



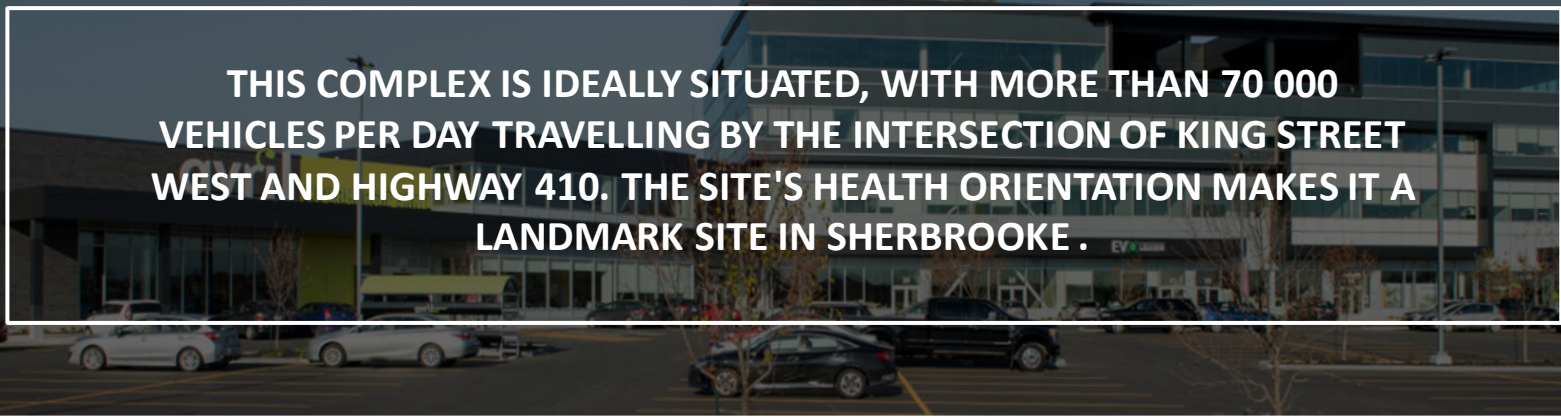
**COMPLEXE DE LA SANTÉ/
11-39 J.-A. BOMBARDIER STREET
OFFICE AND COMMERCIAL – 2 000 to 22 000 SQ.FT.**





INFORMATION

COMPLEXE DE LA SANTÉ – 11-39 J.-A. BOMBARDIER STREET



THIS COMPLEX IS IDEALLY SITUATED, WITH MORE THAN 70 000 VEHICLES PER DAY TRAVELLING BY THE INTERSECTION OF KING STREET WEST AND HIGHWAY 410. THE SITE'S HEALTH ORIENTATION MAKES IT A LANDMARK SITE IN SHERBROOKE .

LOCATION

- The Complexe de la santé is ideally situated at the intersection of Highway 410 and King Street West, adjacent to Costco

Easy access to the complex:

- Easy access from all directions due to the traffic light

DETAILS

- +/- 136 000 sq. ft. of office and commercial spaces on 4 floors
- Elevators and green terrace on the roof overlooking the Magog River and the Bellevue and Orford mountains for employees
- Approximately 600 outdoor parking spaces for clients and 175 indoor spaces for employees
- Energy savings with geothermal heating and cooling system
- Space ready to be developed



CURRENT TENANTS

COMPLEXE DE LA SANTÉ

11-39 J.-A. Bombardier Street





PHOTOS

COMPLEXE DE LA SANTÉ/ 11-39 J.-A. BOMBARDIER STREET





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MAP



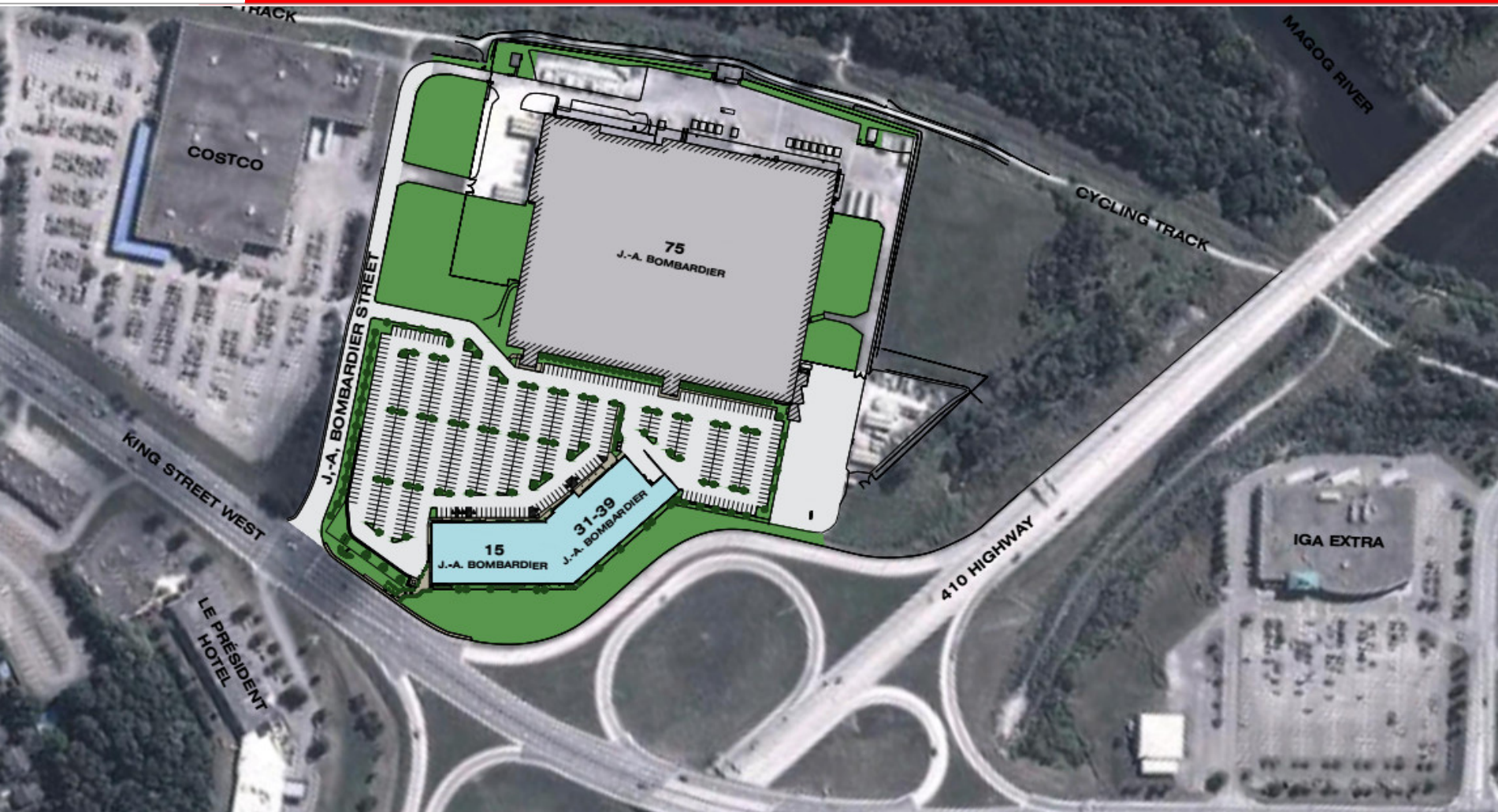
COMPLEXE DE LA SANTÉ – 11-39 J.-A. BOMBARDIER STREET

CONTACT: GENEVIÈVE THERRIEN/ 819-348-2222
G.THERRIEN@IMMEX.CA / IMMEX.CA



SITE PLAN

COMPLEXE DE LA SANTÉ





SITE PLAN

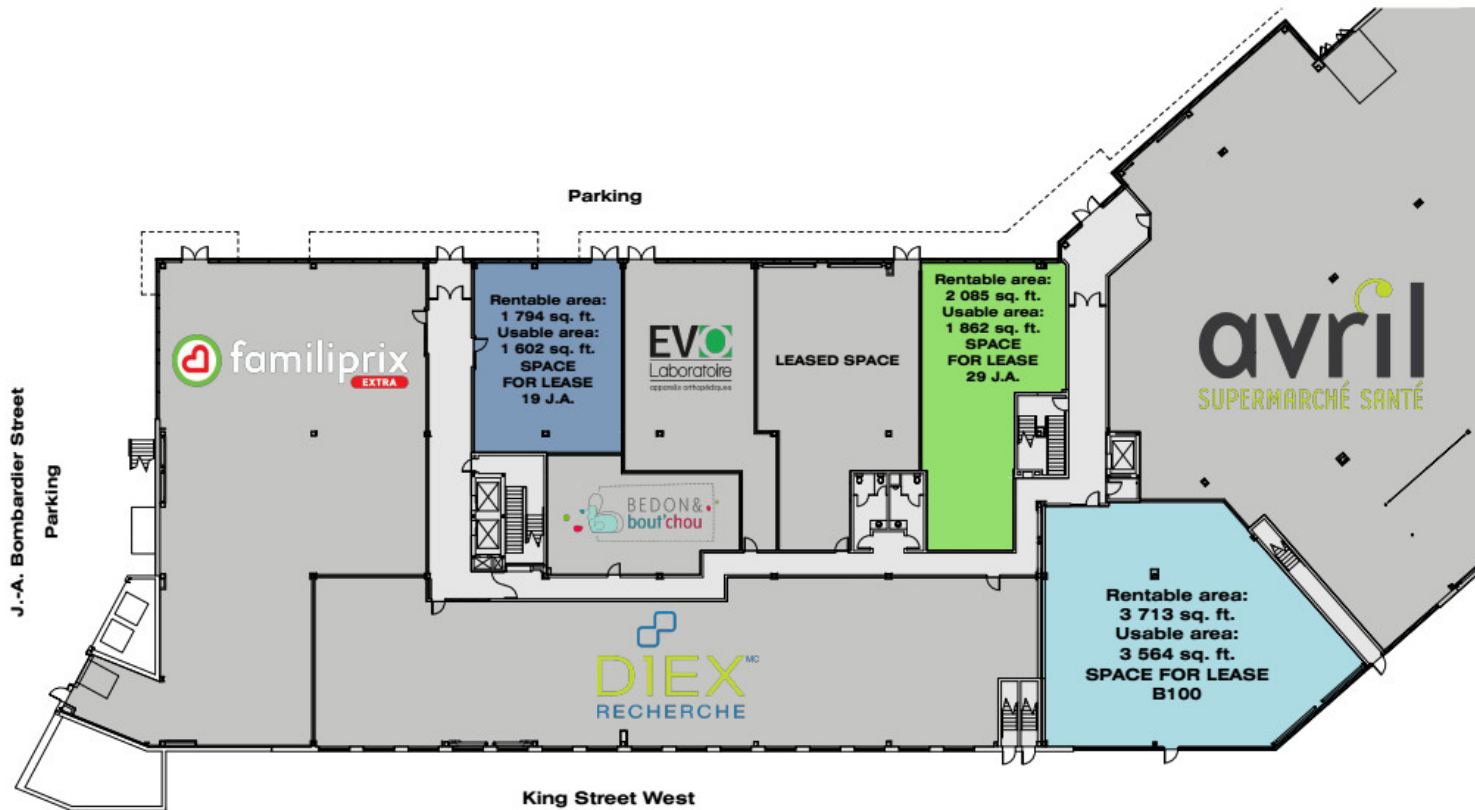
COMPLEXE DE LA SANTÉ





PLAN 11-39 J.-A. BOMBARDIER STREET

GROUND FLOOR / COMPLEXE DE LA SANTÉ

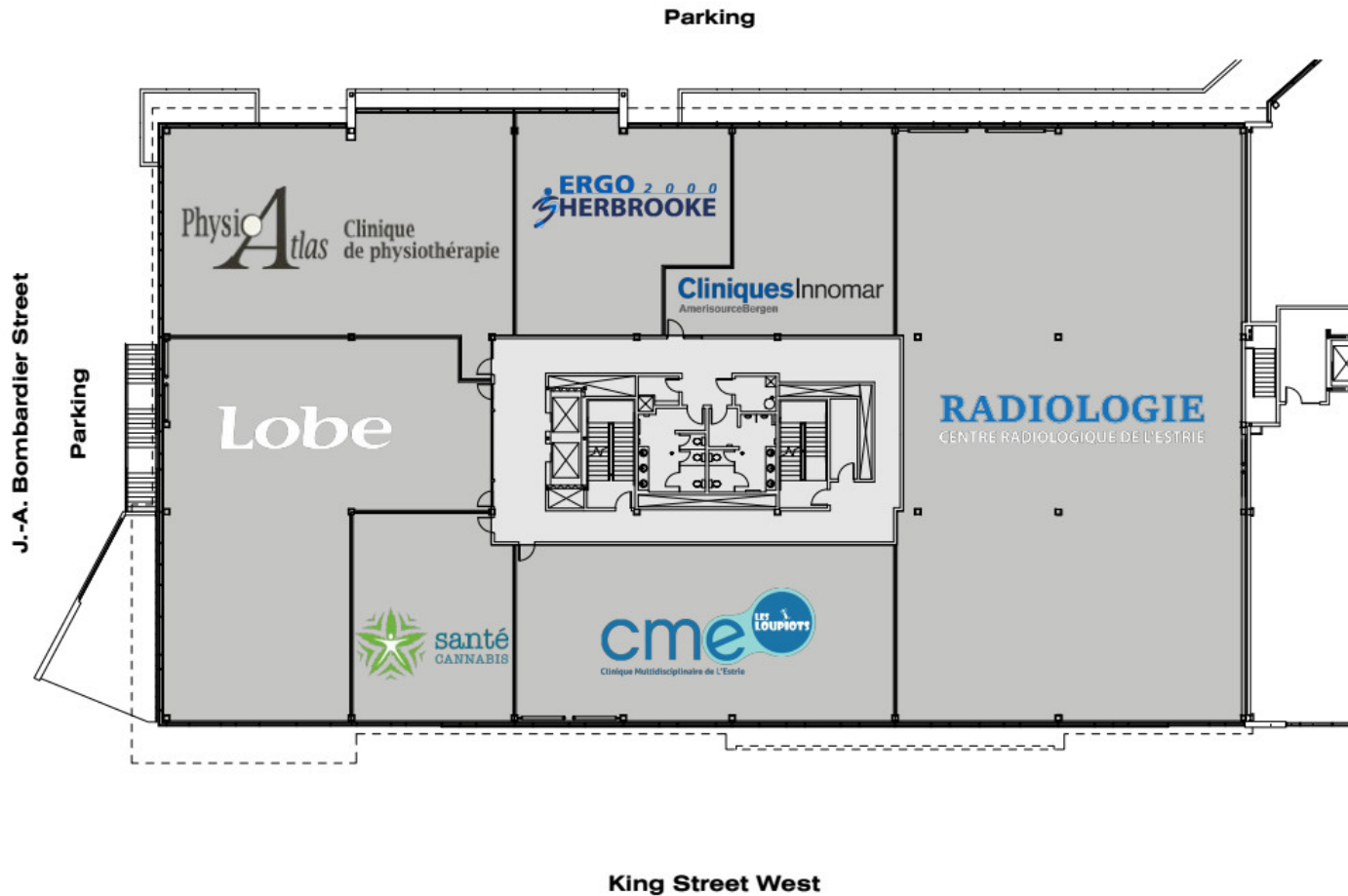


LEVEL 1



PLAN 15 J.-A. BOMBARDIER STREET

LEVEL 2 / COMPLEXE DE LA SANTÉ

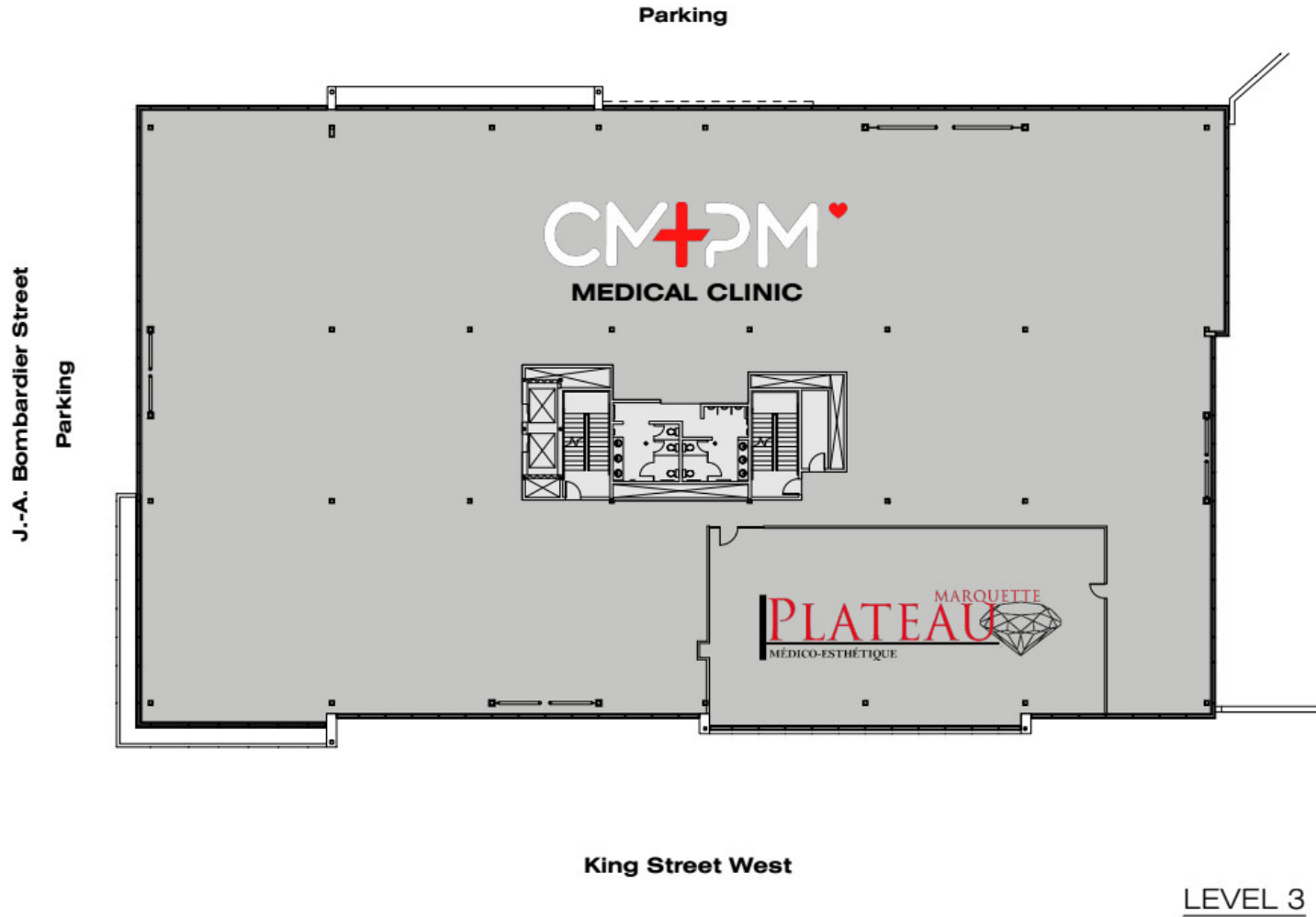


LEVEL 2 (15 J.-A.)



PLAN 15 J.-A. BOMBARDIER STREET

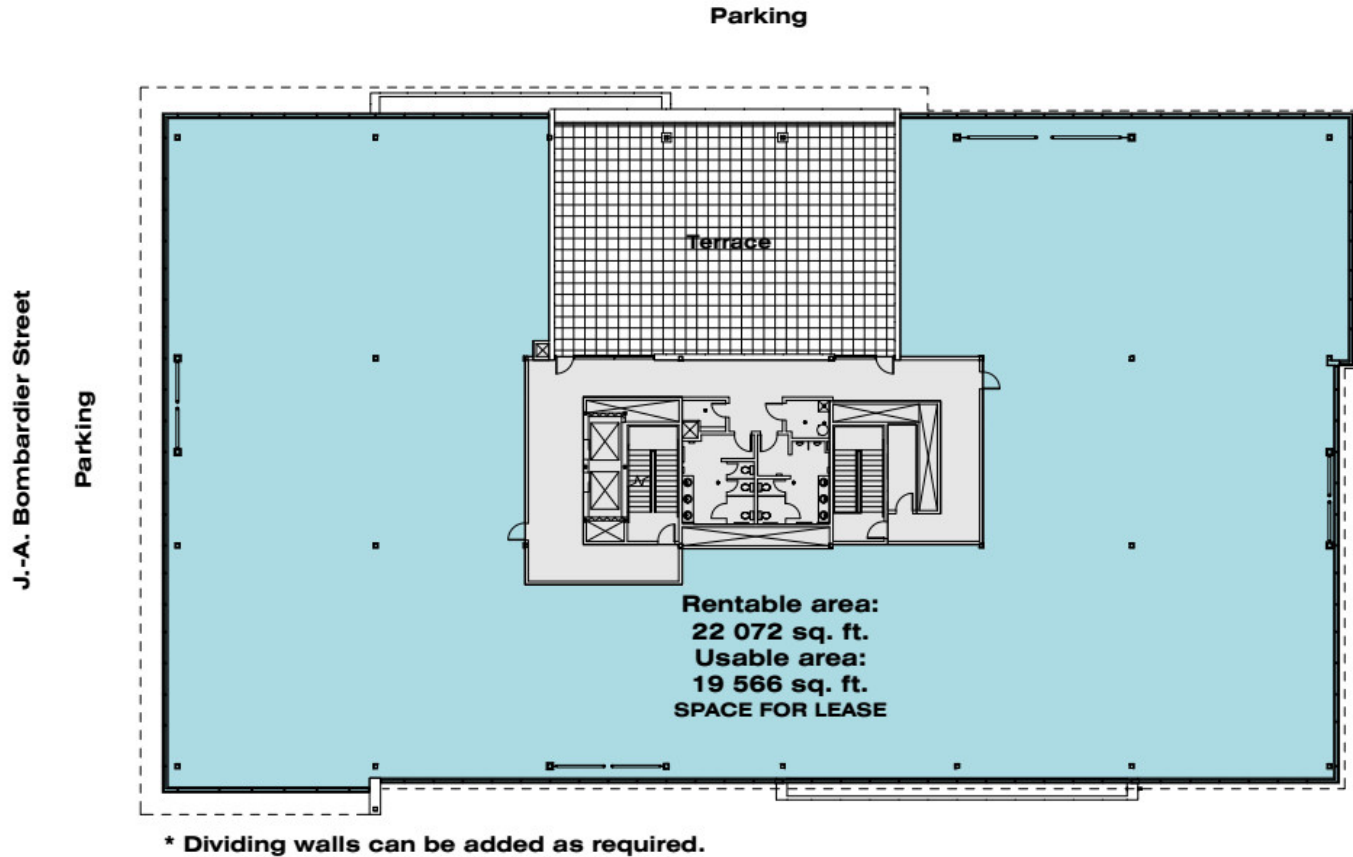
LEVEL 3 / COMPLEXE DE LA SANTÉ





PLAN 15 J.-A. BOMBARDIER STREET

LEVEL 4 / COMPLEXE DE LA SANTÉ

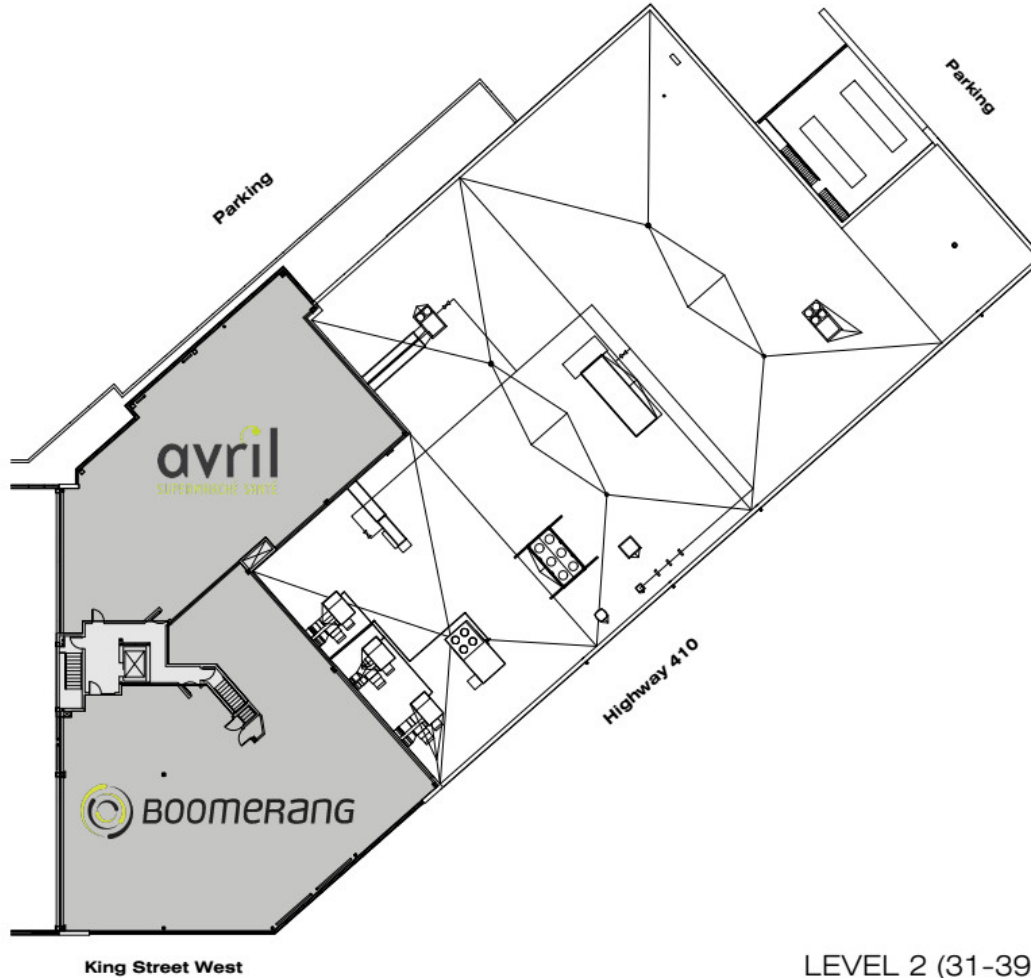


LEVEL 4



PLAN 31-39 J.-A. BOMBARDIER STREET

LEVEL 2 / COMPLEXE DE LA SANTÉ





IMMEX

QUALITY, CUSTOMIZED AND PROMPT SERVICES

**MORE THAN 1.7 MILLION SQ. FT.
OF OFFICE, COMMERCIAL,
AND INDUSTRIAL SPACES**

FOUNDED OVER 45 YEARS AGO



**IMMEX PROMOTES SOCIAL ENGAGEMENT
IN THE COMMUNITY AND IS COMMITTED
TO REDISTRIBUTING 1% OF ITS
ANNUAL REVENUES TO VARIOUS
CAUSES AND CHARITIES.**

A HIGHLY REGARDED COMPANY

IMMEX owns more than 1.7 million square feet of property in approximately 30 office, commercial, and industrial buildings, and more than 3.5 million square feet of land for development.

Founded over 45 years ago, IMMEX Société Immobilière has acquired extensive expertise and recognition as a leader in real estate development and management in Sherbrooke.

IMMEX TEAM

The IMMEX team is composed of more than 30 dedicated employees who are experienced in development, property management, and building maintenance. Our qualified team is made up of project managers, builders, and entrepreneurs.

QUALITY SERVICES FOR OUR TENANTS

IMMEX is known as an efficient real estate developer and property manager. We take great care to maintain and modernize our buildings. Our commitment to our tenants is characterized by our personal service and our prompt response time.



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