



# COMPLEXE LE BARON / 3200-B KING ST. WEST COMMERCIAL – 6 026 to 52 000 SQ. FT.





# INFORMATION

## COMPLEXE LE BARON – 3200-B KING ST. WEST



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

- +/- 40,000 sq. ft. of commercial spaces
- The Complexe Le Baron has 2 buildings with +/- 150,000 sq. ft.
- +/- 550 outdoor parking spaces and 150 indoor spaces
- Spaces ready to be developed



## CURRENT TENANTS

### COMPLEXE LE BARON

#### 3200-A, King St. West



DERMAPURE



WESTLEY  
ARTISANS RESTAURATEURS



GLORI.US  
— BOUTIQUE —

#### 3200-B, King St. West







# PHOTOS

## COMPLEXE LE BARON



COMPLEXE LE BARON – 3200-B KING ST. WEST

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



# PHOTOS

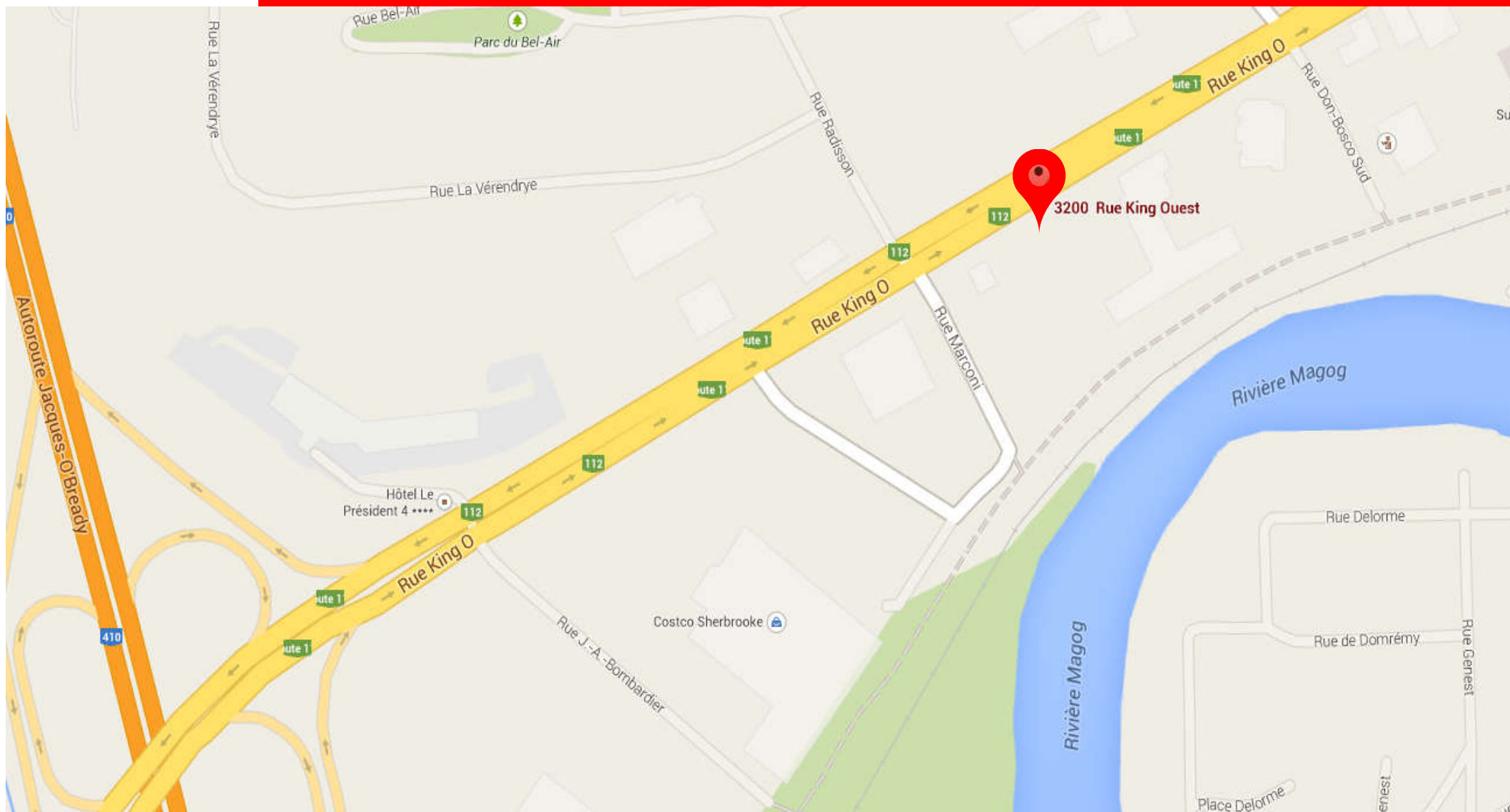
## COMPLEXE LE BARON / 3200-B, KING ST. WEST







# LOCATION MAP



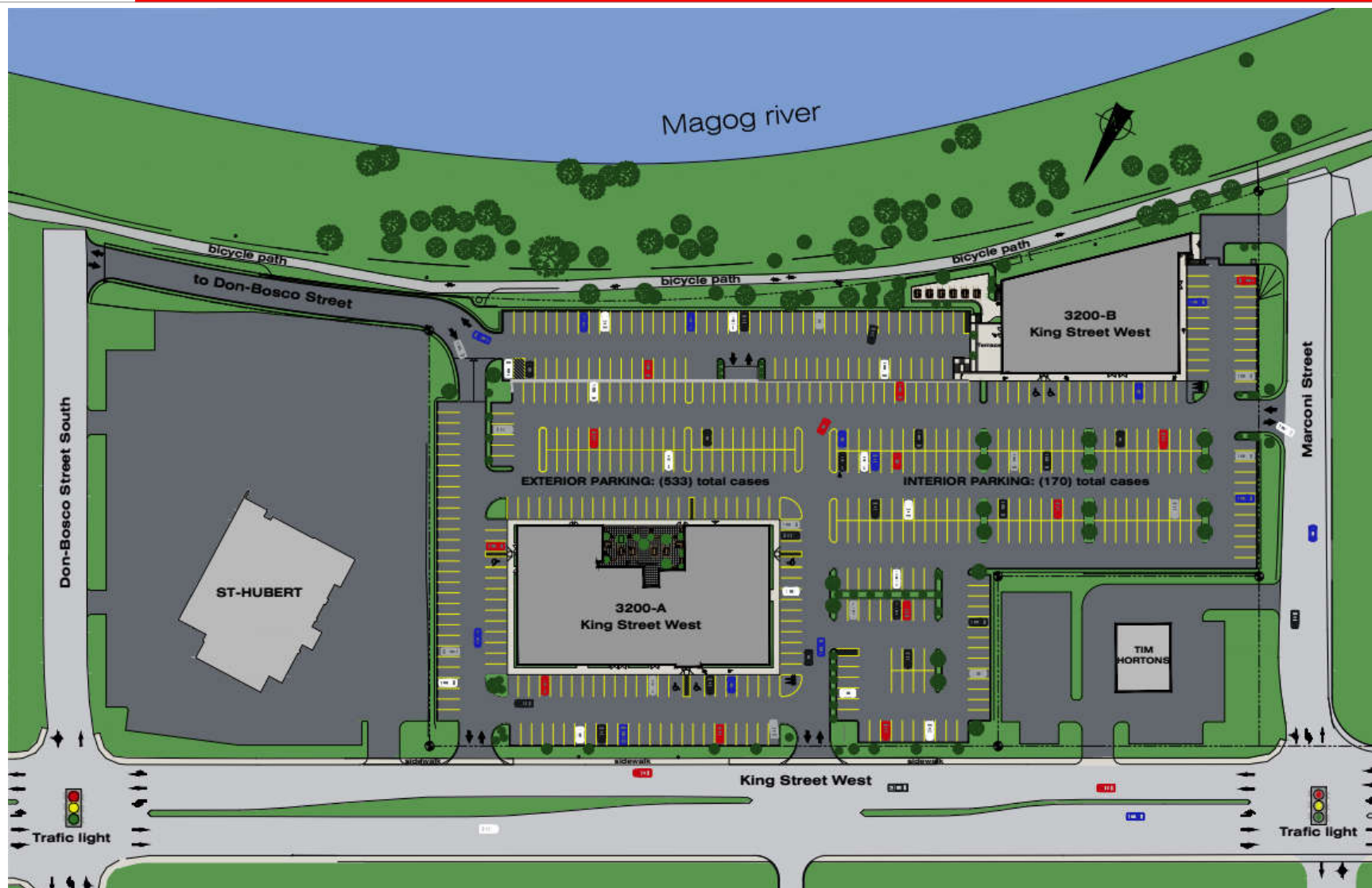
COMPLEXE LE BARON – 3200-B KING ST. WEST

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



# SITE PLAN

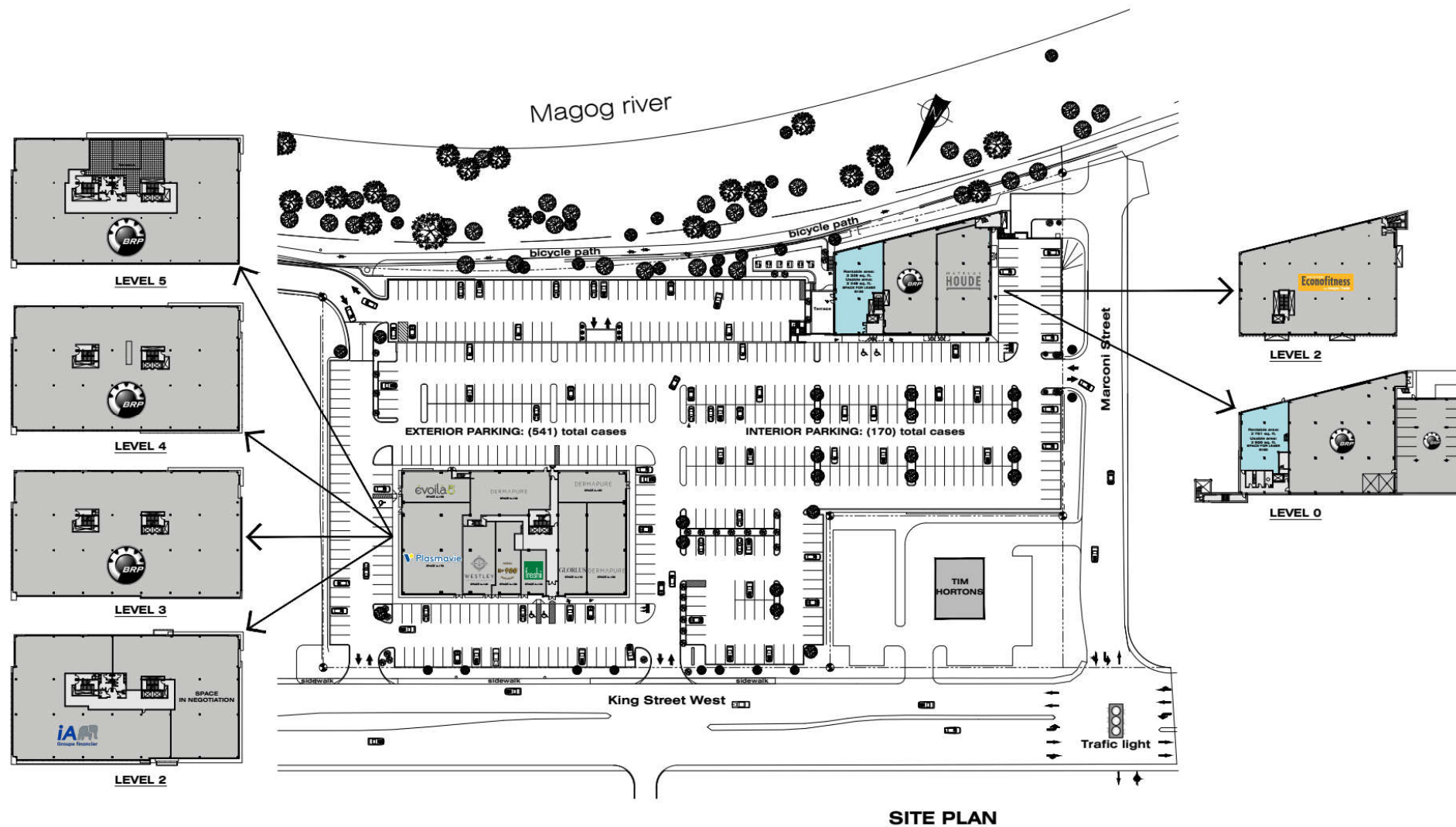
## COMPLEXE LE BARON





# SITE PLAN

## COMPLEXE LE BARON

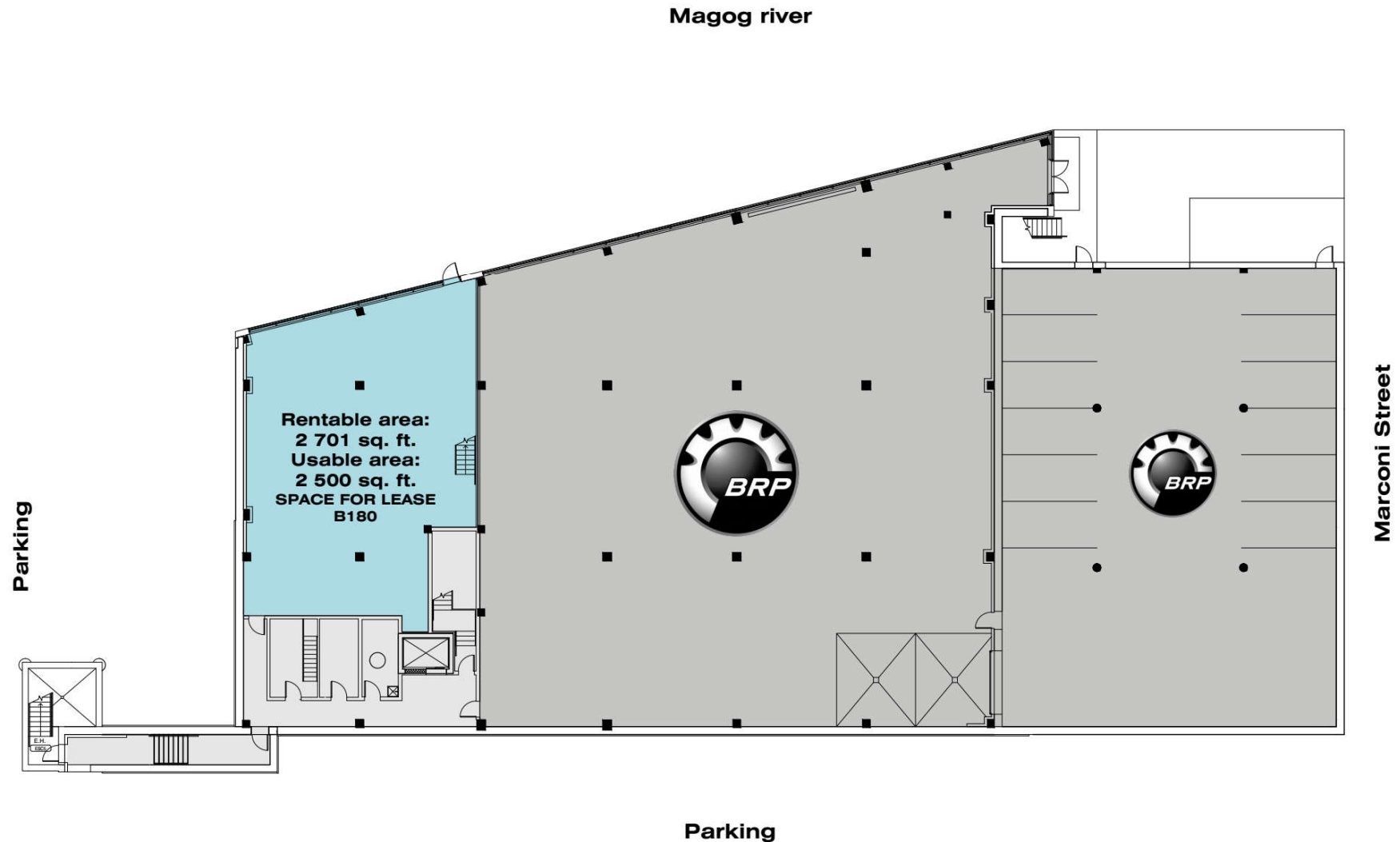






# PLAN 3200-B KING ST. WEST

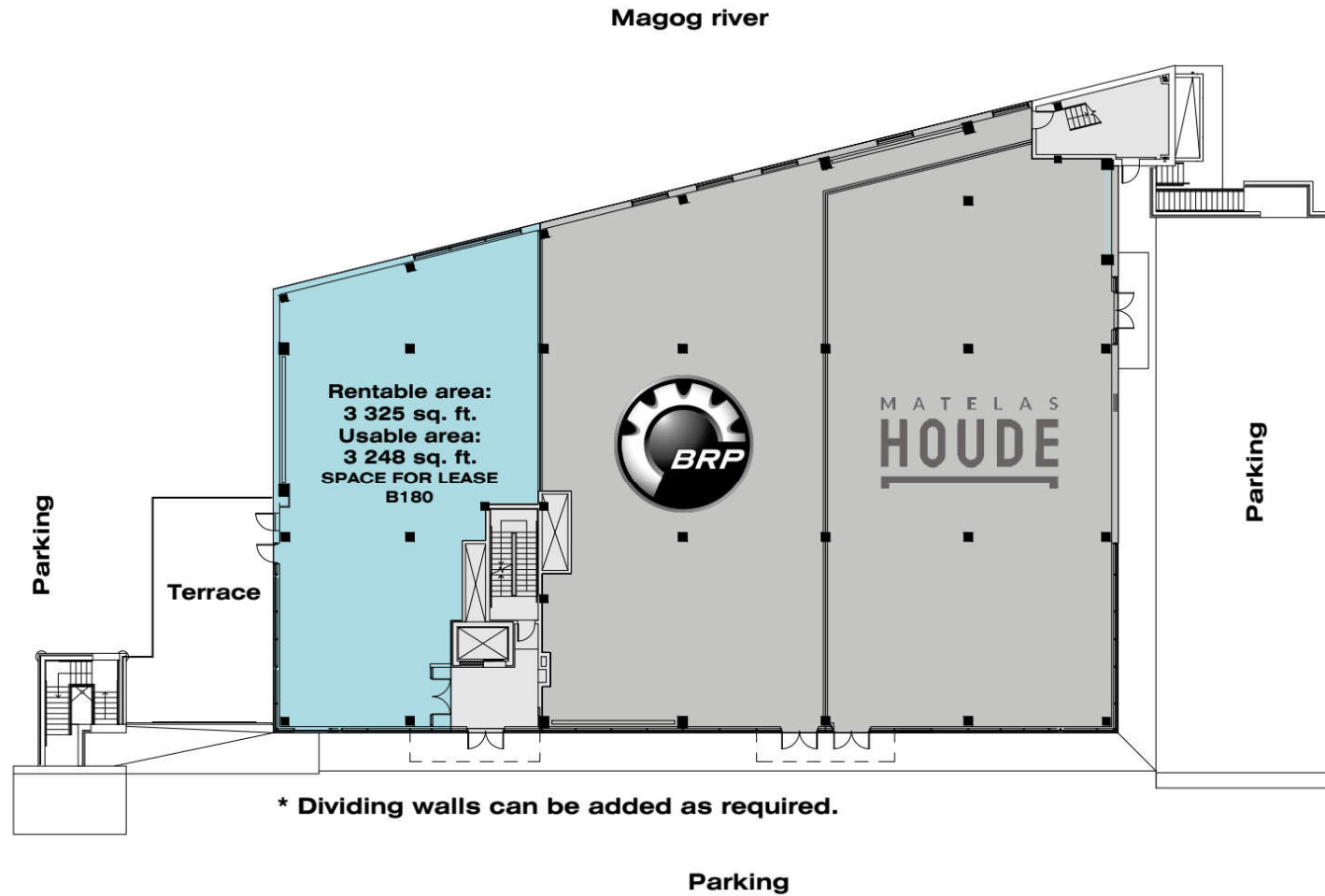
## LEVEL 0 / COMPLEXE LE BARON





# PLAN 3200-B KING ST. WEST

## GROUND FLOOR / COMPLEXE LE BARON

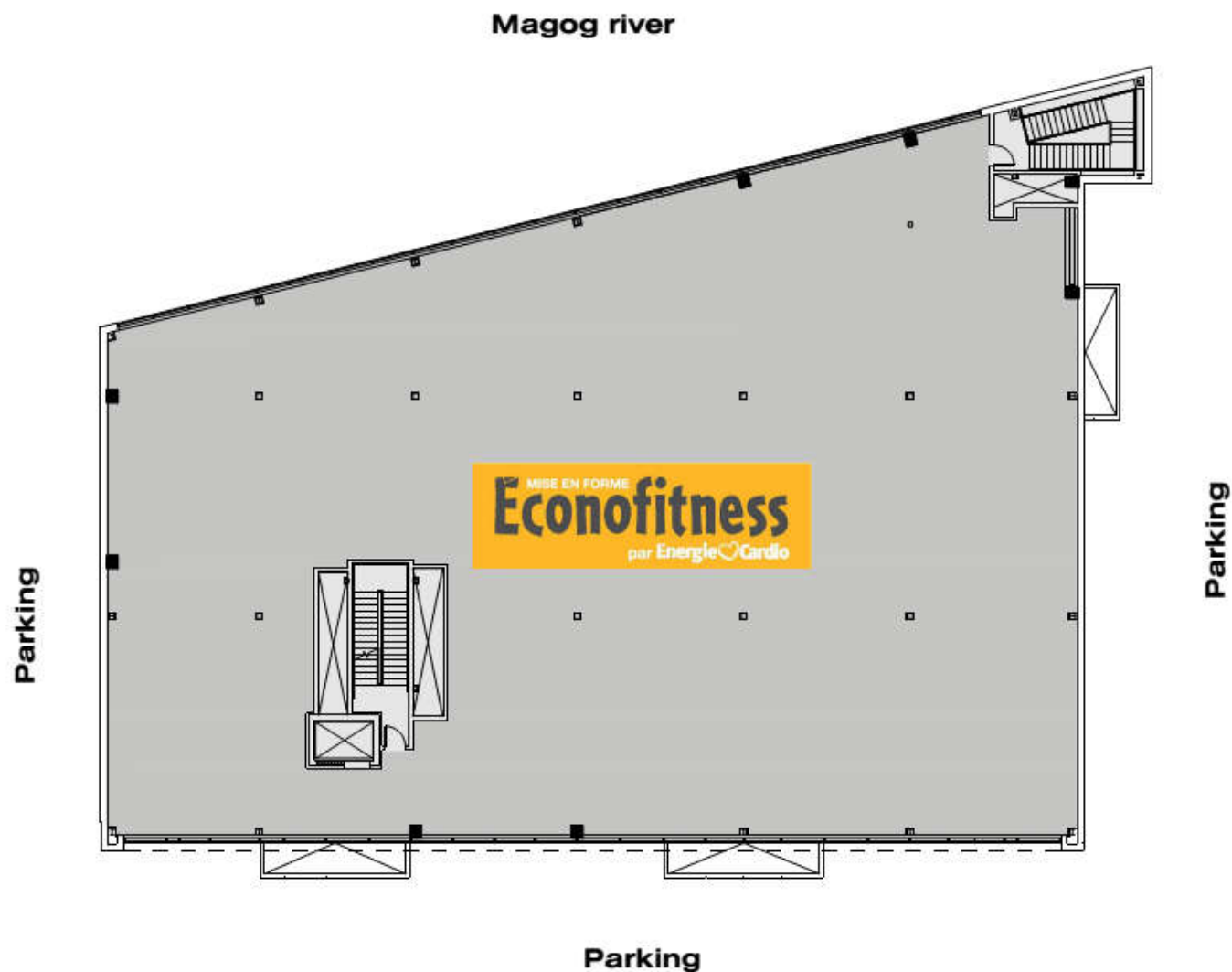


GROUND FLOOR



# PLAN 3200-B KING ST. WEST

## LEVEL 2 / COMPLEXE LE BARON







# IMMEX SOCIÉTÉ IMMOBILIÈRE

## QUALITY, PERSONALIZED AND FAST SERVICES

**MORE THAN 1.9 MILLION SQ. FT.  
OF OFFICE, COMMERCIAL  
AND INDUSTRIAL SPACES**

**FOUNDED OVER 50 YEARS AGO**



**IMMEX SOCIÉTÉ IMMOBILIÈRE 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 Société Immobilière owns more than 1.9 million square feet of property in approximately 30 office, commercial, and industrial buildings, and more than 3 million square feet of land for development.

Founded over 50 years ago, IMMEX Société Immobilière has acquired extensive expertise and recognition as a leader in real estate development and management in Sherbrooke.

### **IMMEX SOCIÉTÉ IMMOBILIÈRE TEAM**

The IMMEX Société Immobilière 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 Société Immobilière 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.



[IMMEX.CA](http://IMMEX.CA)