



COMPLEXE LE BARON / 3200-A KING ST. WEST (BUILDING #2) OFFICE & COMMERCIAL – 1,500 to 45,000 SQ.FT.



COMPLEXE LE BARON



A LOUER 819 348-2222

BUREAU & COMMERCIAL 1 500 à 45 000 pi²

 **cora**
Déjeuners et diners

3200





INFORMATION

COMPLEXE LE BARON – 3200-A KING ST. WEST (BUILDING #2)

THE CONSTRUCTION OF COMPLEXE LE BARON AND THE RENOVATIONS OF GOUVERNEUR HOTEL IN THE LAST MONTHS HAVE GREATLY IMPROVED THIS PART OF KING STREET WEST AND CONFIRMED THE MAJOR APPEAL OF THIS SECTOR IN SHERBROOKE.

LOCATION

- Located on the south side of King Street West between Marconi and Don Bosco South Streets and near highway 410

Easy access to complex:

- 5 accesses on 3 streets (King West, Marconi and Don Bosco South) and two traffic lights

DETAILS

- +/- 110,000 sq. ft. of office and commercial space and 5 storey building
- The Complexe Le Baron has 2 buildings with +/- 150,000 sq. ft.
- Elevators and a vegetated terrace for employees on the roof overlooking the Magog River and Bellevue and Orford mountains
- +/- 550 exterior parking spaces and 150 interior
- Economic use of energy with a geothermic heating and air conditioning system
- Available spaces ready to be developed



CURRENT TENANTS

COMPLEXE LE BARON

3200-B, King St. West



3200-A, King St. West



Plasmavie

Salon des donateurs
de plasma



3D PHOTOS

COMPLEXE LE BARON





PHOTOS

COMPLEXE LE BARON / 3200-A KING ST. WEST





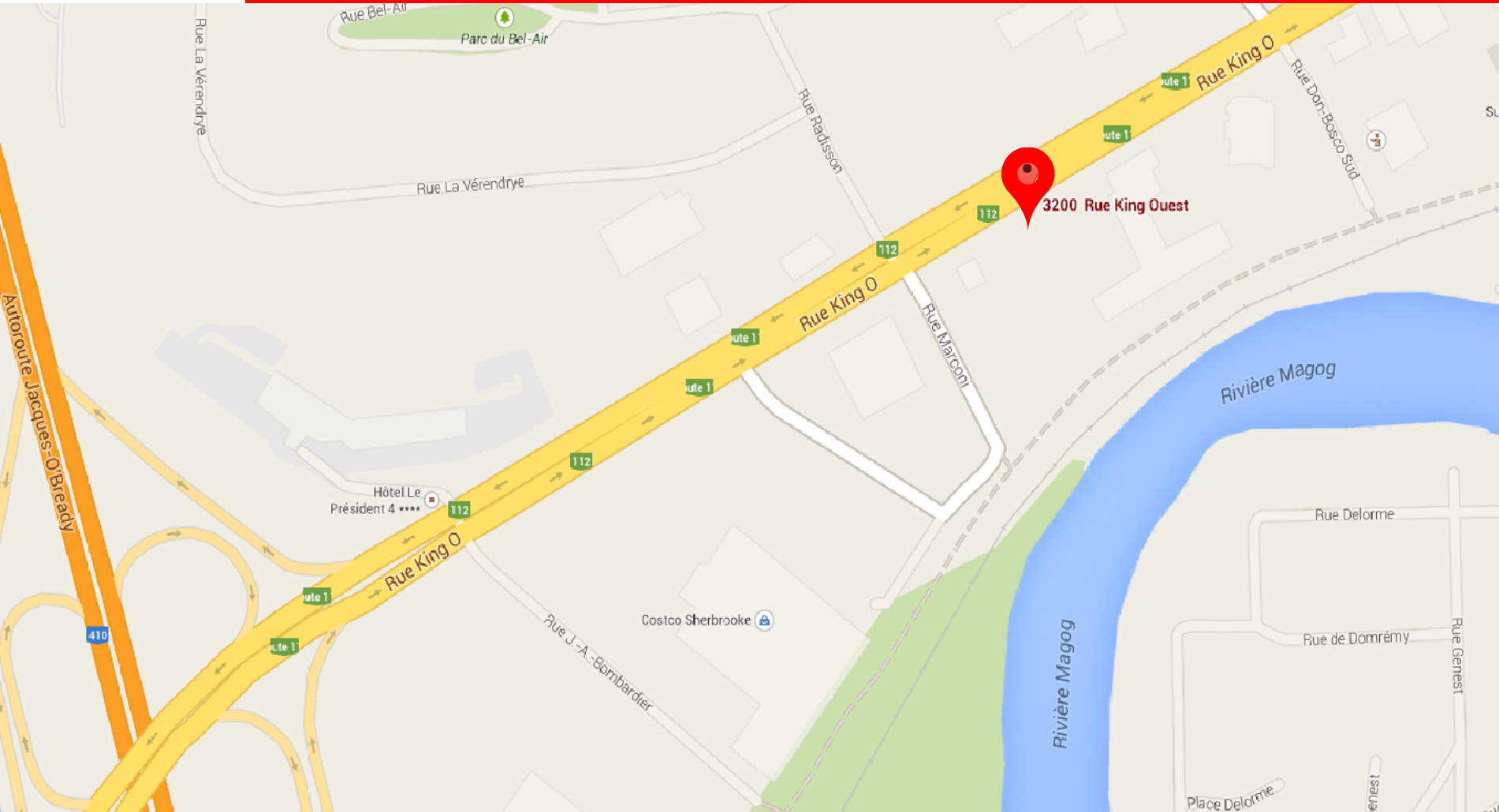
PHOTOS

COMPLEXE LE BARON / 3200-A KING ST. WEST





LOCATION MAP



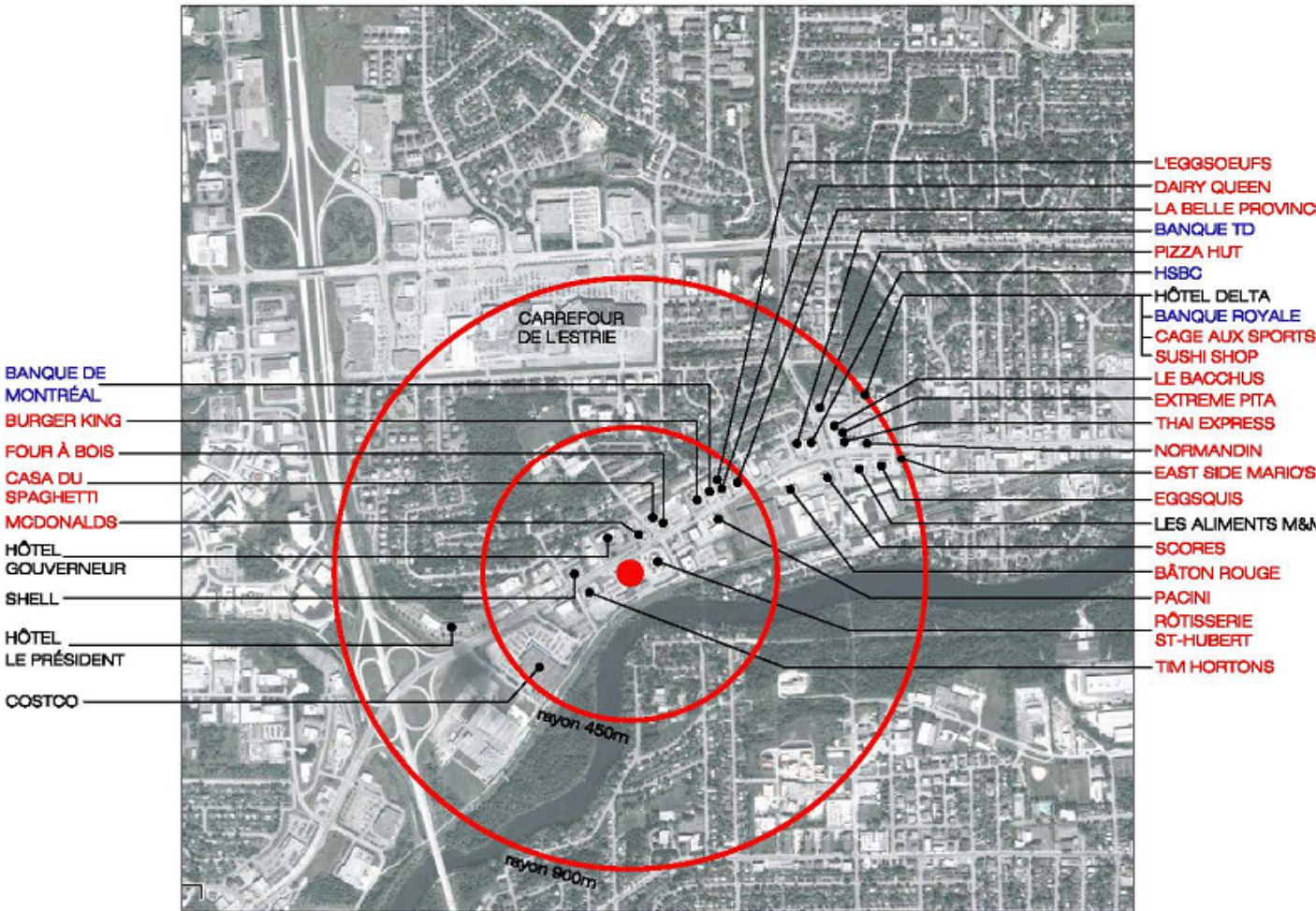
COMPLEXE LE BARON – 3200-A KING ST. WEST

CONTACT : SÉBASTIEN MORIN / 819-348-2222
SMORIN@IMMEX.CA / IMMEX.CA



SURROUNDING SERVICES

COMPLEXE LE BARON



Radius of 450 meters:

- 11 restaurants
- 1 hotel
- 2 banks
- 325,000 sq.ft. of office space

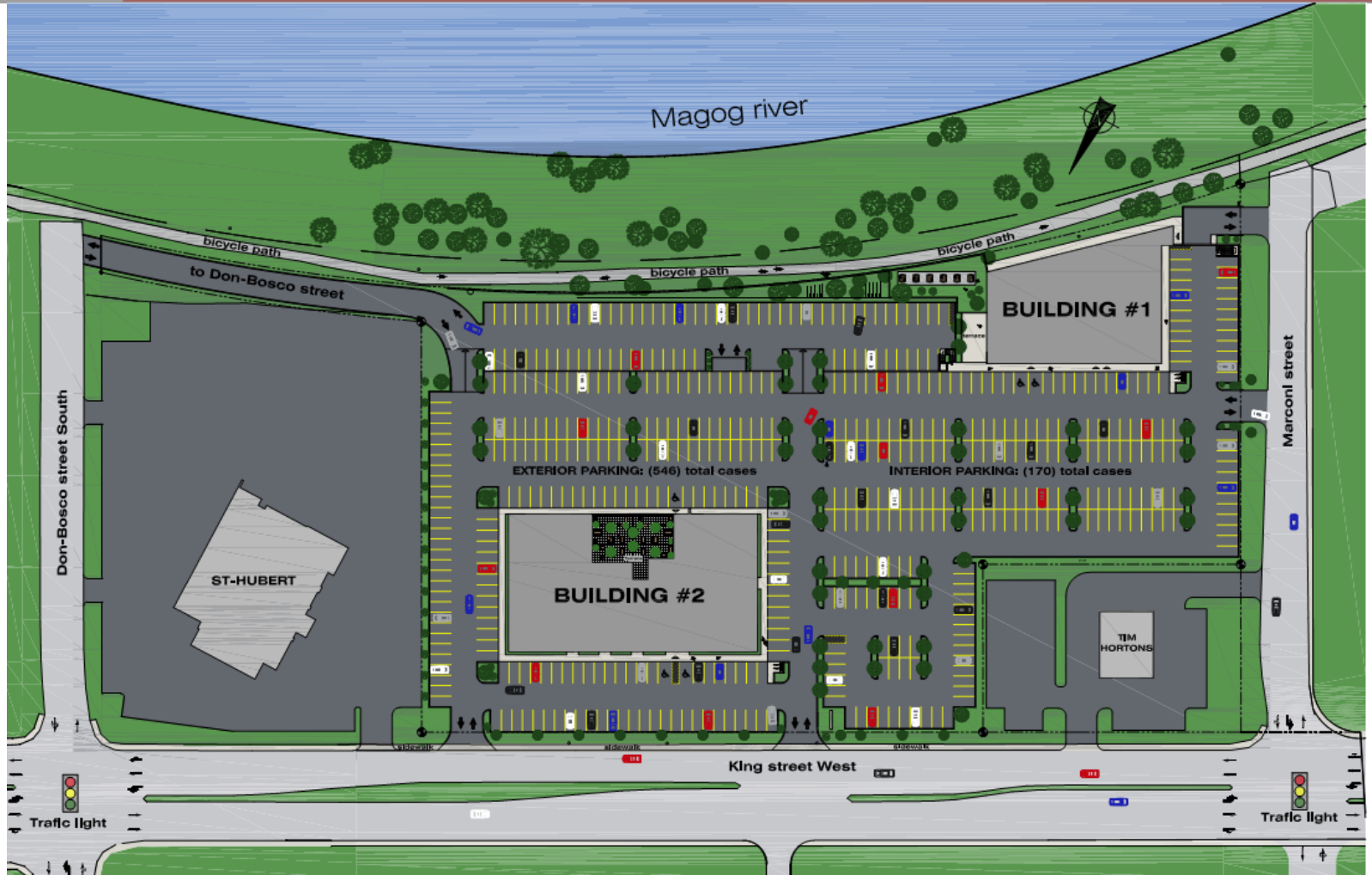
Radius of 900 meters:

- 21 restaurants
- 3 hotels
- 4 banks
- Carrefour de l'Estrie
- 515,000 sq.ft. of office space
- Highway 410



SITE PLAN

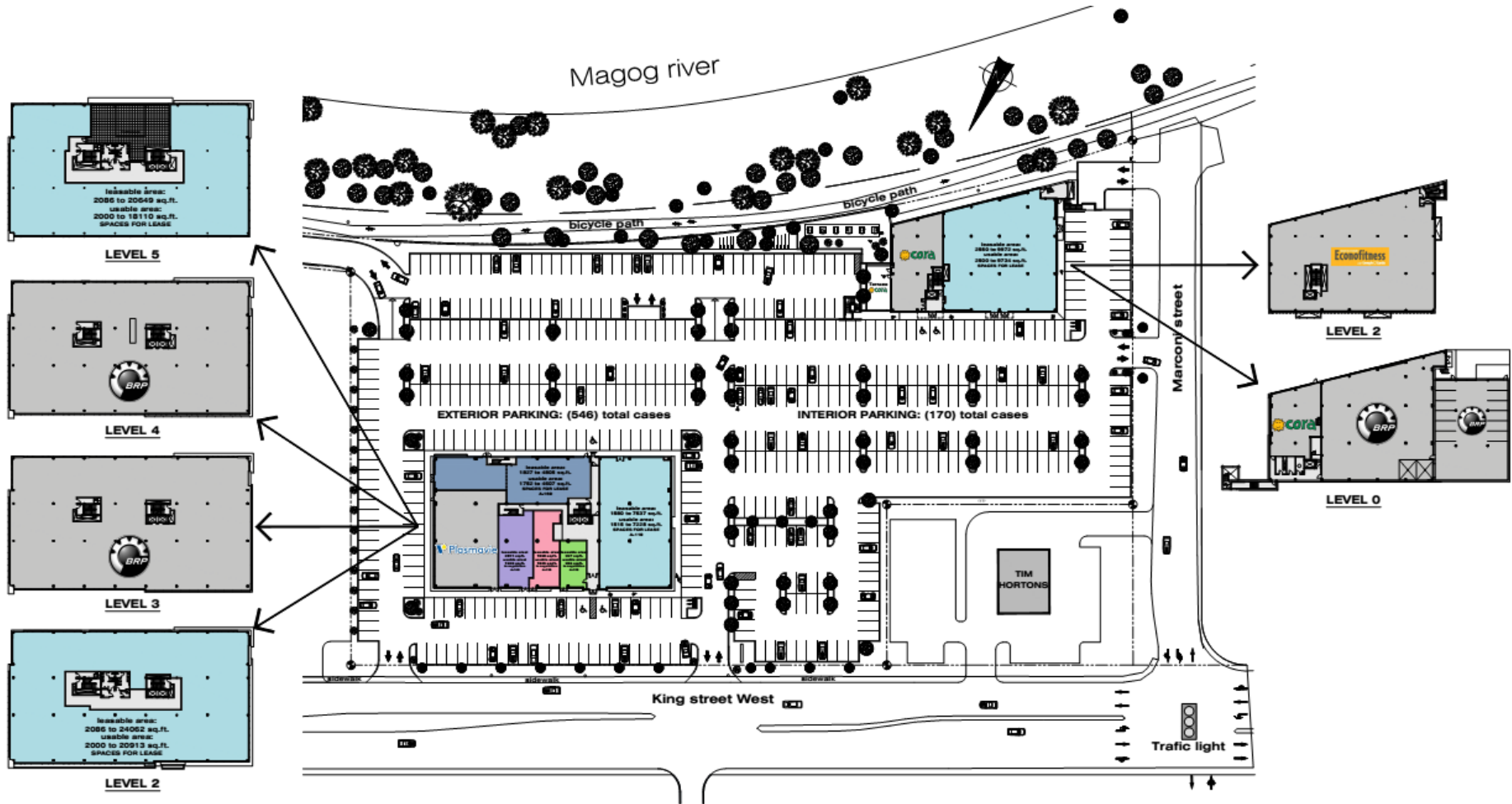
COMPLEXE LE BARON





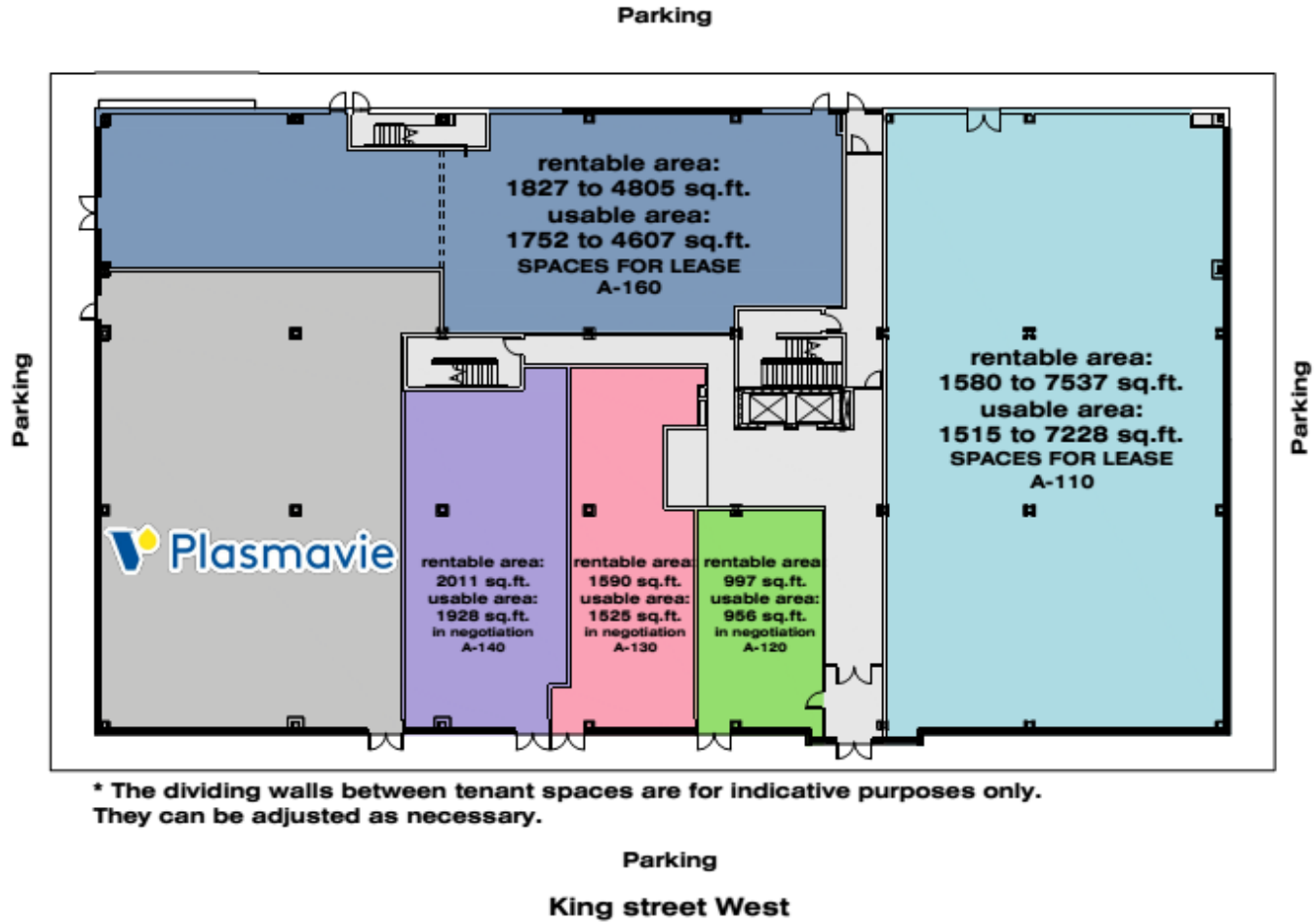
SITE PLAN

COMPLEXE LE BARON





PLAN 3200-A KING ST. WEST (BUILDING #2) GROUND FLOOR / COMPLEXE LE BARON

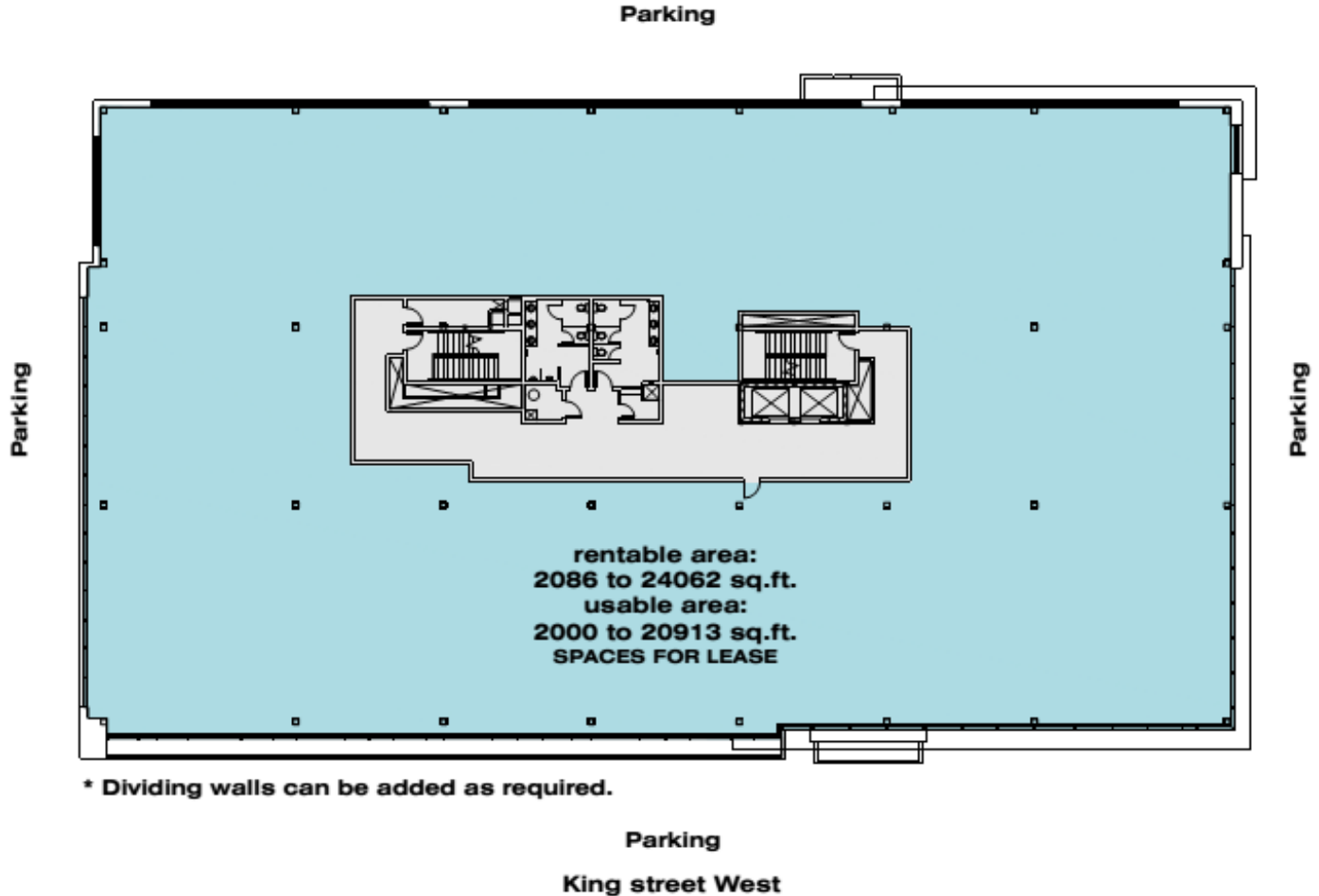


* The dividing walls between tenant spaces are for indicative purposes only. They can be adjusted as necessary.



PLAN 3200-A KING ST. WEST (BUILDING #2)

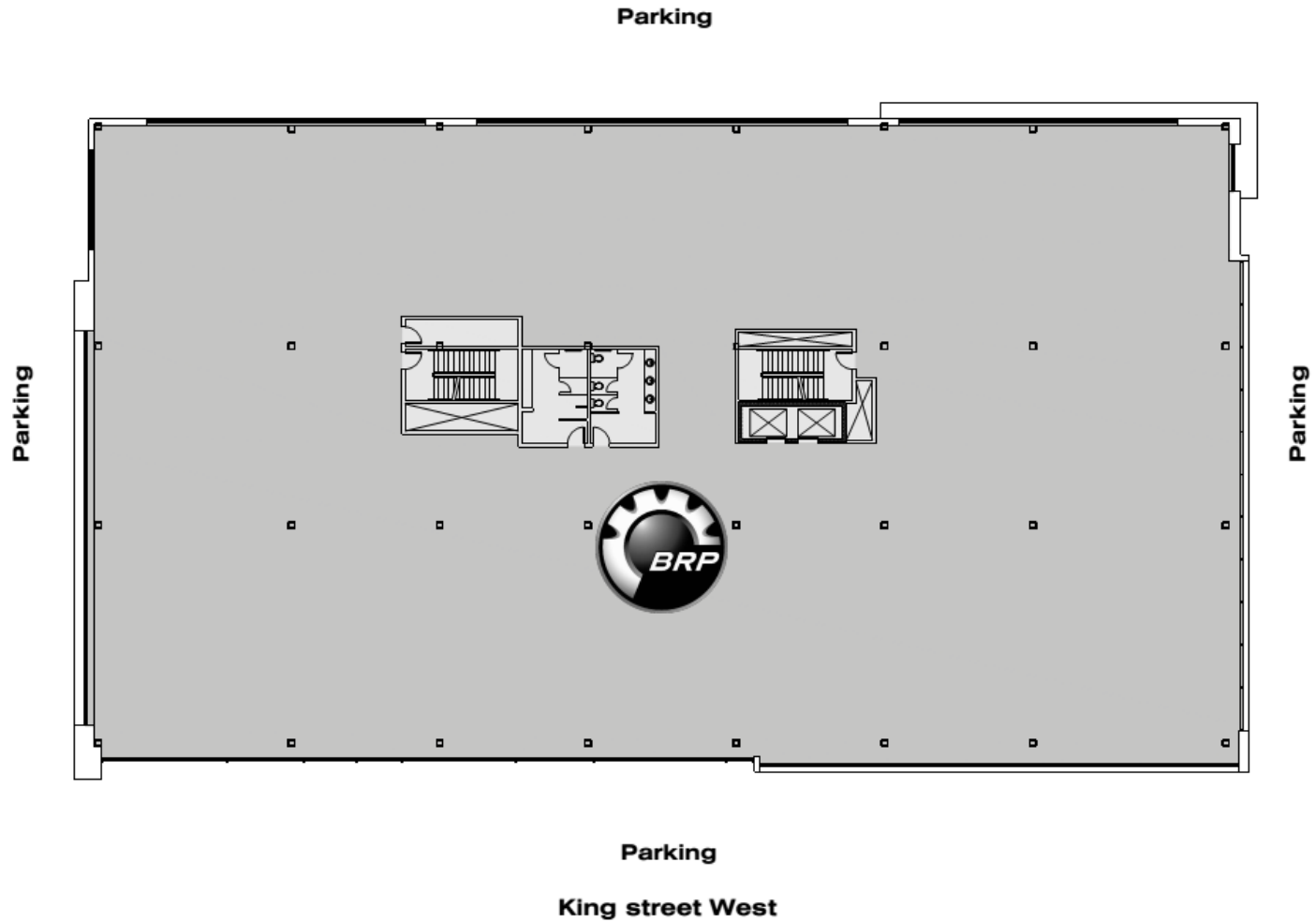
LEVEL 2 / COMPLEXE LE BARON





PLAN 3200-A KING ST. WEST (BUILDING #2)

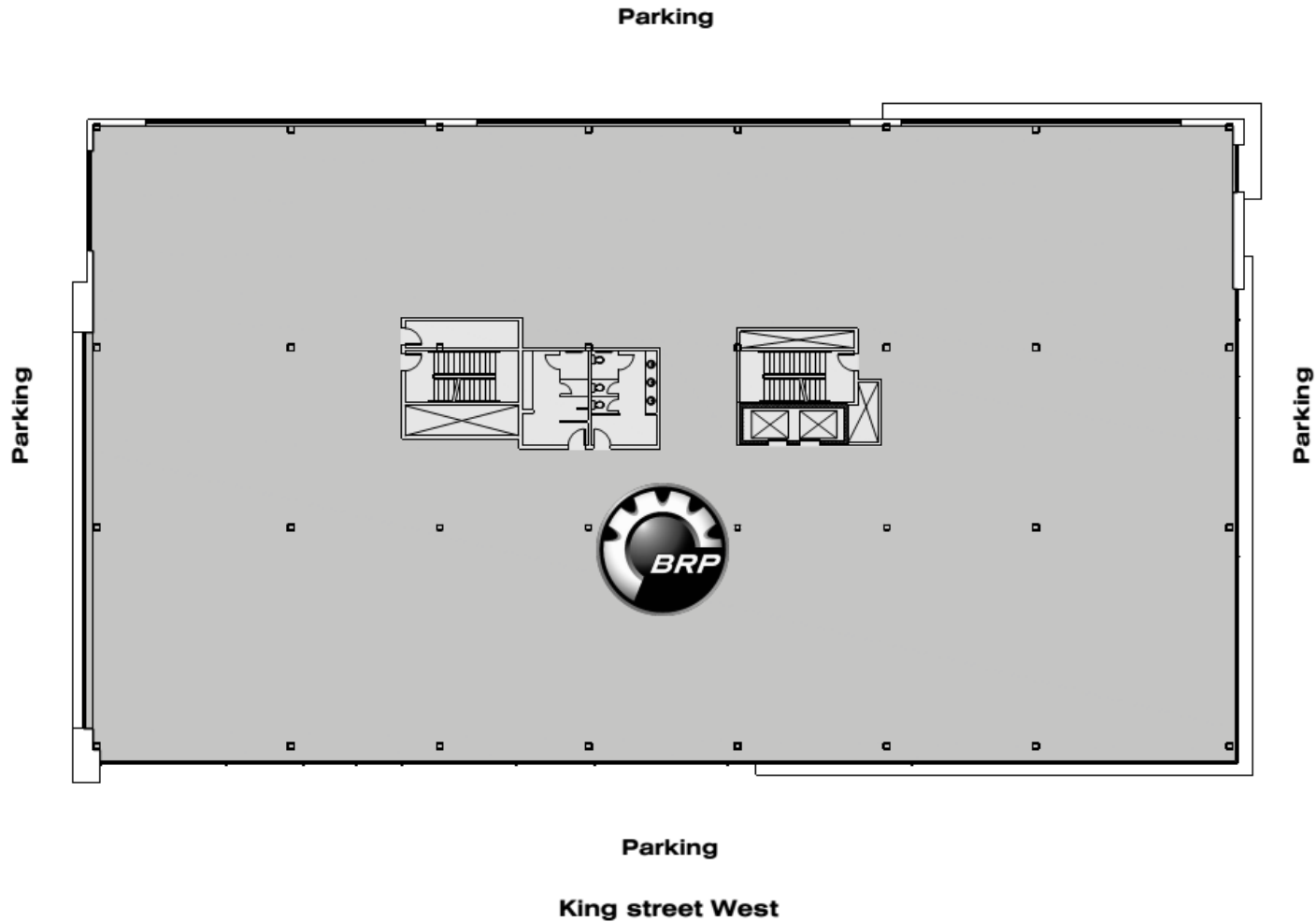
LEVEL 3 / COMPLEXE LE BARON





PLAN 3200-A KING ST. WEST (BUILDING #2)

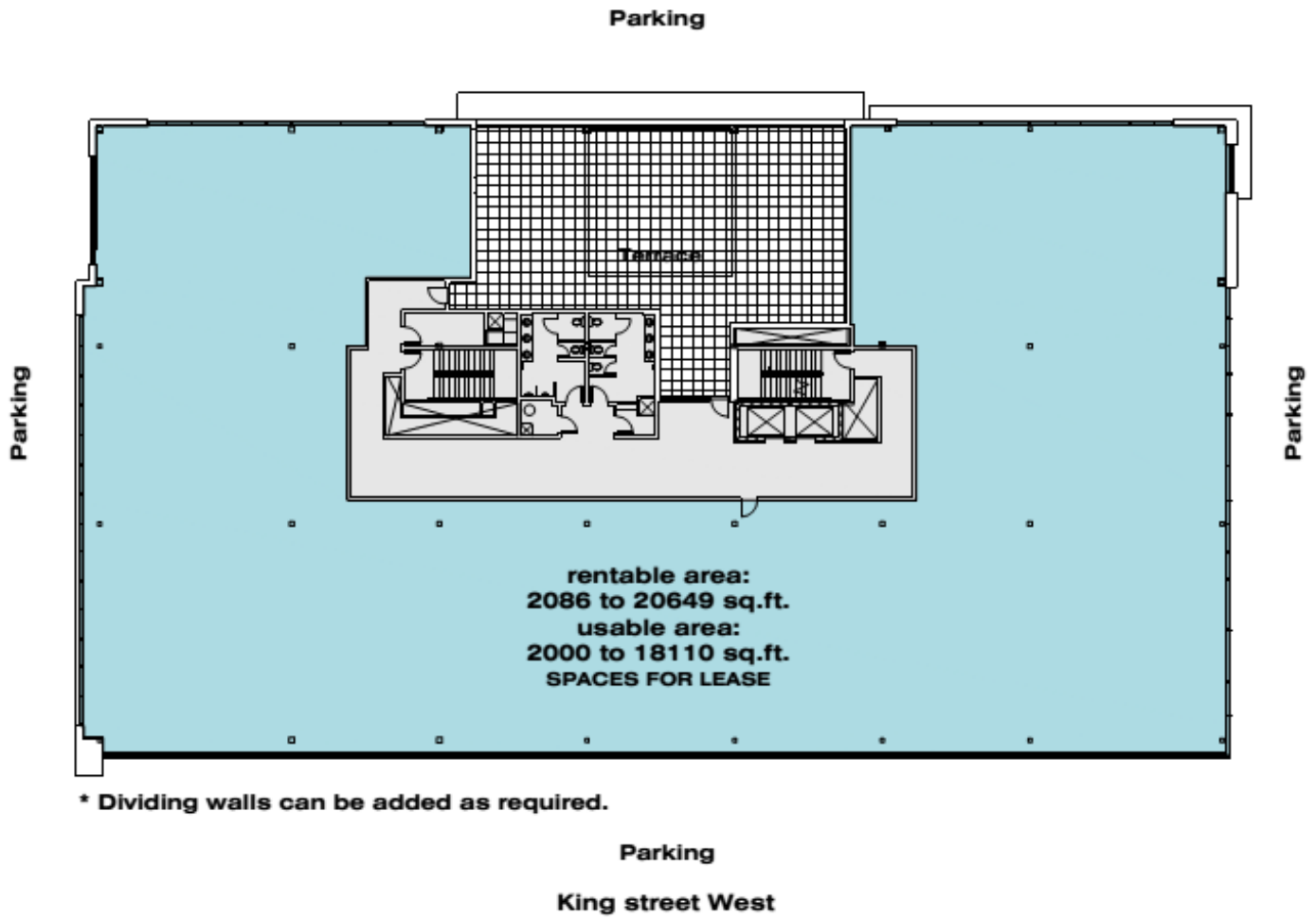
LEVEL 4 / COMPLEXE LE BARON





PLAN 3200-A KING ST. WEST (BUILDING #2)

LEVEL 5 / COMPLEXE LE BARON





IMMEX

QUALITY, PERSONALIZED AND FAST SERVICES

**MORE THAN 1.4 MILLION SQ. FT.
OF OFFICE, COMMERCIAL
AND INDUSTRIAL SPACES**

FOUNDED OVER 40 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 1.4 million square feet of property in approximately thirty office, commercial and industrial buildings, more than 650 apartments located in twelve residential buildings and more than over 3.5 million square feet of land for development.

Founded over 40 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 can rely on 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 distinguished by our personal service and our quick response time.



IMMEX.CA