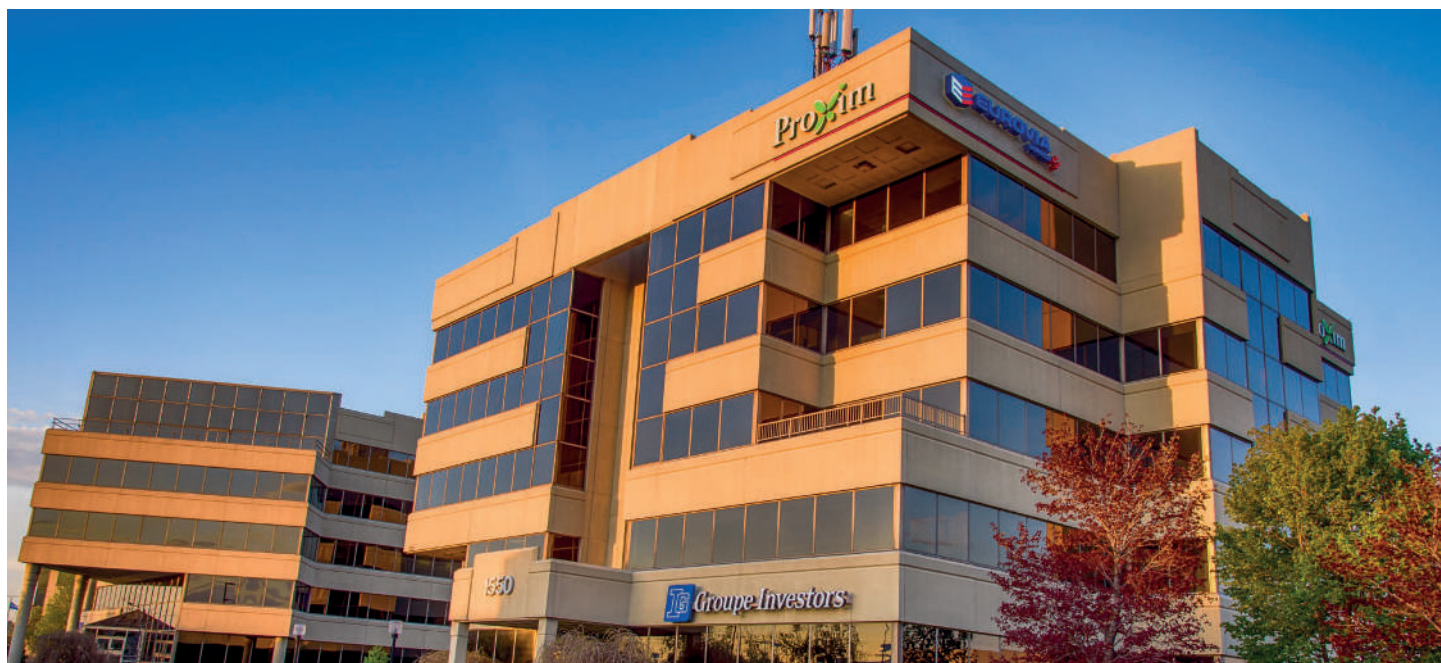
Availability

Immediate

- Fully built-in office
- 2 closed offices
- Open work space



1550, Ampère Street, suite 402

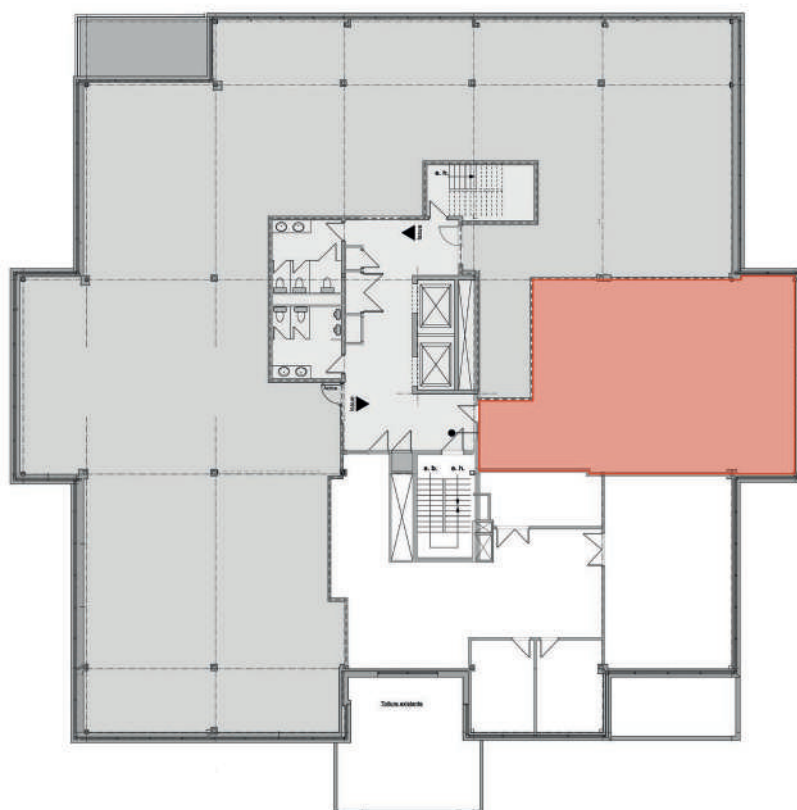


DESCRIPTION

Leasable area | 4th Floor 1,522 ft²
Suite number 402

Base rent \$20.00 / ft²
Additional rent (2022) \$10.00 / ft²
Electricity / Energy Included
Occupancy Immediate

- Office layout to be built according to tenant's needs



 Available area

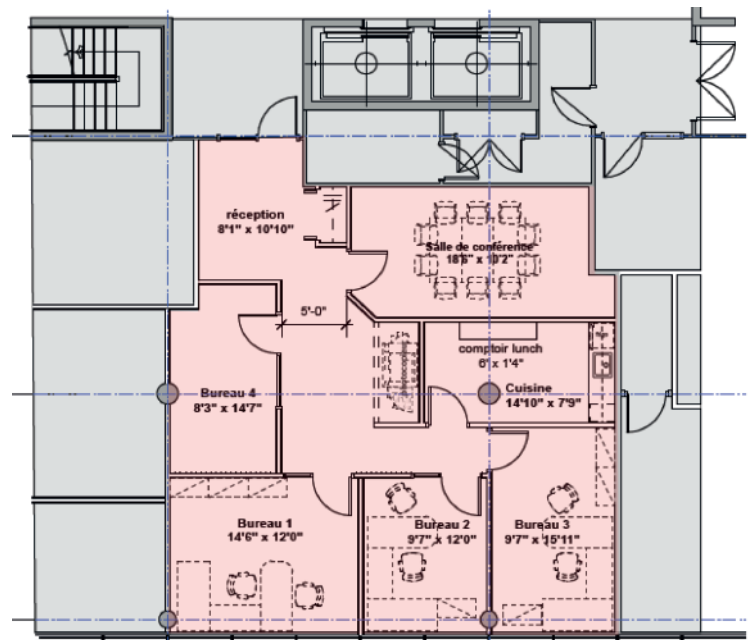
1570, Ampère Street, suite 105



DESCRIPTION

Leasable area Ground Floor	1,378 ft ²
Suite number	105
Base rent	\$20.00 / ft ²
Additional rent (2022)	\$10.00 / ft ²
Electricity / Energy	Included
Occupancy	To be negotiated

- **Newly fully built office (2021)**
- **Suite located at the entrance of the building**



Available area

1570, Ampère Street, suite 200

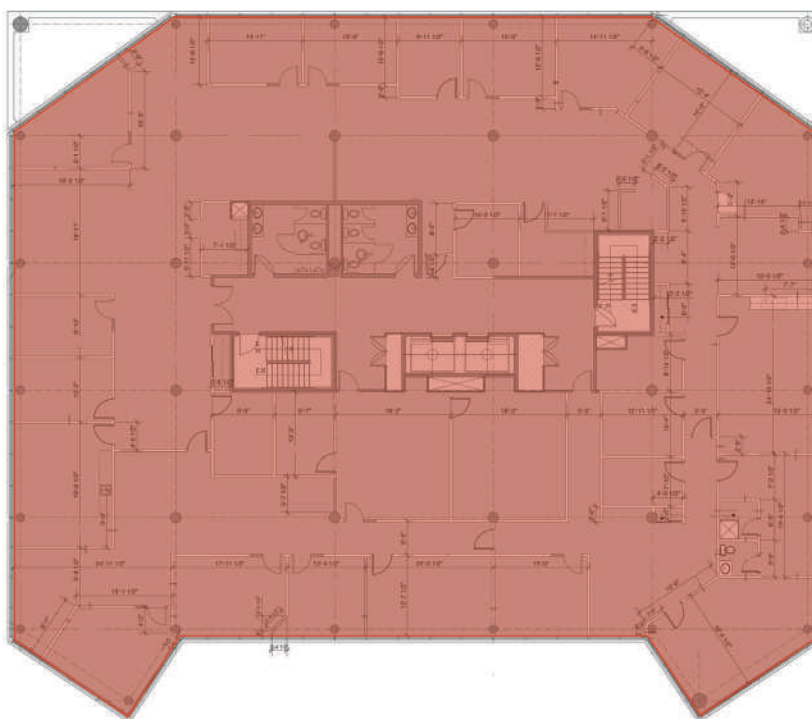


DESCRIPTION

Leasable area 2 nd Floor	12,225 ft ²
Suite number	200
Subdivisible	Yes

Base rent	\$20.00 / ft ²
Additional rent (2022)	\$10.00 / ft ²
Electricity / Energy	Included
Occupancy	November 2023

- Fully built office space (2006)
- Entire floor available
- Multiple possibilities of layout or subdivision
- Private washroom with shower



Available area

1570, Ampère Street, suite 402



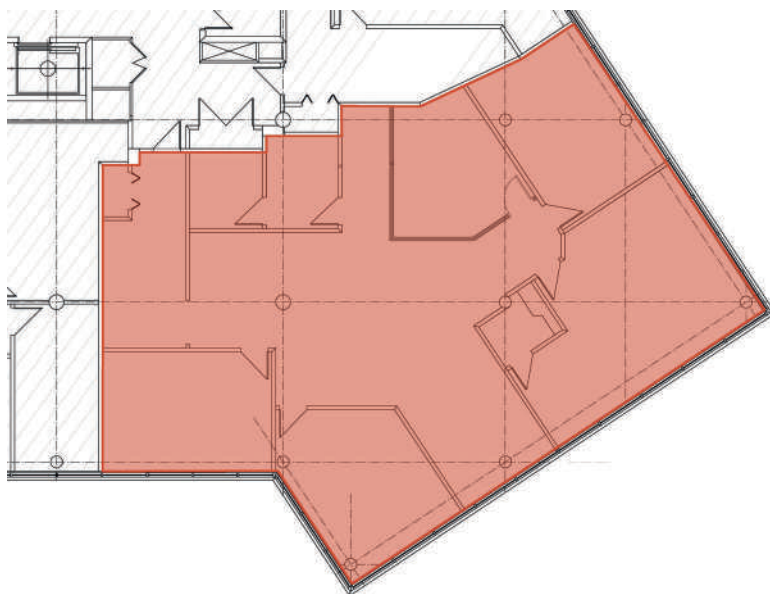
DESCRIPTION

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

Base rent \$20.00 / ft²
Additional rent (2022) \$10.00 / ft²
Electricity / Energy Included

Occupancy To be negotiated

- Fully built office space (2016)
- 5 closed offices
- Open area (4 workstations)



Available area

1590, Ampère Street, suite 102

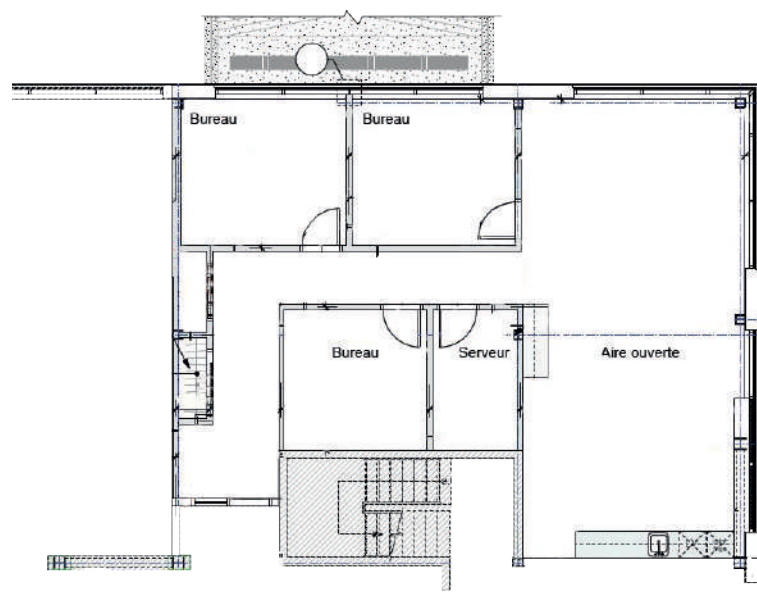


DESCRIPTION

Leasable area | Ground Floor 1,638 ft²
Suite number 102

Base rent \$20.00 / ft²
Additional rent (2022) \$10.00 / ft²
Electricity / Energy Included
Occupancy Immediate

- Fully built office space (2013/2022)
- 3 closed offices
- Server room
- Open area (6 workstations)
- Kitchen area



1590, Ampère Street, suite105



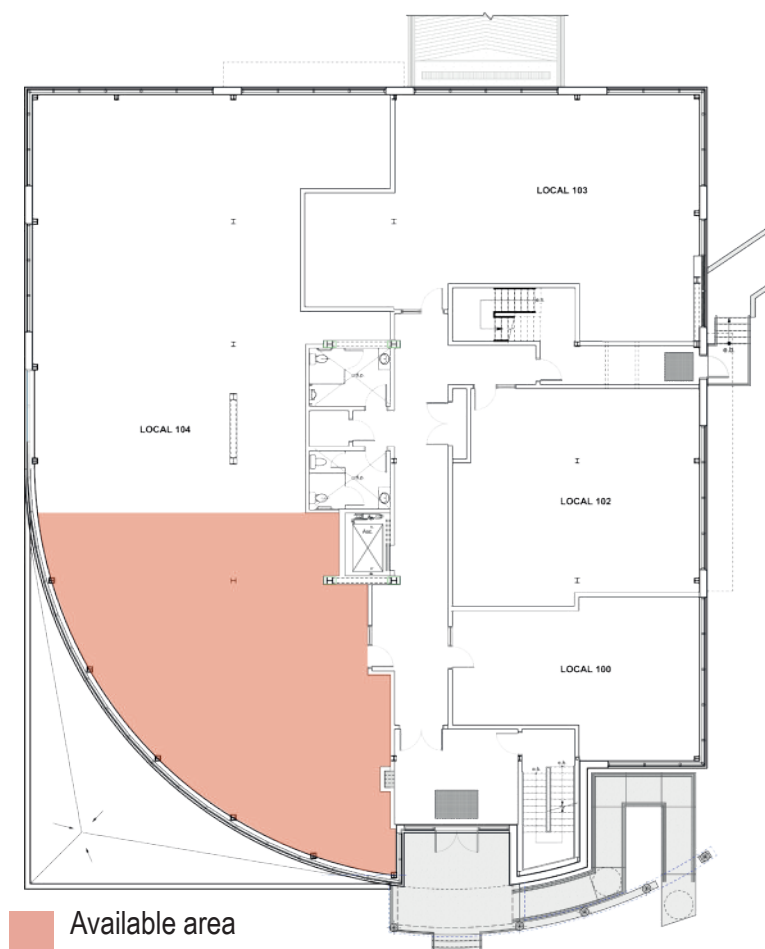
DESCRIPTION

Leasable area | Ground Floor 1,932 ft²
Suite number 105

Base rent \$20.00 / ft²
Additional rent (2022) \$10.00 / ft²
Electricity / Energy Included

Occupancy Immediate

- Office layout to be built according to tenant's needs
- Suite located at the entrance of the building



1590, Ampère Street, suite 201



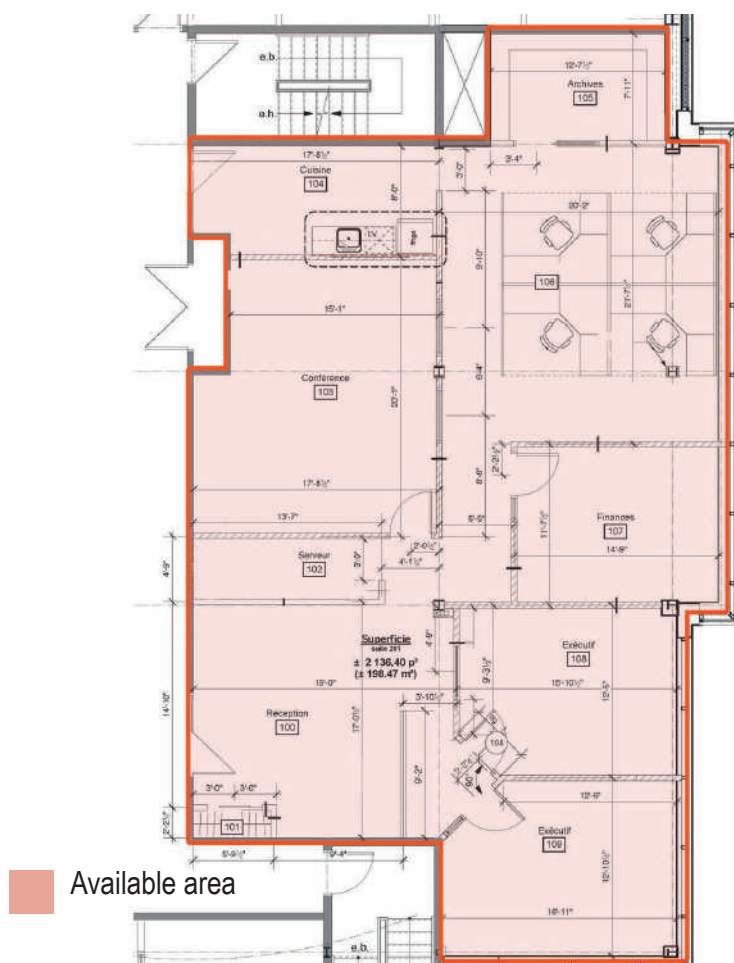
DESCRIPTION

Leasable area | 2nd Floor 2,478 ft²
Suite number 201

Base rent \$20.00 / ft²
Additional rent (2022) \$10.00 / ft²
Electricity / Energy Included

Occupancy September 1st, 2022

- Large fenestration
- Fully built office (2015)
- 3 closed offices
- Open area (4 workstations)
- Conference room (12 persons)
- Kitchenette
- Copy room
- Archive room
- Reception area



1550 Ampère Street



DESCRIPTION

Shared offices available in Co-Working

Leasable area

On Demand

Gross Rent

\$500 to \$1,110 / month

Availability

Immediate



Included in the rental amount:

- Newly fully built office (2022)
- Furniture
- Cleaning maintenance
- Electricity / Energy
- Internet access
- Conference room access
- Kitchenette access



Notes

[illegible]

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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