

FOR RENT.

1550-1570-1590, Ampère Street
Boucherville



Office spaces

1,319 ft²
1,610 ft²
1,617 ft²
1,665 ft²
1,983 ft²
2,276 ft²
2,489 ft²
3,315 ft²
13,548 ft²



Michel Labbé

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General Information

Net Rent	from \$ 20.00 / ft ²	1550 - Suite 101	1,665 ft ²
Additional Rent (2026)	\$ 10.00 / ft ²	1550 - Suite 103	3,315 ft ²
Electricity / Energy	Included	1550 - Suite 105	1,610 ft ²
		1550 - Suite 301	1,617 ft ²
		1550 - Suite 305	2,489 ft ²
		1570 - Suite 104	2,276 ft ²
		1570 - Suite 300	13,548 ft ²
		1590 - Suite 202	1,983 ft ²
		1590 - Suite 304	1,319 ft ²
		1550 - Suite 300	Shared Offices

Surface areas are approximative.



Technical Points



Construction
 1550 Ampère - 1987
 1570 Ampère - 1990
 1590 Ampère - 2013



Parking
 404 stalls
 Exterior Free of charge
 Interior 1 stall / 2,000 ft²
 Interior additionnal (subject to availability)



Lot #
 5 004 870



Zoning
 C-707 (office)



Sprinklers
 Yes



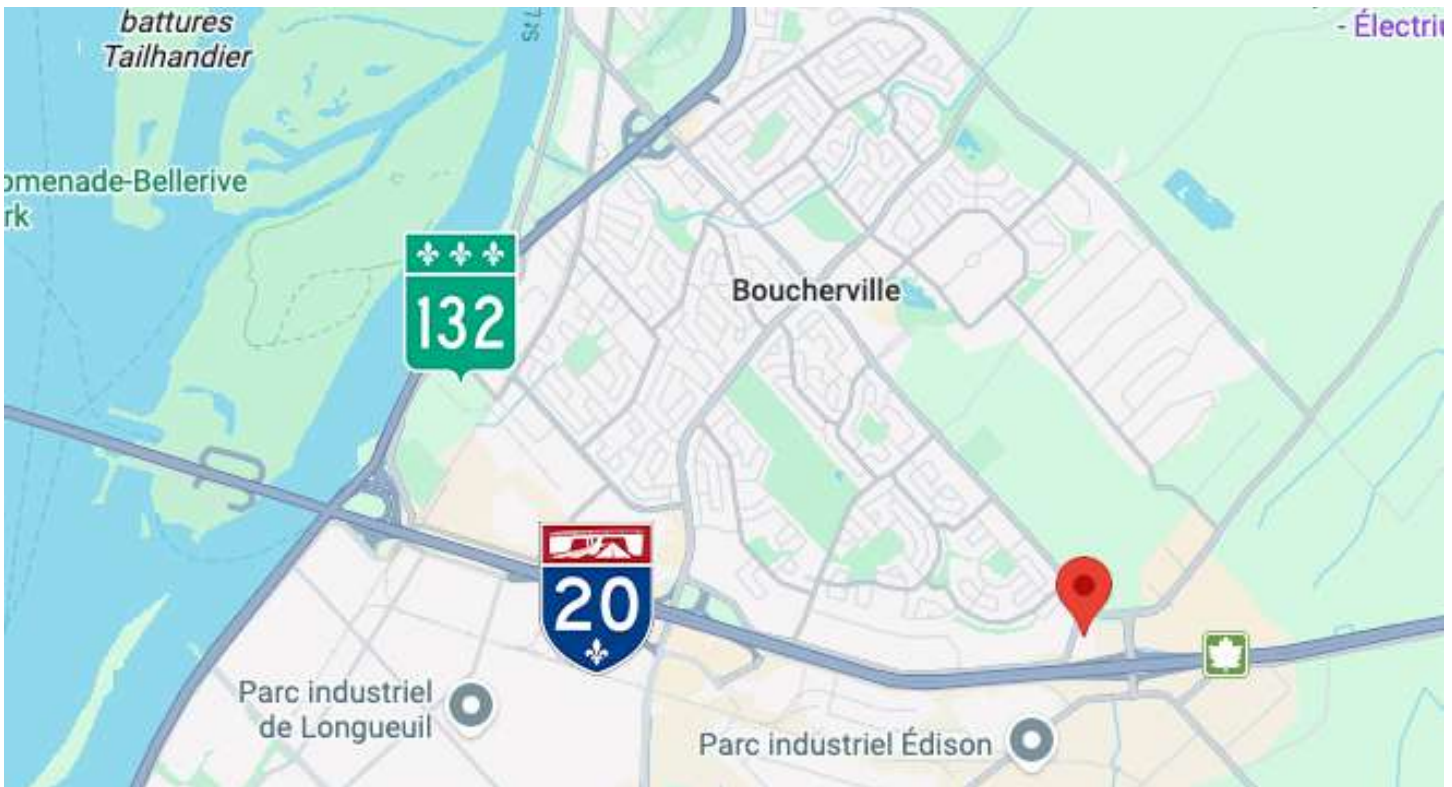
Security
 Magnetic card controlled acces



Ventilation
 Air Conditioning
 Electrical Heating

Highlights

- Office space in a high-end corporate complex
- Easily accessible via **Highways 20, 30, and 132**
- The location of the complex allows access to Montreal in approximately 9 to 14 minutes
- Close to numerous services: banks, restaurants, cafés, **Carrefour de la Rive-Sud**, etc.
- **Abundant windows**
- Building accessible to people with reduced mobility
- Elevators
- **Indoor parking** available (subject to availability)



Public Transit
80, 180, 185, T95



Population
54,251



Households
22,032



Main Roads
A20, R132, A30



Active Population
73,236



Average Household Income
\$186,136



Road Bridges
Louis-H.-La Fontaine Tunnel (± 8 km)

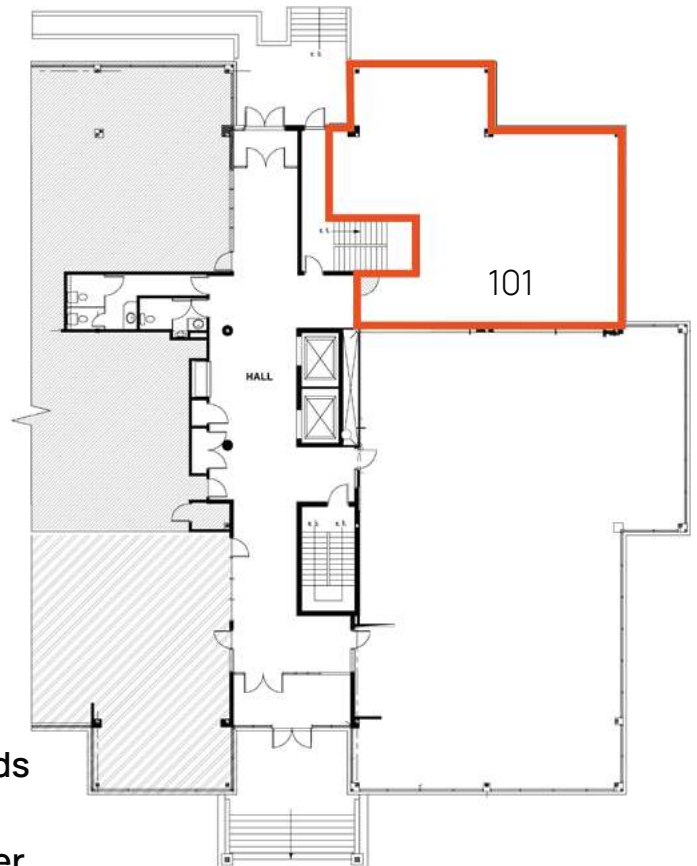
Source : Sitewise - Estimated Statistics 2024 - 5 km Radius

1550 - Suite 101



Description

Area First Floor	1,665 ft ²
Suite Number	101
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



- Layout can be customized to suit your needs
- Premises currently in shell condition
- Windows along the entire exterior perimeter

1550 - Suite 103



Description

Area First Floor	3,315 ft ²
Suite Number	103
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



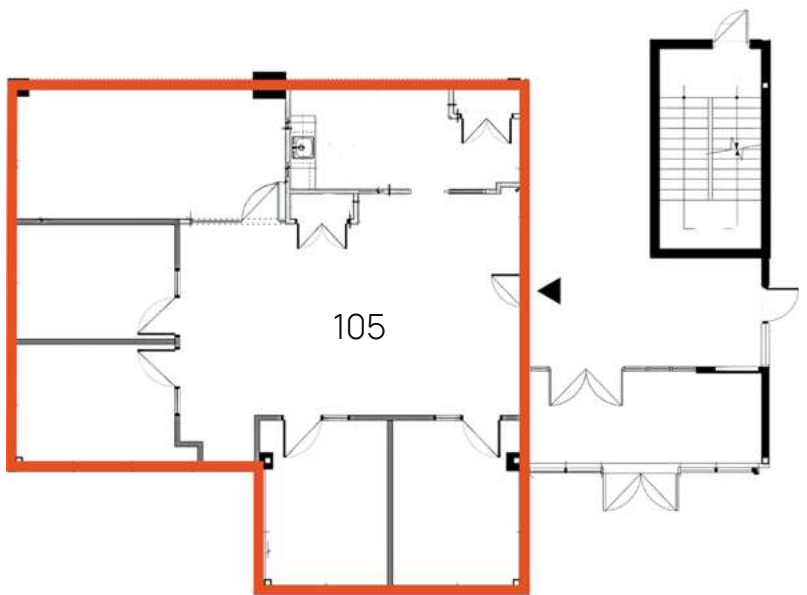
- Layout can be customized to suit your needs
- Partially built-out space
- 4 closed offices
- Windows along the entire exterior perimeter

1550 - Suite 105



Description

Area First Floor	1,610 ft ²
Suite number	105
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Additional Rent (built-out)	\$ 5.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



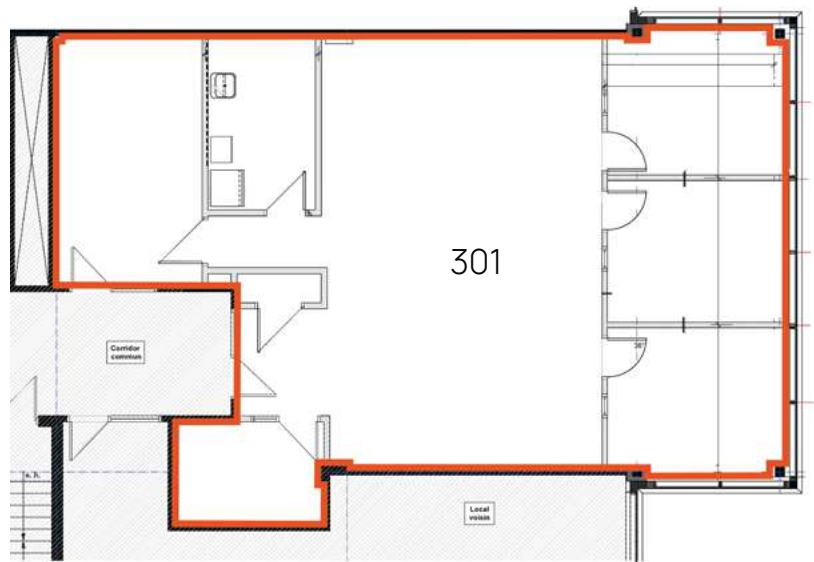
- Fully renovated and newly built-out space (Dec. 2025)
- 4 closed offices
- Open-concept area
- Large conference room
- Kitchenette
- Windows along the entire exterior perimeter

1550 - Suite 301



Description

Area 3 rd Floor	1,617 ft ²
Suite Number	301
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Additional Rent (built-out)	\$ 3.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



- Recently built-out space
- 3 private offices
- Open-concept area
- Conference room
- Kitchenette
- IT room and storage
- Exceptional natural light and views

1550 - Suite 305



Description

Area 3 rd Floor	2,489 ft ²
Suite Number	305
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



- Space can be customized to suit your needs
- Currently in shell condition
- Perimeter windows providing abundant natural light

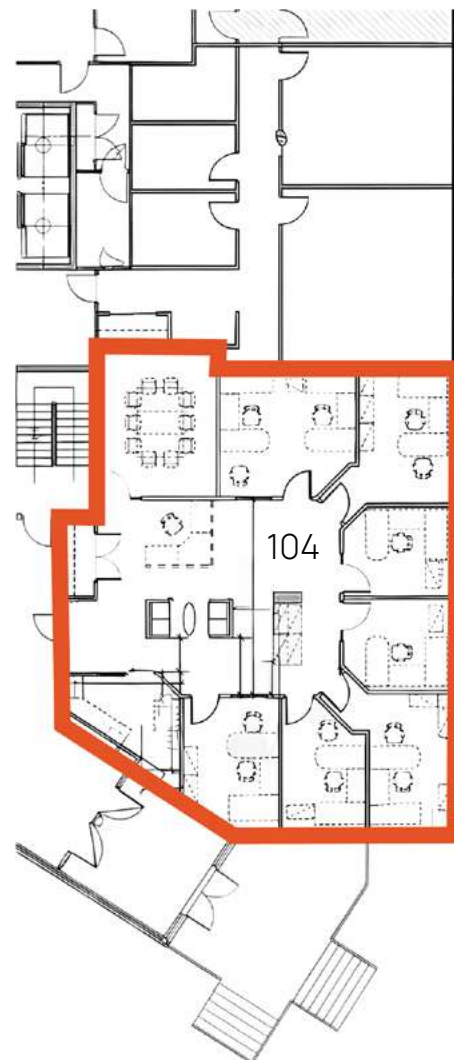
1570 - Suite 104



Description

Area First Floor	2,276 ft ²
Suite Number	104
Net Rent	\$ 23.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	October 2026

- Built-out office space
- 7 private offices
- Open-concept area
- Large conference room
- Kitchenette
- Storage area



1570 - Suite 300



Description

Area 3 rd Floor	13,548 ft ²
Suite Number	300
Full floor subdivisible	
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



- Built-out office space (2010)
- Multiple layout and subdivision possibilities
- Partially furnished leasing option available
- Full floor available

1590 - Suite 202



Description

Area 2 nd Floor	1,983 ft ²
Suite number	202
Net Rent	\$ 23.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



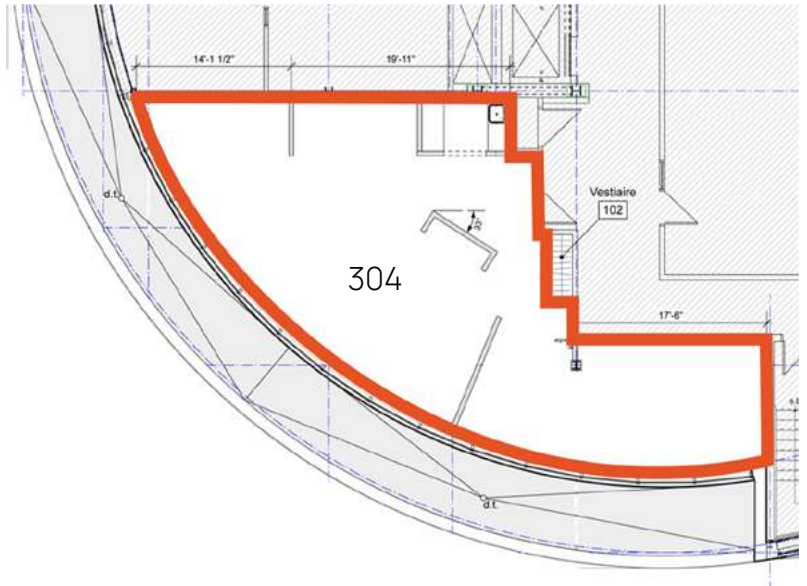
- Built-out office space
- 5 private offices
- Reception / welcome area
- Conference room
- Kitchenette / counter with sink
- Storage area

1590 - Suite 304



Description

Area 3 rd Floor	1,319 ft ²
Suite number	304
Net Rent	\$ 20.00 / ft ²
Additional Rent (2026)	\$ 10.00 / ft ²
Electricity / Energy	Included
Availability	Immediate



- Built-out office space
- Open area
- Large conference room
- Kitchenette / counter with sink

1550 - Suite 300



Description

Co-working Shared Offices on the 3rd Floor

Offices areas 100 to 178 ft²

Suite number 300

Net Rent \$ 500 to \$ 1,200 / month

Availability To be confirmed



- Included in the rent
- Recent build-out improvements
- Furniture (subject to availability)
- Janitorial services
- Electricity / energy
- Wi-Fi internet access
- Access to the conference room
- Access to the kitchenette
- Access to an outdoor terrace

Contact-us



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