

FOR RENT.

1550-1570-1590, Ampère Street
Boucherville



Office spaces

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

Immobilier Michel Labbé Inc.

Partner | Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com

intercom_{si}



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
		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



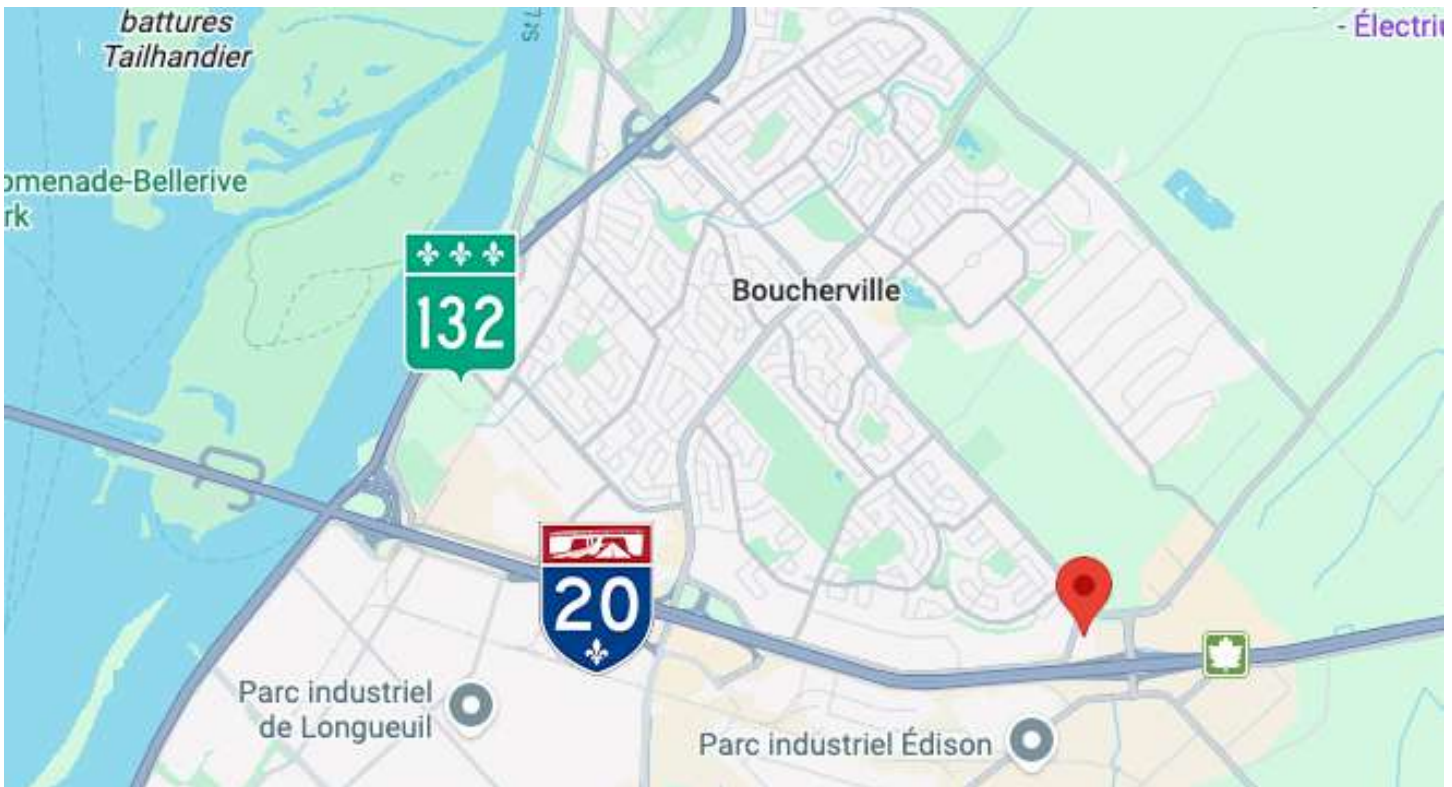
Security
 Magnetic card controlled acces



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)

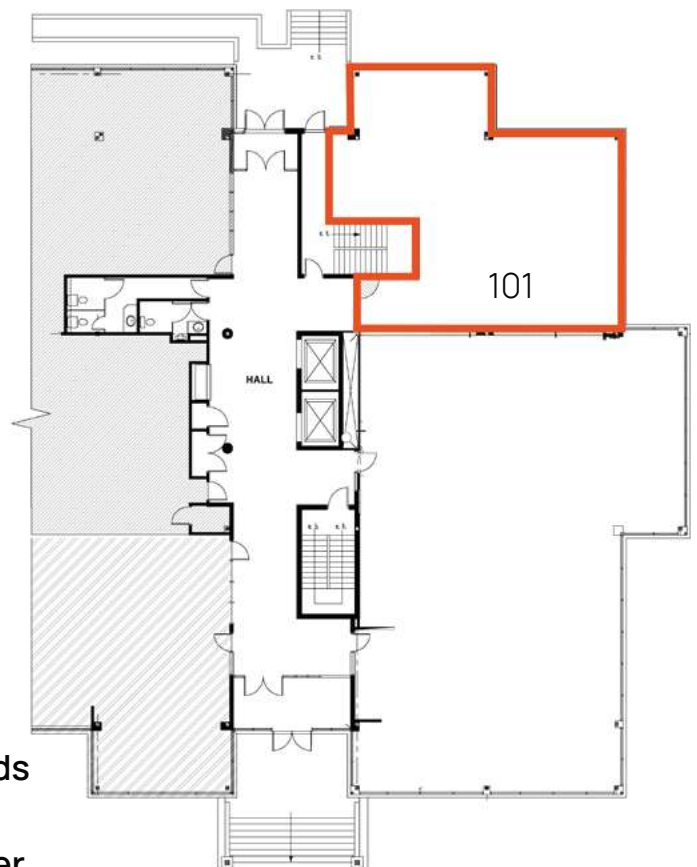
Source : Sitewise - Estimated Statistics 2024 - 5 km Radius

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



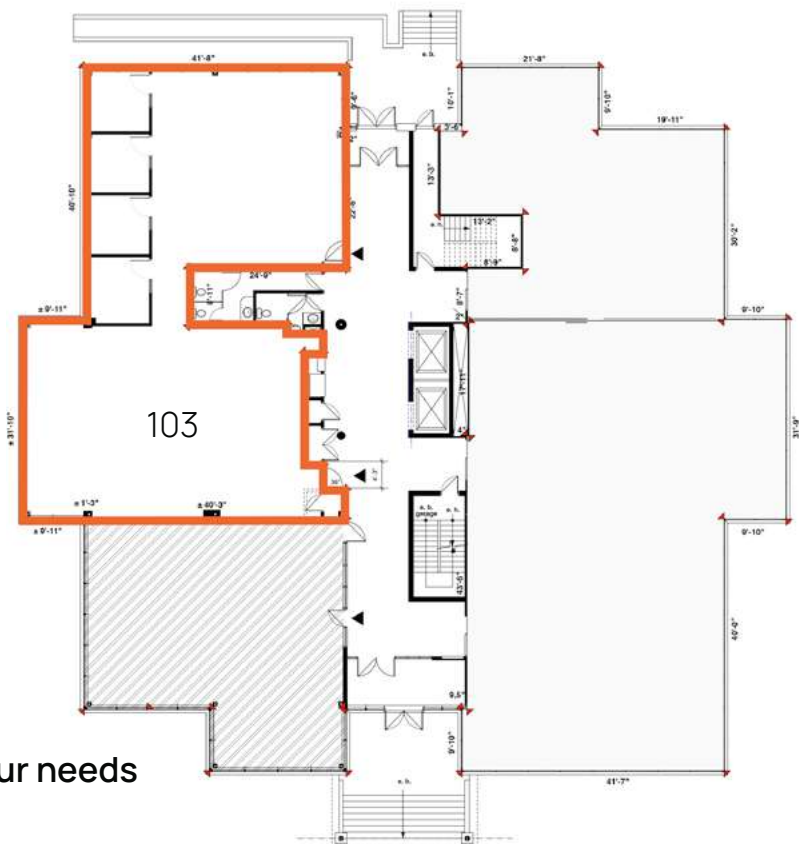
- Layout can be customized to suit your needs
- Premises currently in shell condition
- Windows along the entire exterior perimeter

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



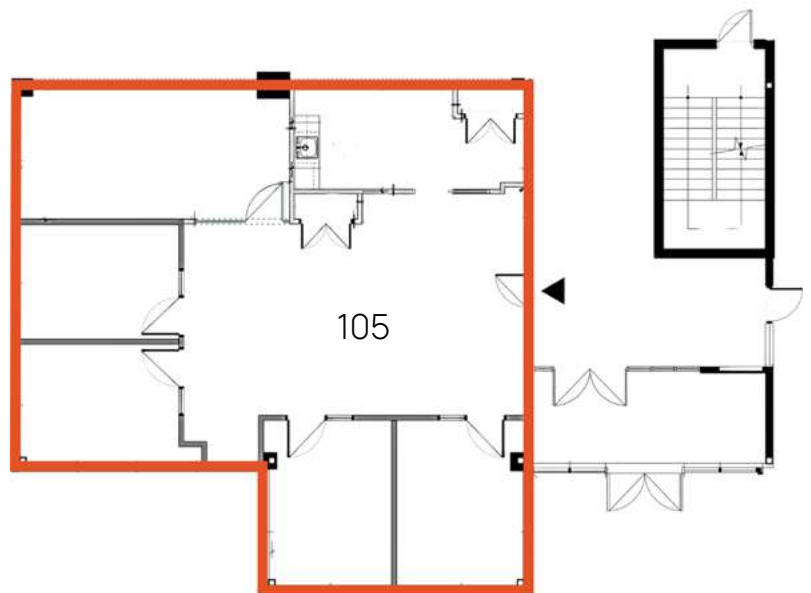
- Layout can be customized to suit your needs
- Partially built-out space
- 4 closed offices
- Windows along the entire exterior perimeter

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



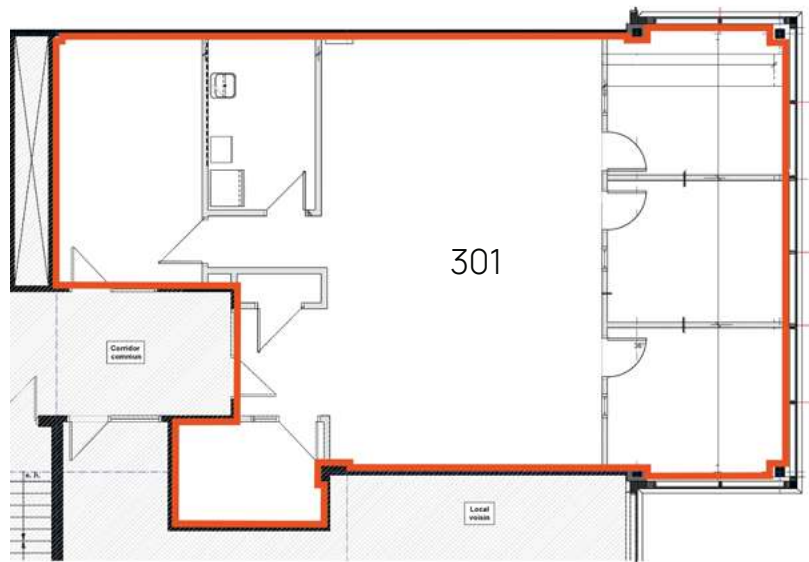
- Fully renovated and newly built-out space (Dec. 2025)
- 4 closed offices
- Open-concept area
- Large conference room
- Kitchenette
- Windows along the entire exterior perimeter

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

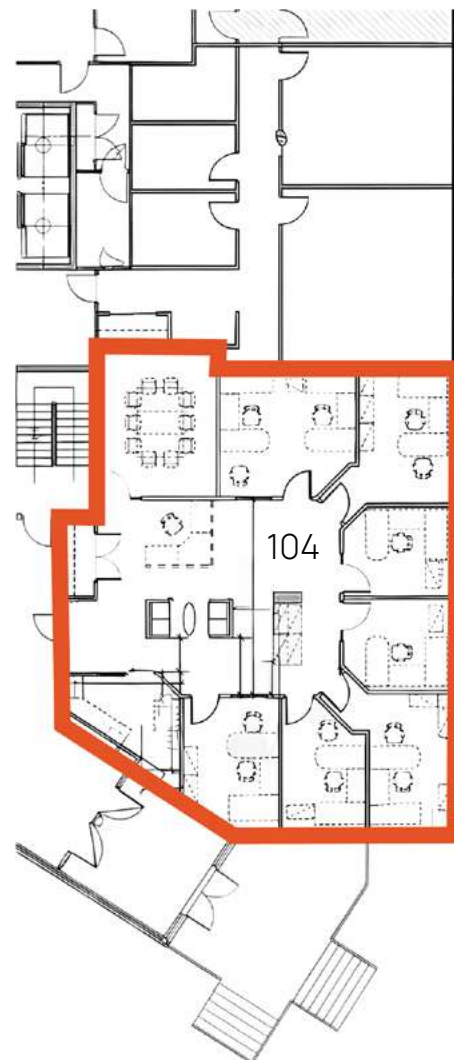
1570 - Suite 104



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

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



Michel Labbé

Immobilier Michel Labbé Inc.

Parter I Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

intercomsi.com



intercom_{si}

A real estate partner that makes all the difference

This document was prepared by Intercom Services Immobiliers for advertising and informational purposes only. This document does not constitute an offer or promise binding the seller, but is an invitation to submit such offers or promises. Intercom Services Immobiliers assumes no responsibility for any errors or omissions whatsoever. This information is provided to the best of our knowledge and may be changed without notice. This publication is the property of Intercom Services Immobiliers and/or its licensors and is protected by copyright © 2026. All rights reserved.

May 12, 2026