



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





# 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







# PHOTOS

## COMPLEXE LE BARON







# PHOTOS

## COMPLEXE LE BARON / 3200-A KING ST. WEST







# PHOTOS

## COMPLEXE LE BARON / 3200-A KING ST. WEST







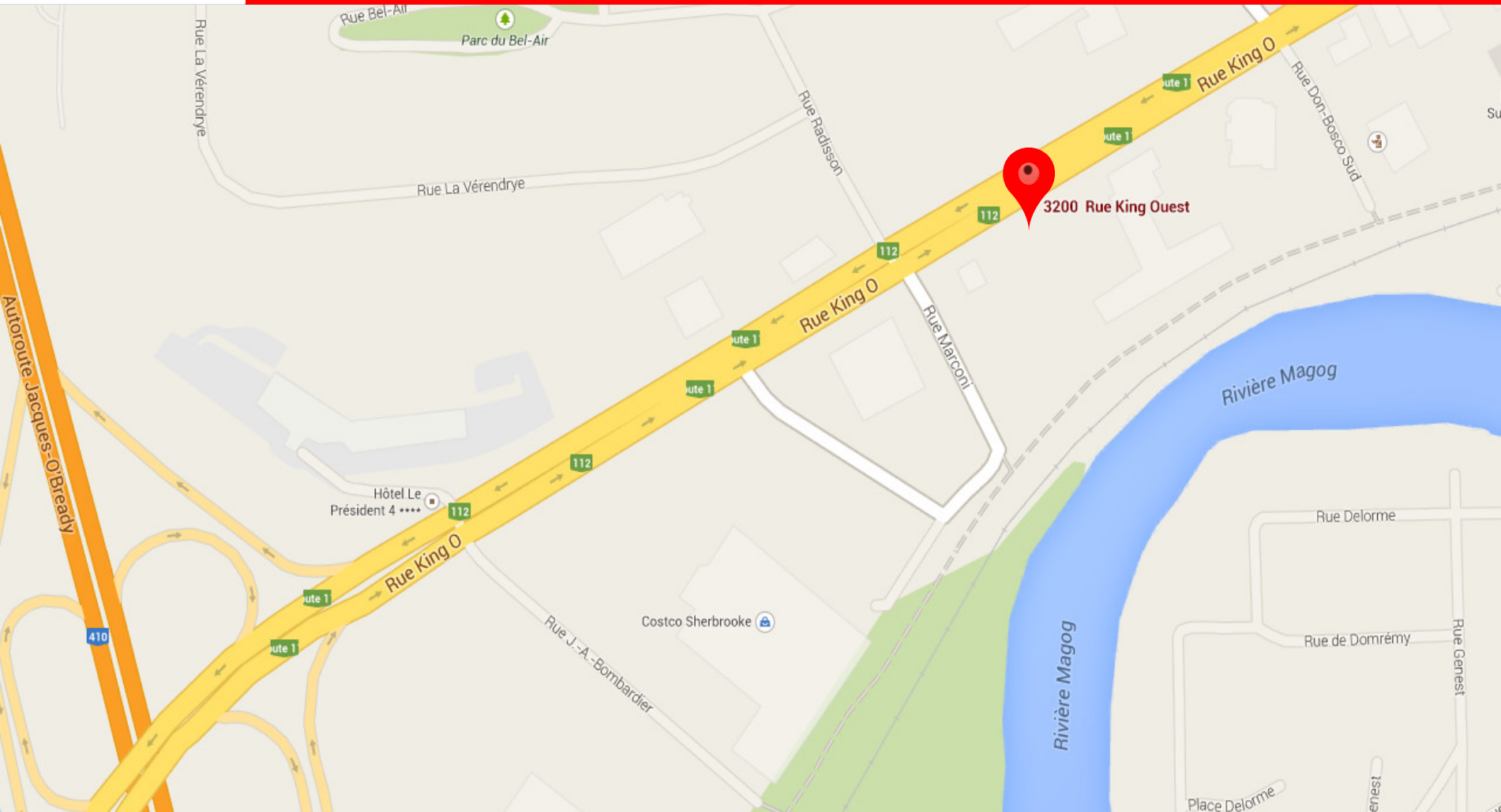
# PHOTOS

## COMPLEXE LE BARON / 3200-A, KING ST. WEST





# LOCATION MAP



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

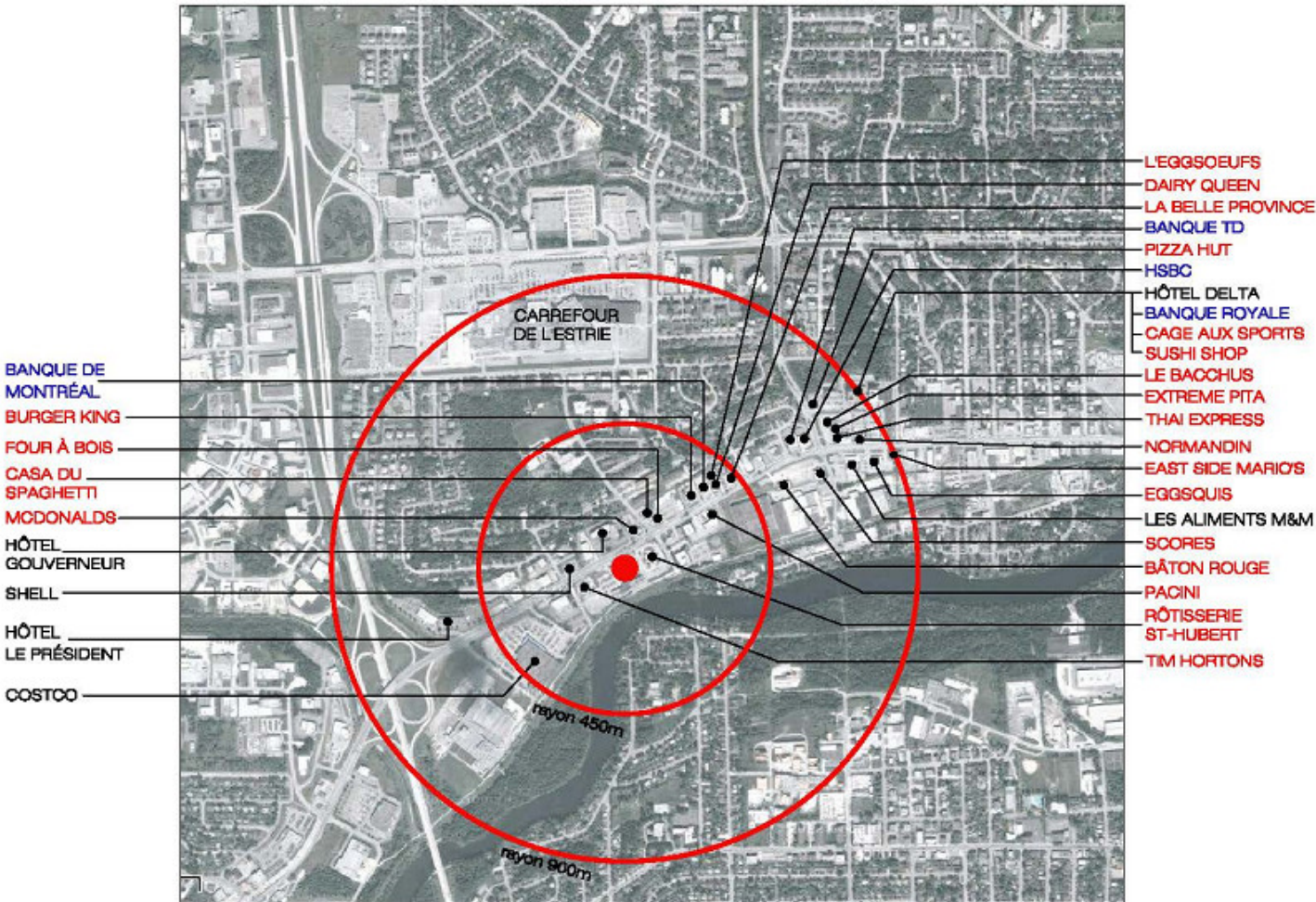
CONTACT : SÉBASTIEN MORIN / 819-348-2222  
SMORIN@IMMEX.CA / IMMEX.CA





# SURROUNDING SERVICES

## COMPLEXE LE BARON



### Radius of 450 meters:

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

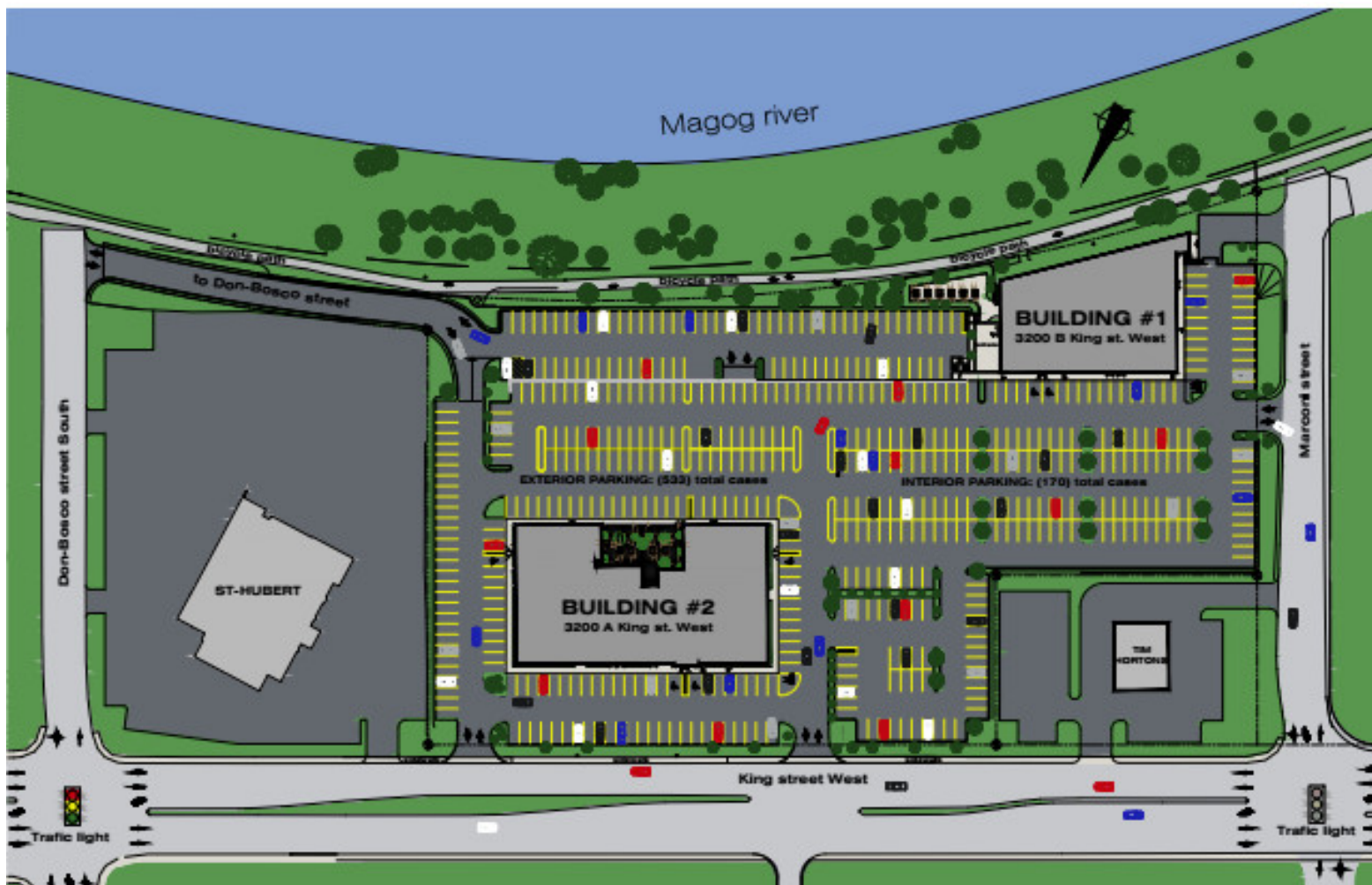
### Radius of 900 meters:

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



# SITE PLAN

## COMPLEXE LE BARON

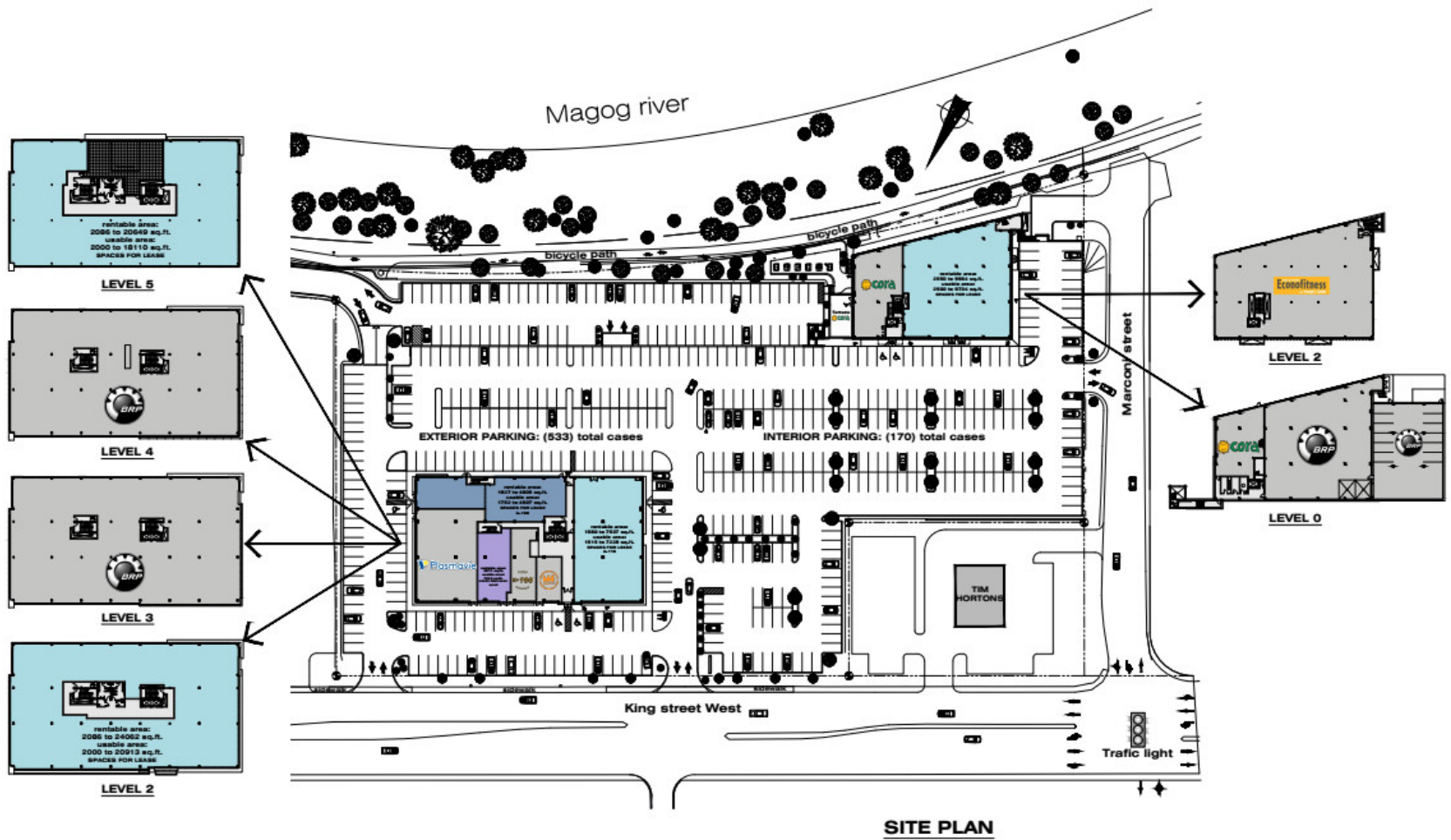






# SITE PLAN

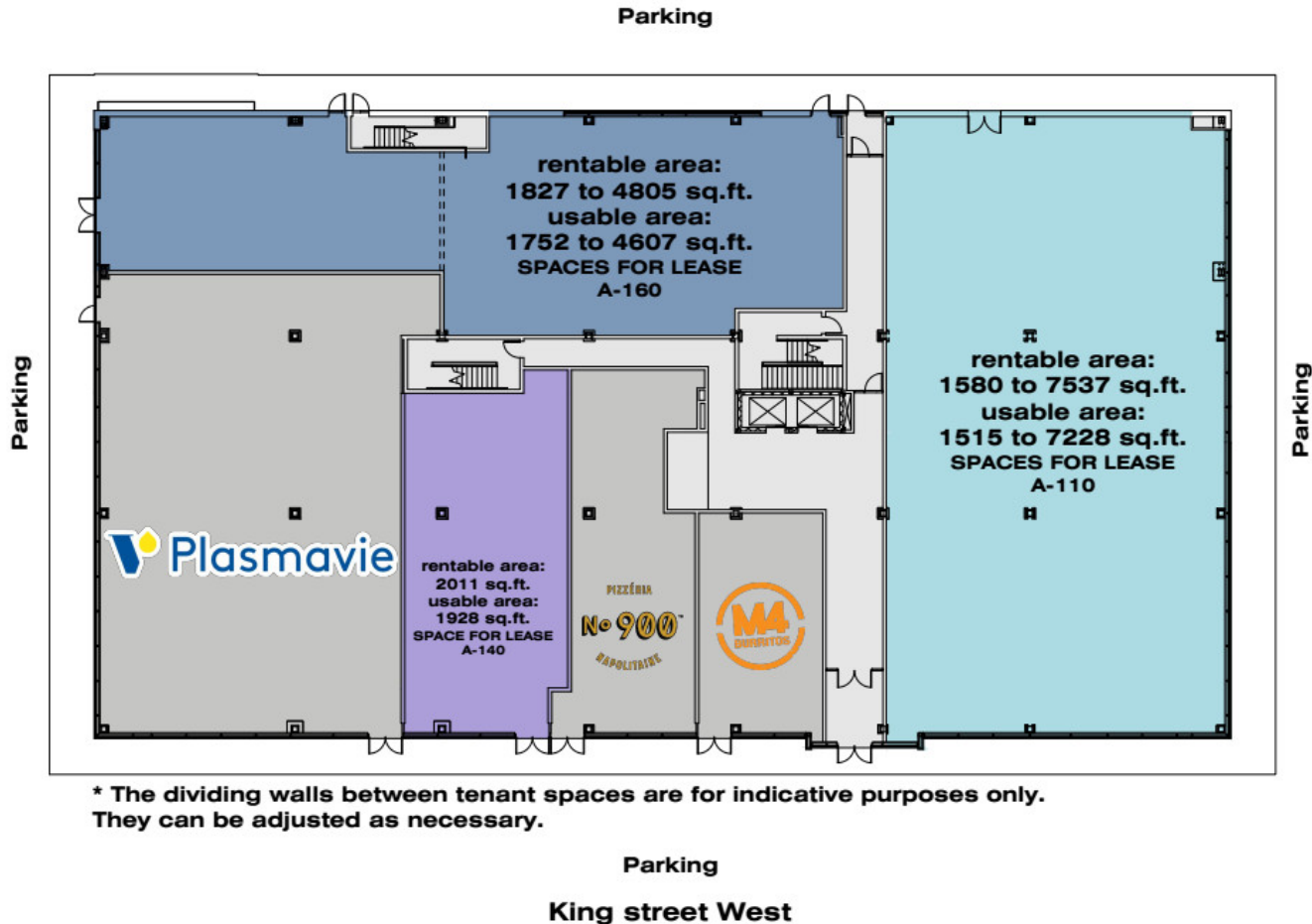
## COMPLEXE LE BARON





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

## GROUND FLOOR / COMPLEXE LE BARON

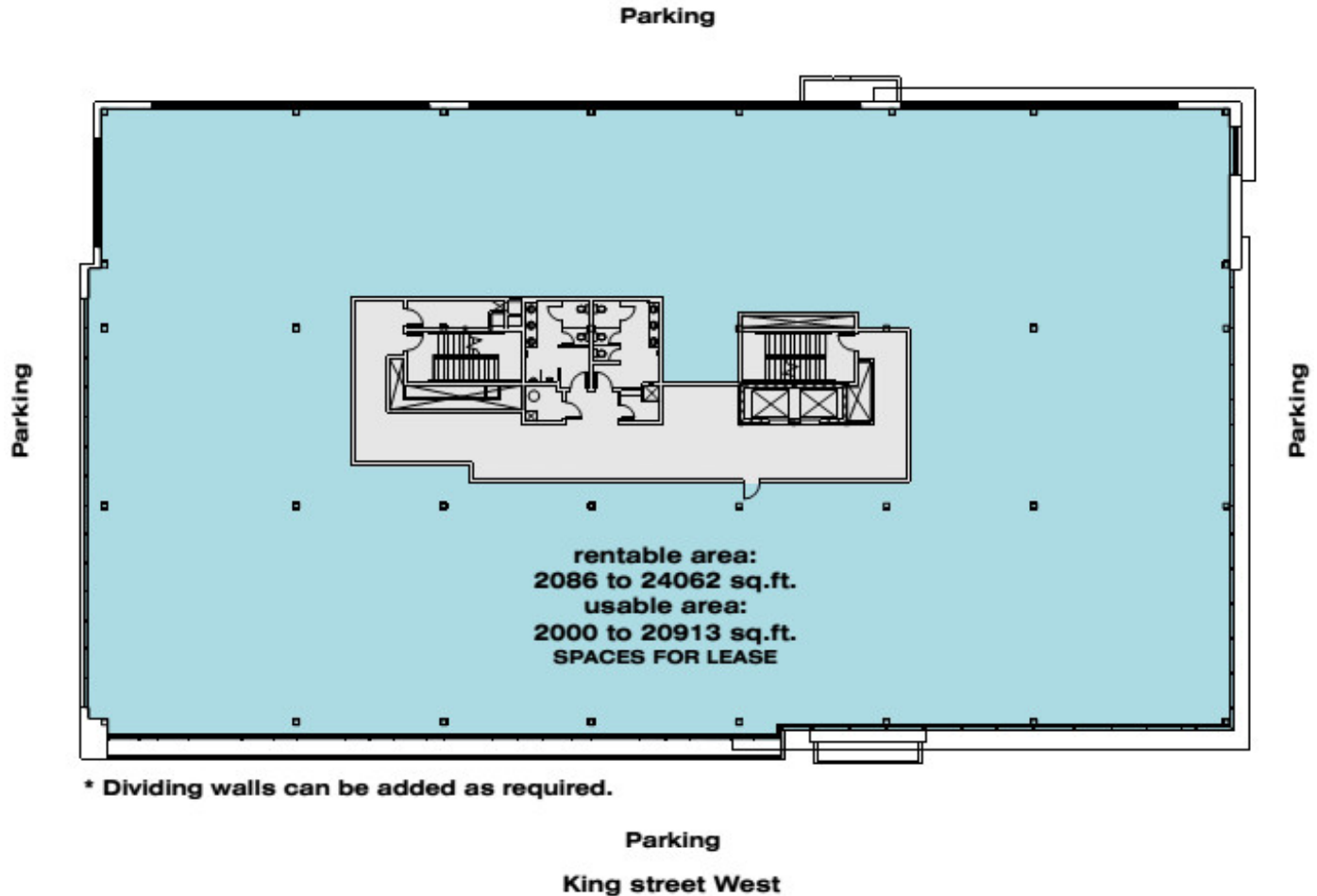






# PLAN 3200-A KING ST. WEST (BUILDING #2)

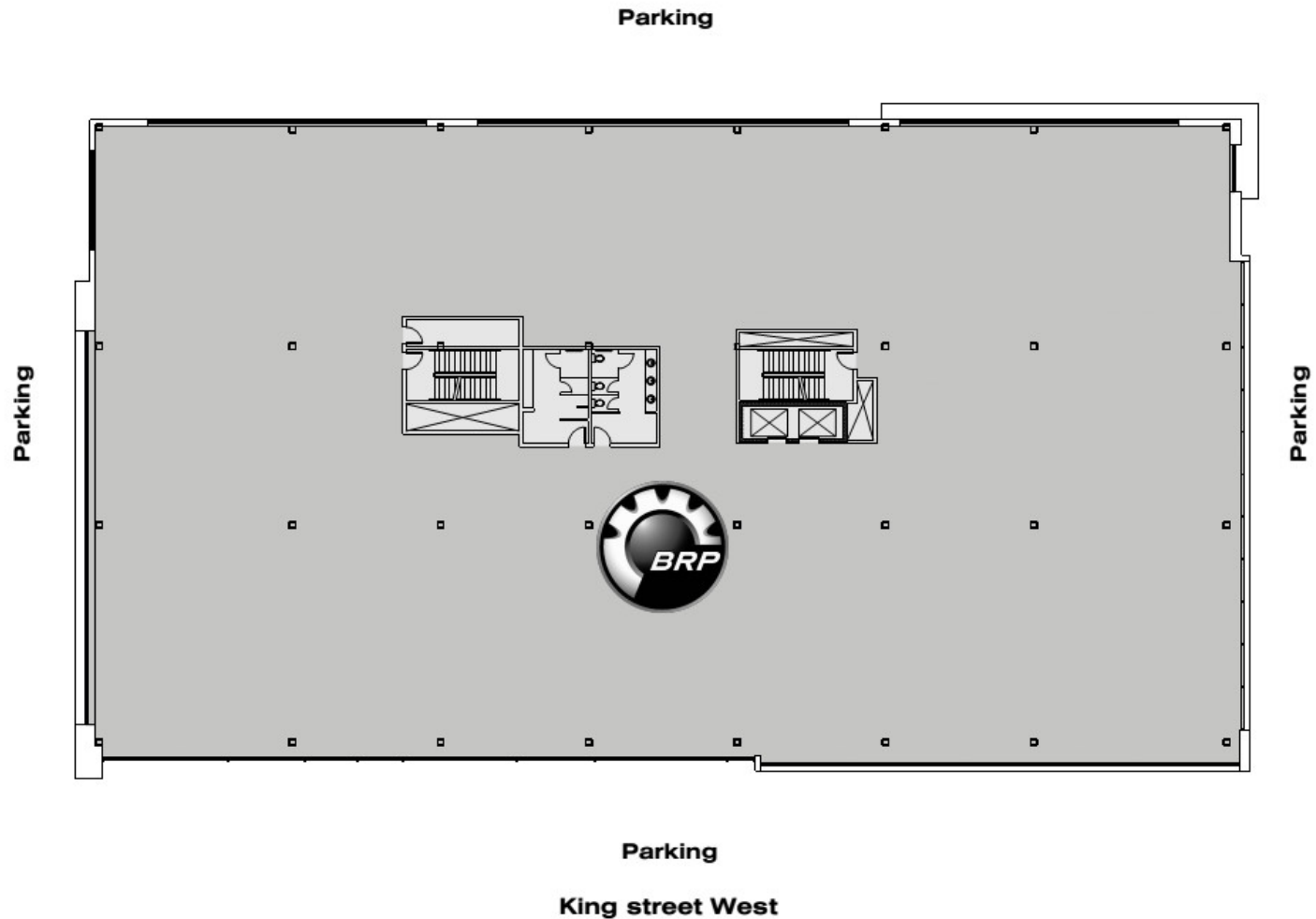
## LEVEL 2 / COMPLEXE LE BARON





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

## LEVEL 3 / COMPLEXE LE BARON

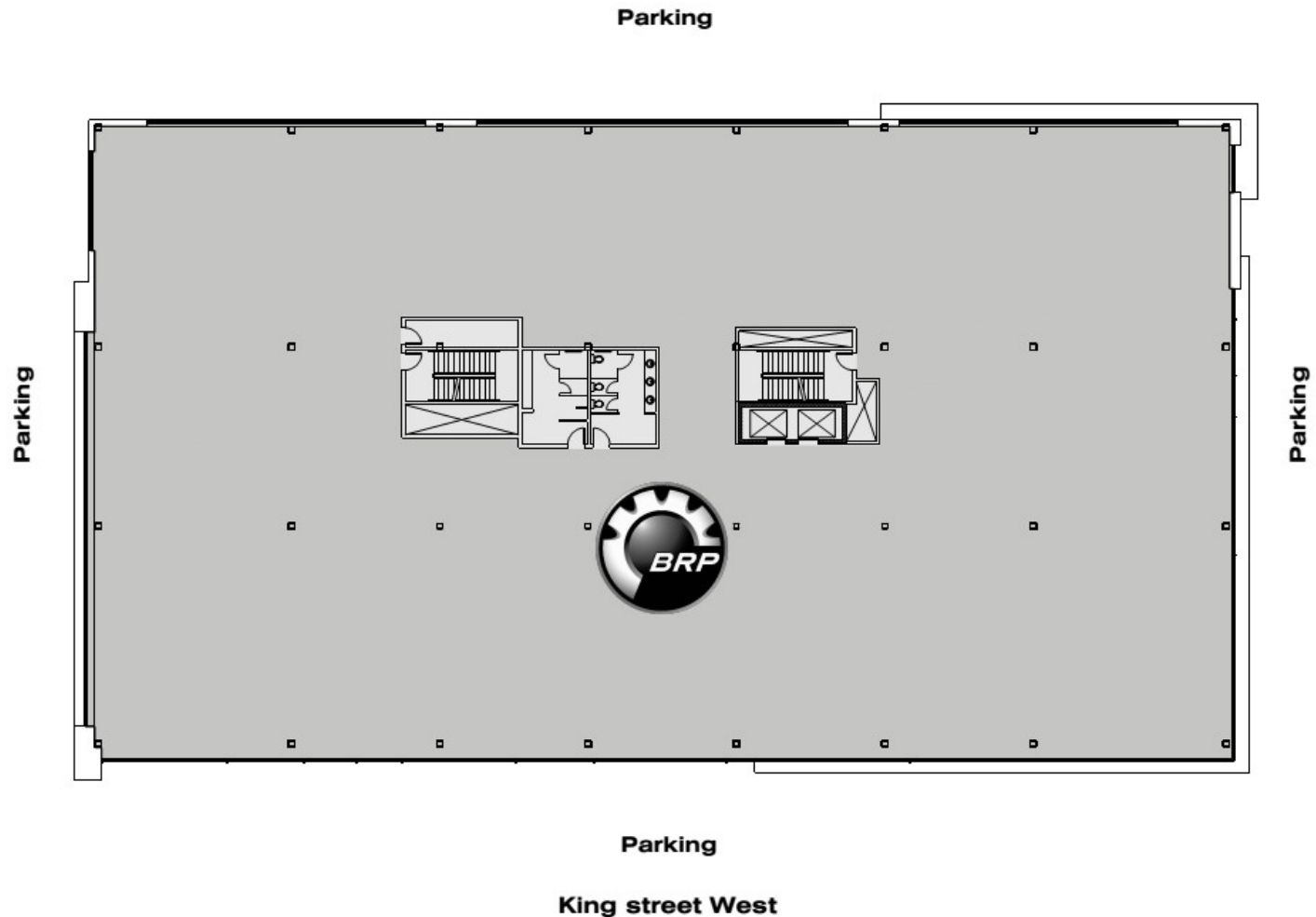






# PLAN 3200-A KING ST. WEST (BUILDING #2)

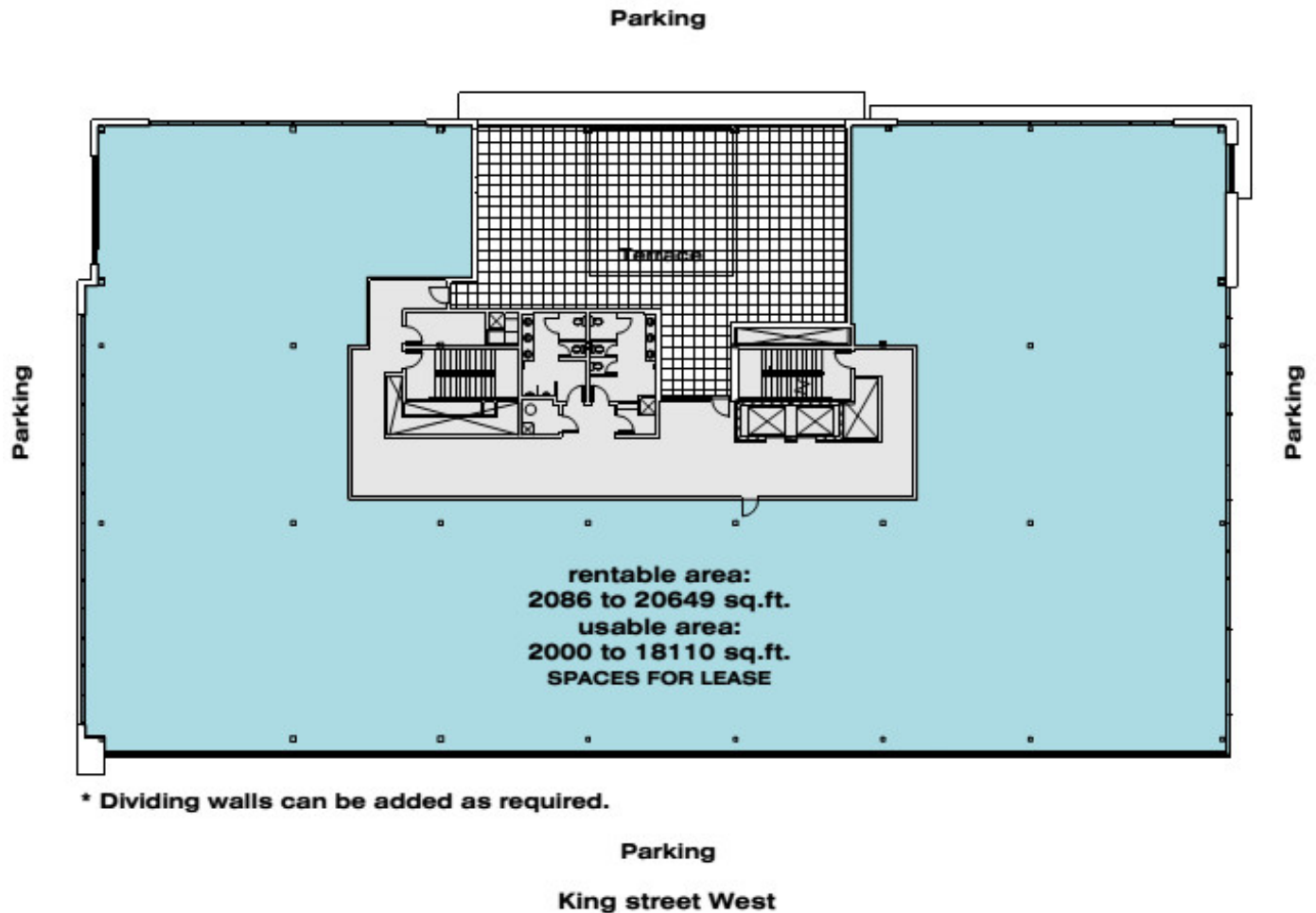
## LEVEL 4 / COMPLEXE LE BARON





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

## LEVEL 5 / COMPLEXE LE BARON







# IMMEX

## QUALITY, PERSONALIZED AND FAST SERVICES

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

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**FOUNDED OVER 40 YEARS AGO**

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**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 thirty office, commercial and industrial buildings, more than 270 apartments located in two 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](http://IMMEX.CA)