

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



Michel LABBÉ

Certified Real Estate Broker AEO

m.labbe@intercomsi.com



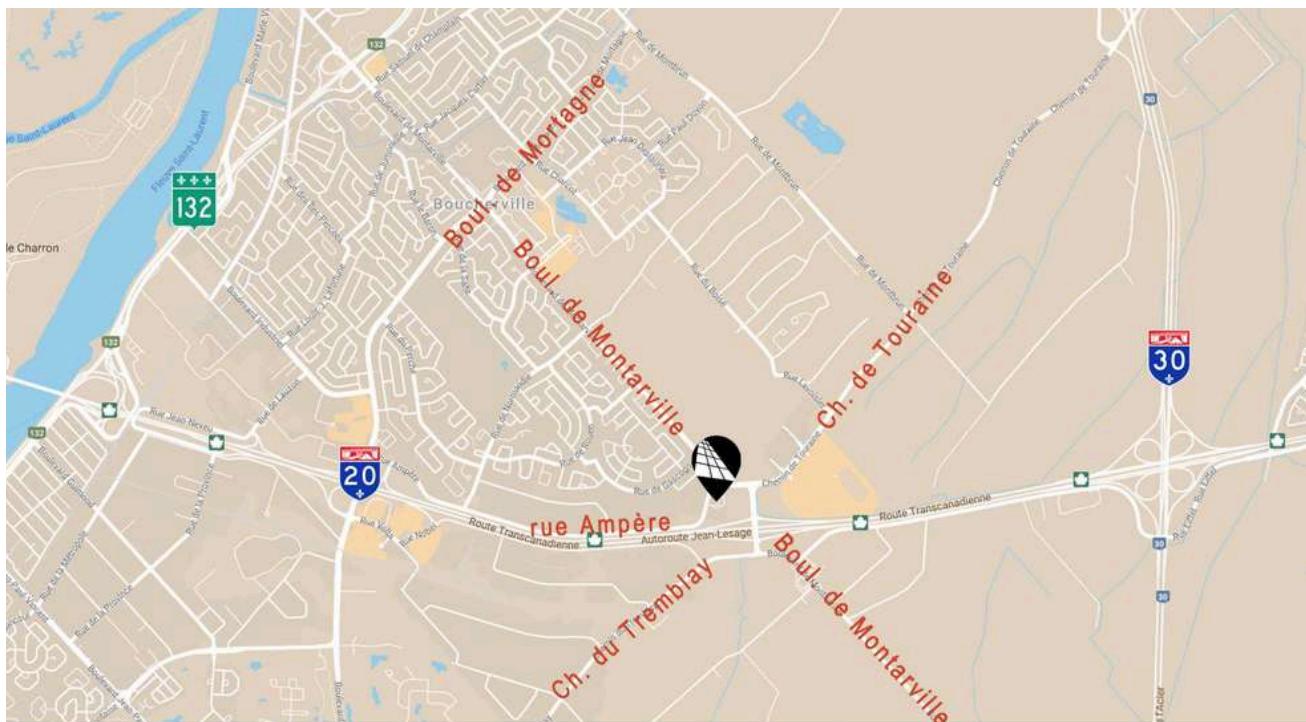
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HIGHLIGHTS

- 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
- Abundant windows
- Accessible to people with reduced mobility
- Elevators
- Possibility of indoor parking (according to availability)
- Possibility of exterior signage on the building (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



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GENERAL INFORMATION

| | |
|--|------------------------------------|
| Base Rent | \$20.00 to 22.00 / ft ² |
| Additional Rent (2024) | \$10.00 / ft ² |
| Electricity / Energy | Included |
| Parking (shared) | 404 stalls |
| Indoor parking included | 1 space / 2,000 ft ² |
| Additional paid indoor parking (subject to availability) | |

AVAILABLE AREA

(approximate)

| | | |
|-------------------------|----------------------------|------------------------|
| 1550 Suite 101 | Subdividable | 5 139 ft ² |
| 1550 Suite 103 | Subdividable | 4 825 ft ² |
| 1550 Suite 301 | | 1 617 ft ² |
| 1550 Suite 305 | | 2 360 ft ² |
| 1570 Suite 200 | Full floor Subdividable | 12 225 ft ² |
| 1570 Suite 300 | Full floor Subdividable | 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



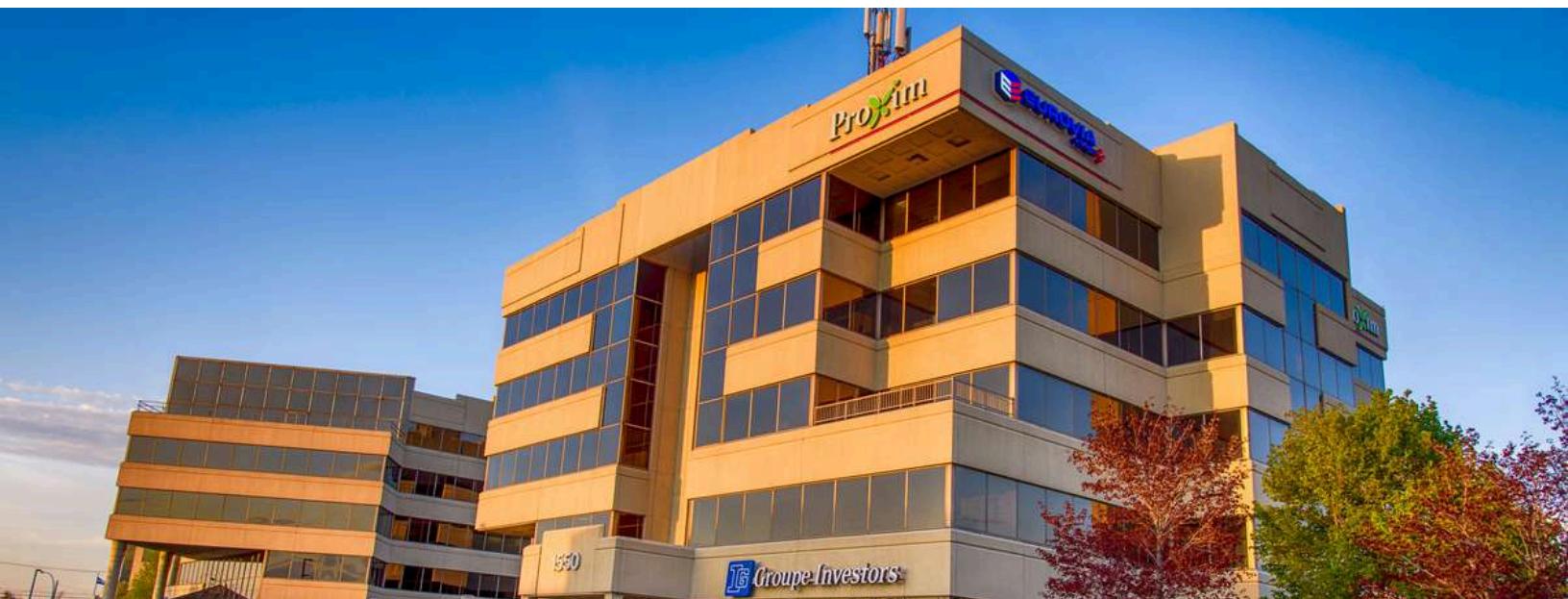
Sprinklers
Yes



Security
Magnetic card controled
access



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DESCRIPTION

Leasable area | Ground Floor 5,139 ft²

Suite number 101

*Subdividable space

Base rent \$20.00 / ft²

Additional rent

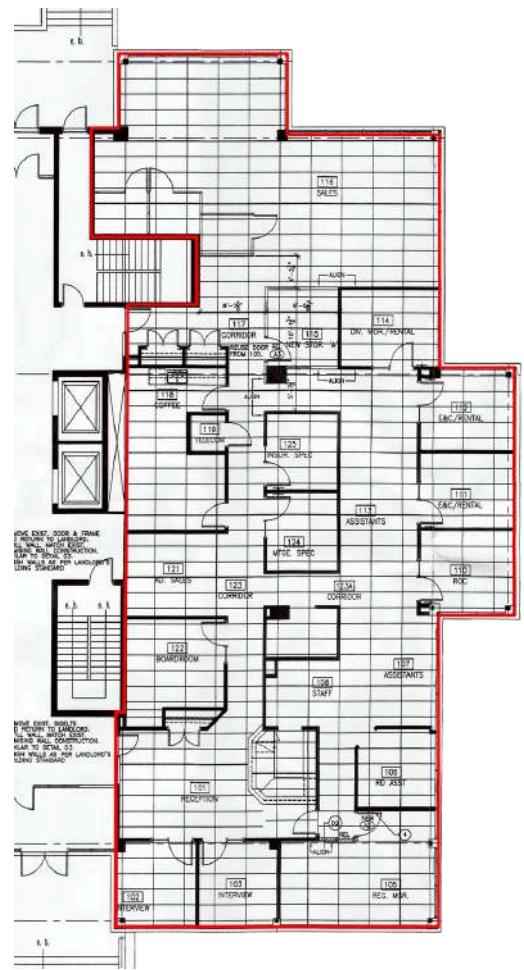
Electricity / Energy Included

Tenant allowance

(10 year lease) \$35.00 / ft²

Availability

- **Built-out 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

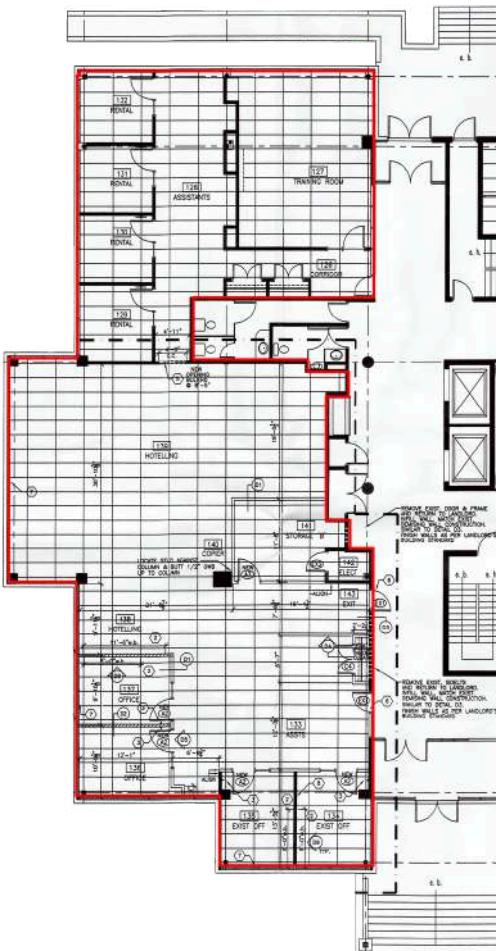
Electricity / Energy

Tenant allowance \$25.00 / ft²

(10 year lease)

Availability Immediate

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



1550, Ampère Street, Suite 301

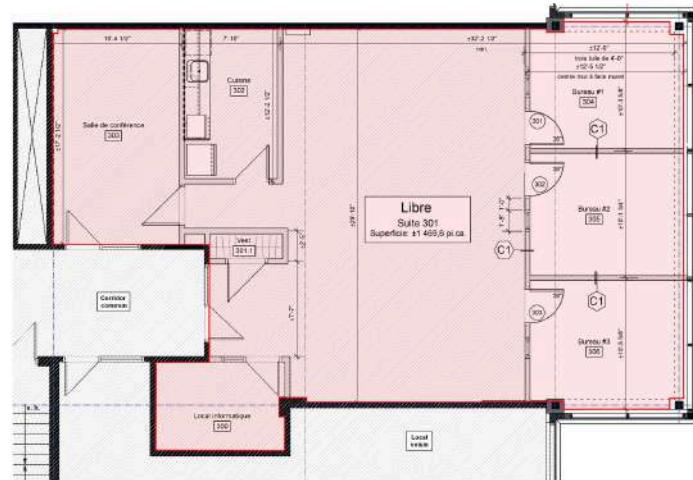


DESCRIPTION

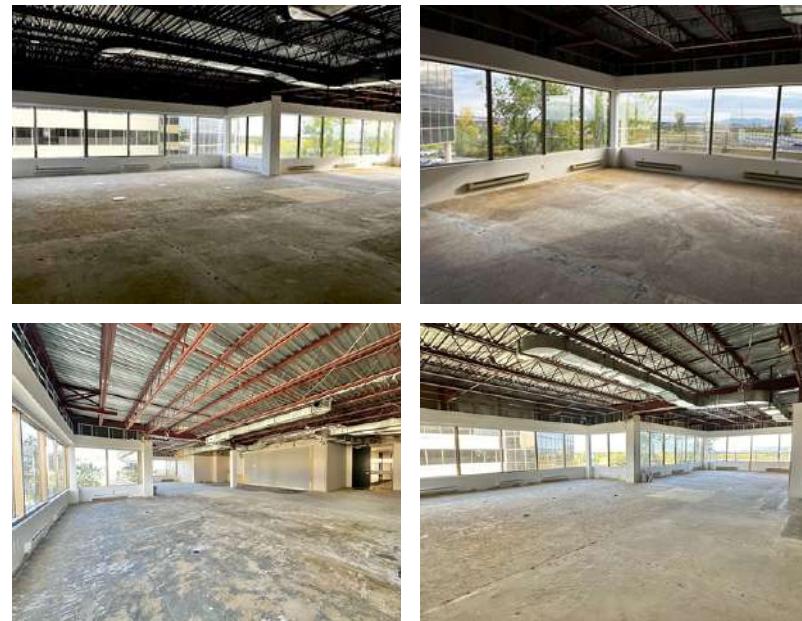
Leasable area | 3rd floor 1,617 ft²
Suite number 301

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

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



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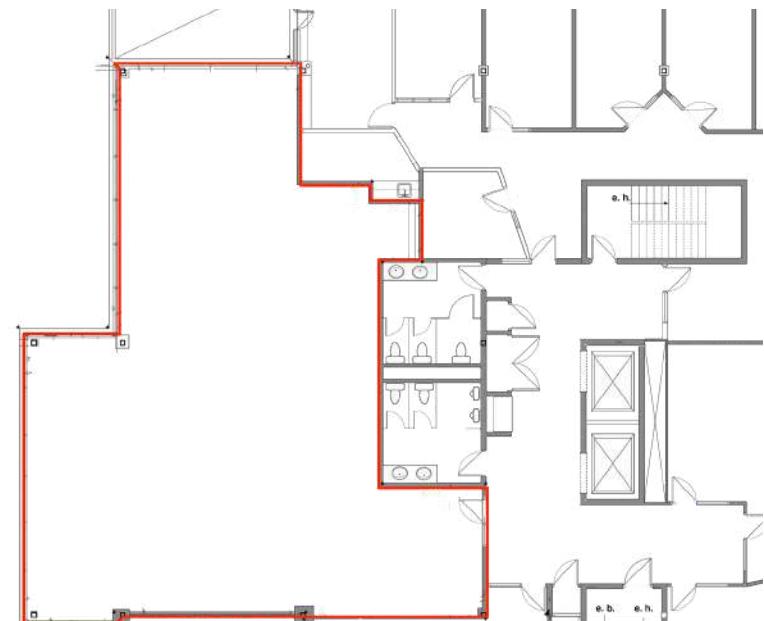


DESCRIPTION

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

| | |
|-------------------------------------|---------------------------|
| Base rent | \$20.00 / ft ² |
| Additional rent | \$10.00 / ft ² |
| Electricity / Energy | Included |
| Tenant allowance (10 year lease) | \$35.00 / ft ² |
| Availability | Immediate |

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



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**





DESCRIPTION

Leasable area | 2nd floor 12,225 ft²

Suite number 200

*Subdividable space

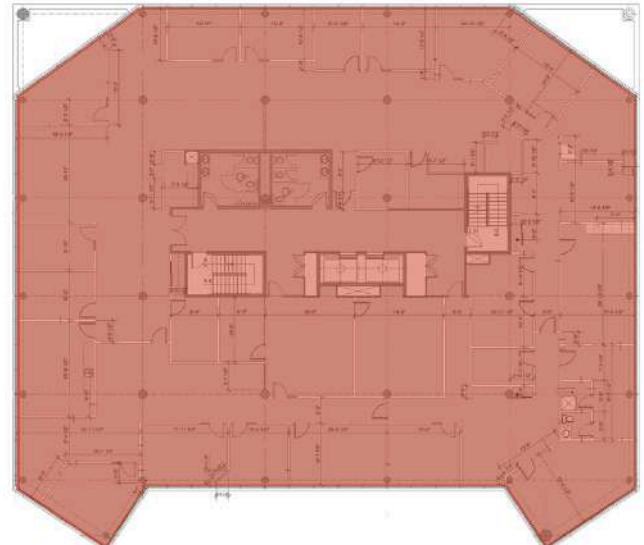
Base rent \$20.00 / ft²

Additional rent \$10.00 / ft²

Electricity / Energy Included

Tenant allowance (10 years lease) 35.00\$ / ft²

Availability December 2025



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



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

Tenant allowance (10 years lease)

35.00\$ / ft²

Availability

Q1-2026



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



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1570, Ampère Street, Suite 402

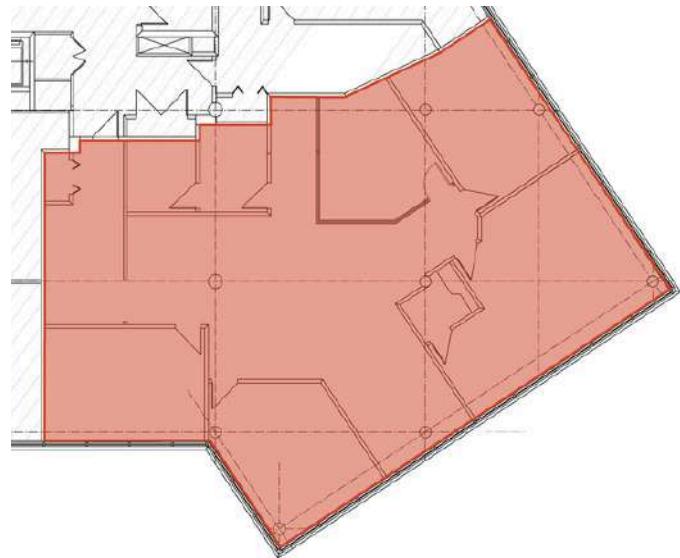


DESCRIPTION

| | |
|---------------------------|-----------------------|
| Leasable area 4th floor | 3,014 ft ² |
| Suite number | 402 |

| | |
|----------------------|---------------------------|
| Base rent | \$20.00 / ft ² |
| Additional rent | \$10.00 / ft ² |
| Electricity / Energy | Included |
| Availability | Immediate |

- **Built-out office space**
- **4 closed offices**
- **Open-plan area**
- **Reception area**
- **Kitchenette**
- **Computer room**
- **Storage room**
- **Private bathroom with shower**



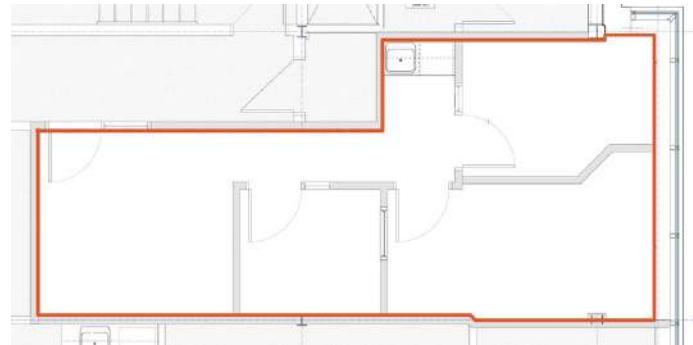
1590, Ampère Street, Suite 301



DESCRIPTION

Leasable area | 3rd floor 588 ft²
Suite number 301

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



- **Built-out office space**
- **2 closed offices**
- **Reception area**
- **Kitchenette**
- **Storage**



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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.



Michel
LABBÉ*

Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



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*Immobilier Michel Labbé inc.

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