

PMML

Suite 210

610 - 620 King Est, Sherbrooke

FOR RENT



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PMML.CA



DESCRIPTION OF THE RENTAL SPACE

A 992-square-foot commercial space with a versatile layout, ideal for a clinic, offices, or professional services. Its former medical layout and lab counter provide an excellent foundation for a tenant looking to set up shop quickly in an accessible and well-established area.

OPTIMAL VOCATION FOR

Medical clinic, professional offices, psychology practice, massage therapy, and hair salon.

SERVICES OFFERED IN THE BUILDING

Pharmacy

AVAILABLE AREA IN SQ. FT.

992 SQ. Ft.



AVAILABILITY
Immediately

CONTIGUOUS SPACE

Yes

AVAILABLE CONTIGUOUS AREA

1,848 sq. ft. as of November 1, 2026

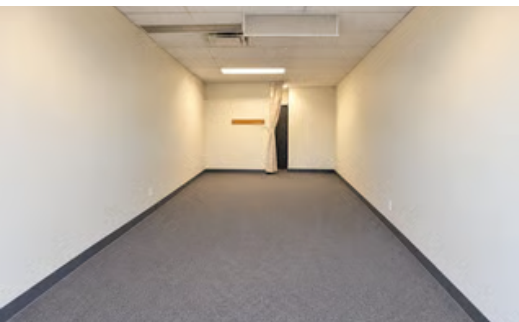
TRANSIT SCORE

57



BIKE SCORE

62



WALK SCORE

92



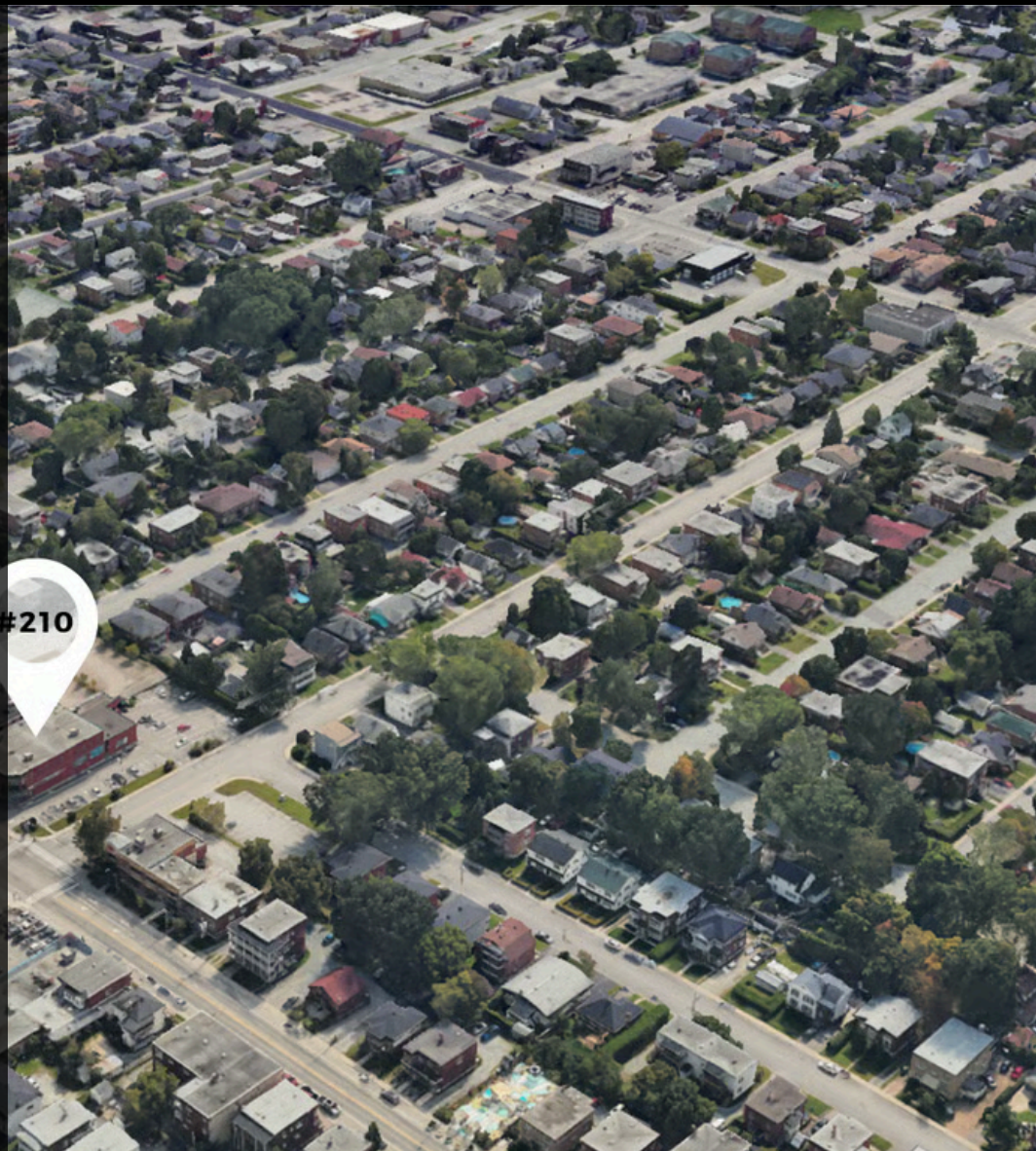
This document does not constitute an offer or a promise to lease that may bind the landlord to the tenant, but rather an invitation to submit lease offers. The remarks, descriptions, characteristics, and financial projections contained herein are provided for indicative purposes only and should not be considered accurate without prior due diligence. The information disclosed comes from sources we consider reliable; however, its accuracy cannot be guaranteed. It is the tenant's responsibility to verify the information and to determine whether they are satisfied with the due diligence conducted following the acceptance of a lease offer.



210 , Sherbrooke

Main attractions of the sector

- Located on King Street East, near Sherbrooke's amenities and major thoroughfares. The area is easily accessible by car and public transportation.



BUILDING DESCRIPTION

General Information

Land size	25 866 SQ. Ft.
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Construction

Clearance Height	8 ft
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Year of Renovation	N/A
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Current Layout	Medical Clinic
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Year of Construction	2000
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Electromechanical System

Heating	Electric baseboard
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Lighting	Neon
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Electricity	At the tenant's expense
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HVAC System	Yes
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Air Conditioning	Yes
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Security	Alarm system
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Parking

Price of Reserved Parking	N/A
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Outdoor Parking	1 parking space included
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Indoor Parking	N/A
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Price of Non-Reserved Parking	N/A
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Area

Adjacent Space	Yes
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Available Surface Area	992 p.c.
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Adjacent Space Available	1,848 sq. ft. as of November 1, 2026
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OTHER INFORMATION

5- or 10-year lease. The space is suitable for various commercial and service uses, subject to municipal regulations and the landlord's approval. Some photographs have been retouched using artificial intelligence to enhance their visual presentation. No permanent features of the property have been altered.

CHARACTERISTICS OF THE LOCATION

Year of renovation	N/A	Manager's Office	N/A
Current Development	Medical Clinic	Kitchen	To be furnished
Free height	8 ft	Climatization	Yes
Reception Area	Yes	Concierge Service	N/A
Internet and Telecoms	At the tenant's expense.	Bathrooms	Yes
Security System	Alarm system	Electricity	At the tenant's expense
Meeting Room	To be furnished	Elevator	N/A
Heating	Electric baseboard		

CONDITIONS OF THE LOCATION TERMS OF THE LEASE

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210

FLOOR

2

AREA

992 SQ. Ft.

BASE RENT

23.00 \$ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT

0.00 \$ / SQ. Ft.

ALLOWANCE

N/A

AVAILABILITY

Immediately

#

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 Accessibility

Access	Route 112 (East King), 8th Avenue South, Papineau Street, and 12th Avenue North.
Public transport	Nearby bus stops on East King Street.
Bike storage	N/A

 Parking

Interior parking	N/A
Reserved parking price	N/A
Exterior parking	1 parking space included
Unreserved parking price	N/A

ZONING

Zone C1370. Commercial uses and other uses permitted under current municipal regulations.

Signalization opportunities

Signalization opportunities	Yes
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