



# COMPLEXE LE BARON / 3200-A KING ST. WEST OFFICE & COMMERCIAL – 1,900 to 10,700 SQ.FT.





# INFORMATION

## COMPLEXE LE BARON – 3200-A 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

- +/- 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 green terrace on the roof overlooking the Magog River and the Bellevue and Orford mountains for employees
- +/- 550 outdoor parking spaces and 150 indoor spaces
- Energy savings with a geothermal heating and cooling system
- 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



MATELAS  
HOUDE







# PHOTOS

## COMPLEXE LE BARON



COMPLEXE LE BARON – 3200-A KING ST. WEST

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



# PHOTOS

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







# PHOTOS

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

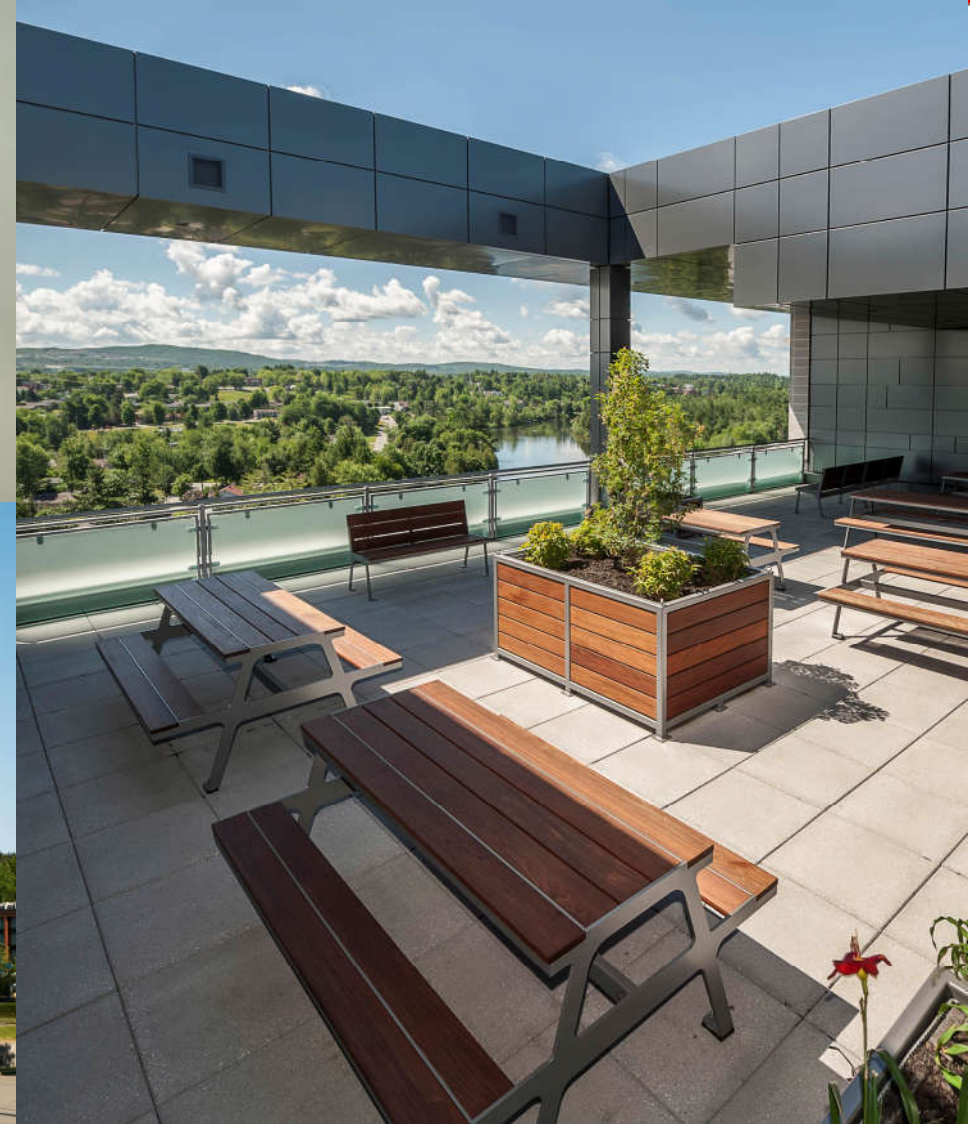






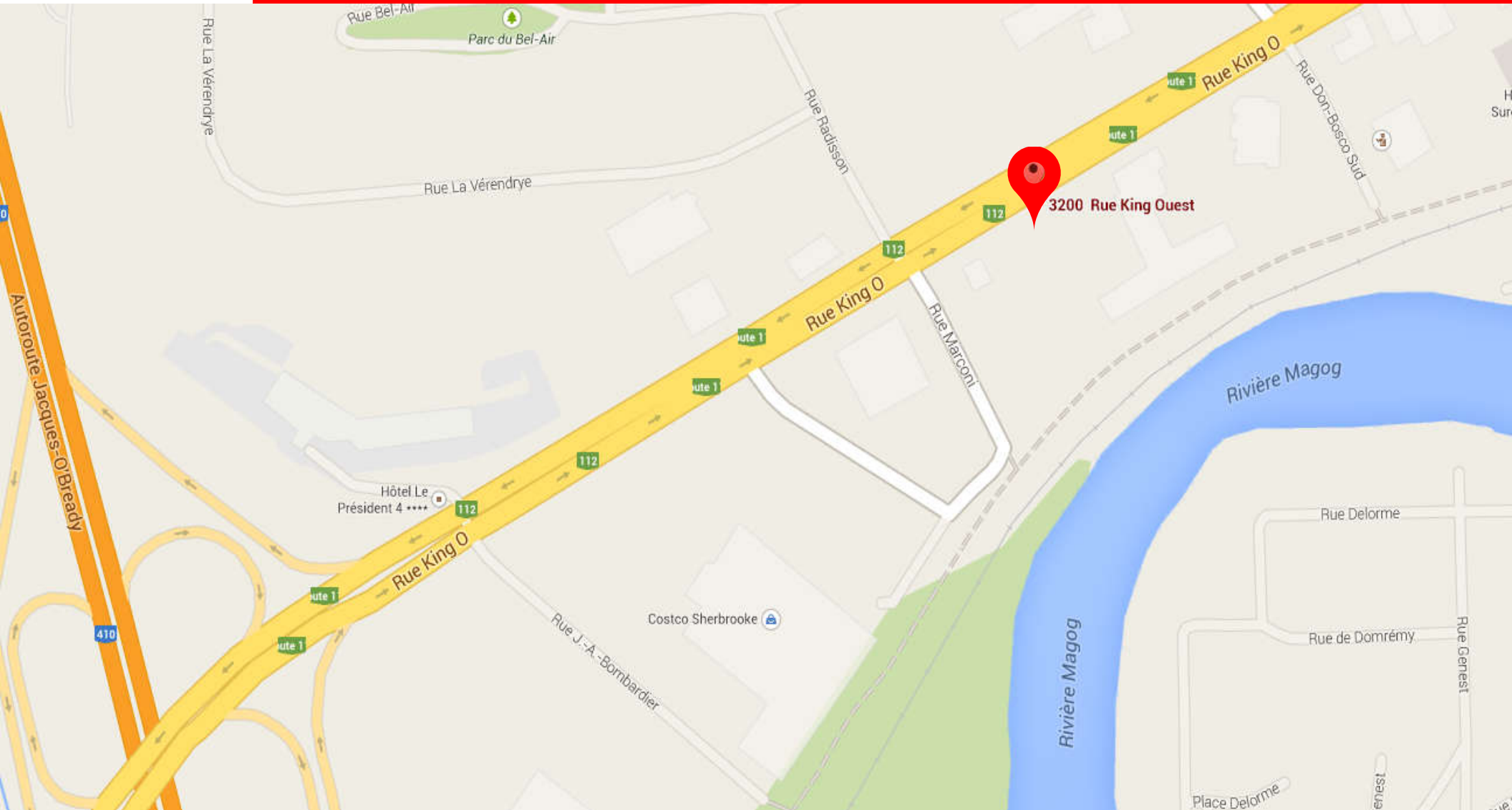
# PHOTOS

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





# LOCATION MAP



COMPLEXE LE BARON – 3200-A KING ST. WEST

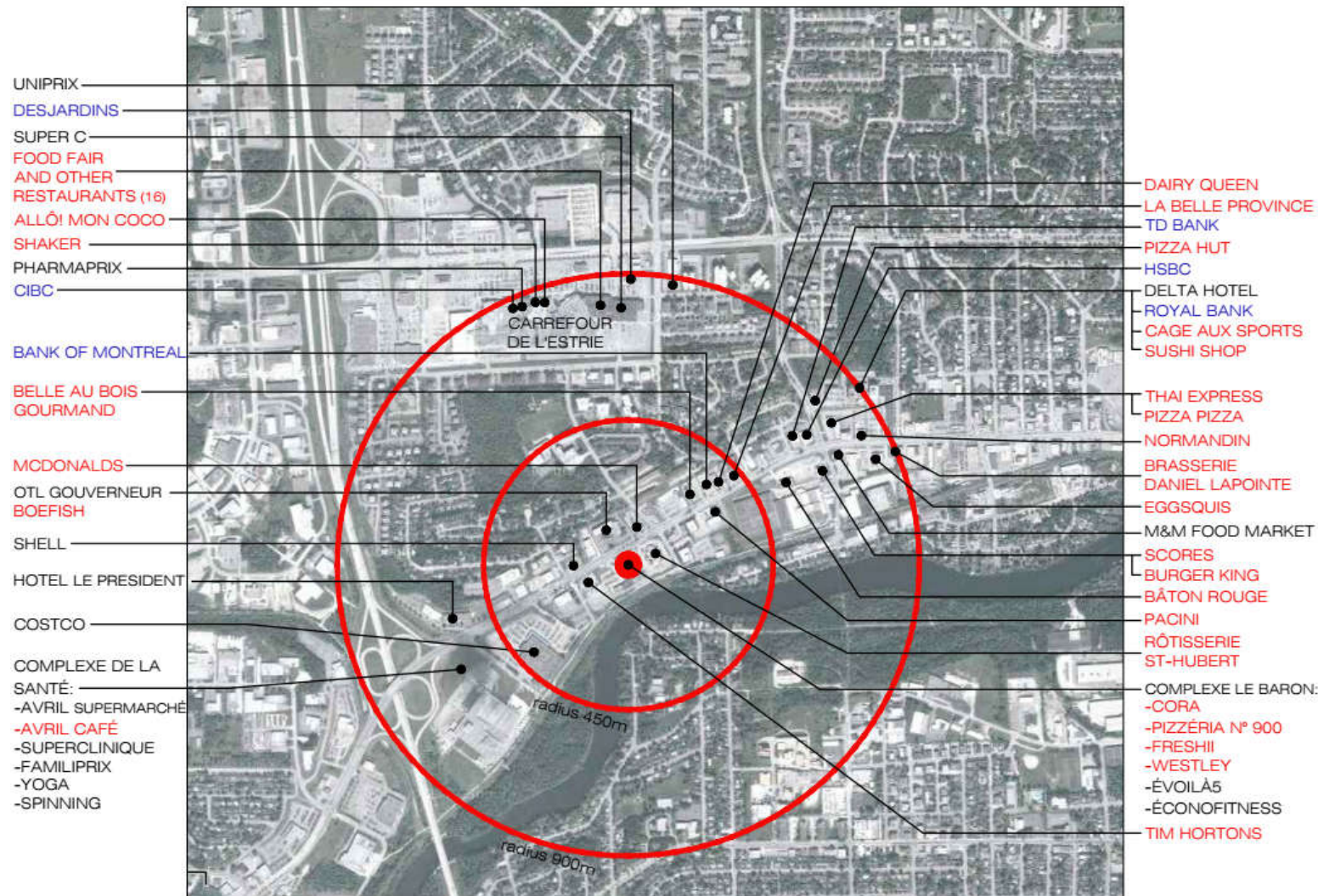
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# SURROUNDING SERVICES

## COMPLEXE LE BARON



### Radius of 450 meters:

- 12 restaurants
- 1 hotel
- 1 bank
- 1 training center
- 325,000 sq.ft. of office space

### Radius of 900 meters:

- 43 restaurants
- 3 hotels
- 6 banks
- 2 grocery stores
- 3 pharmacies
- 3 training centers
- 600 000 sq.ft. of office space
- Carrefour de l'Estrie
- Highway 410



# SITE PLAN

## COMPLEXE LE BARON

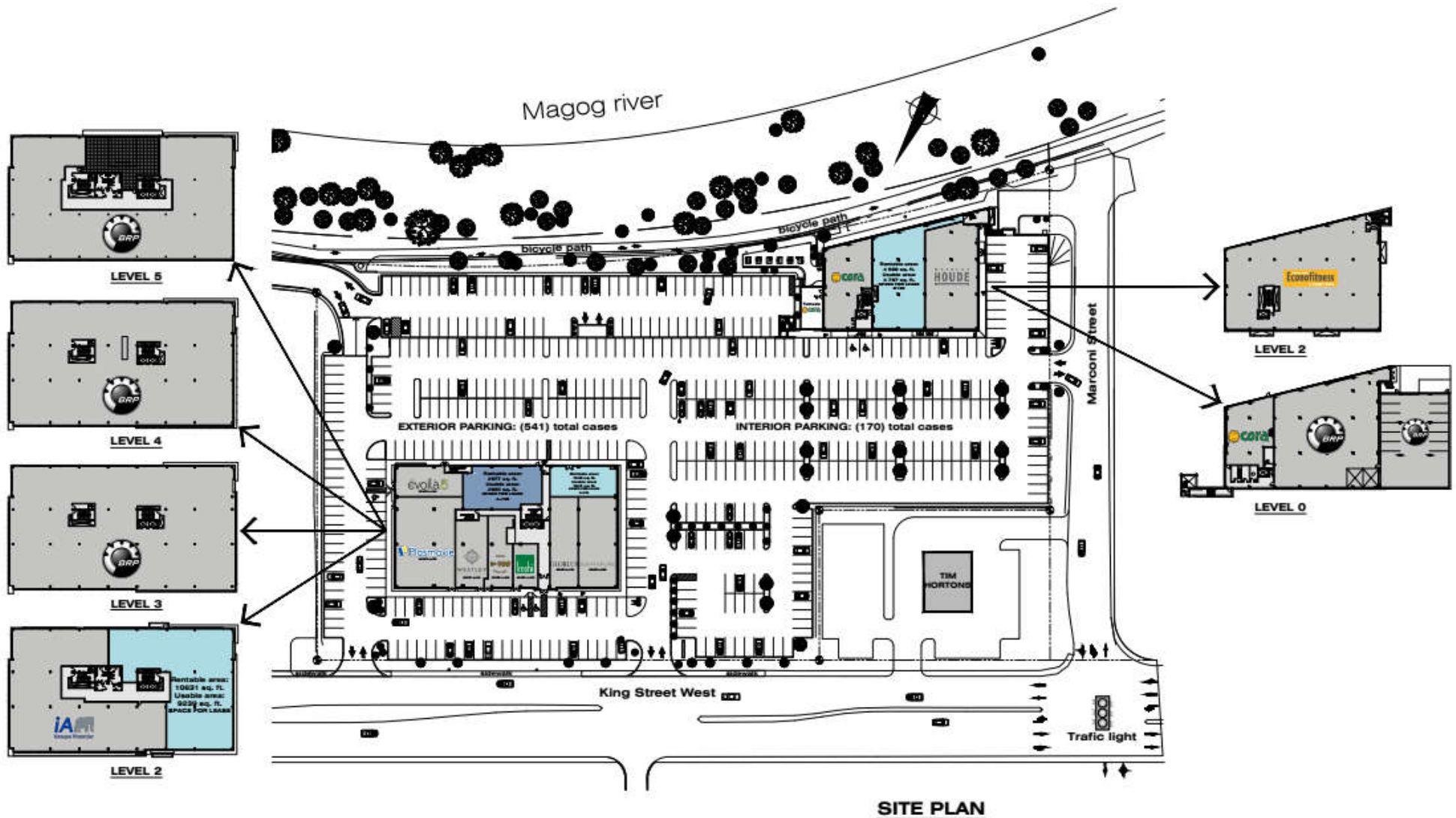






# SITE PLAN

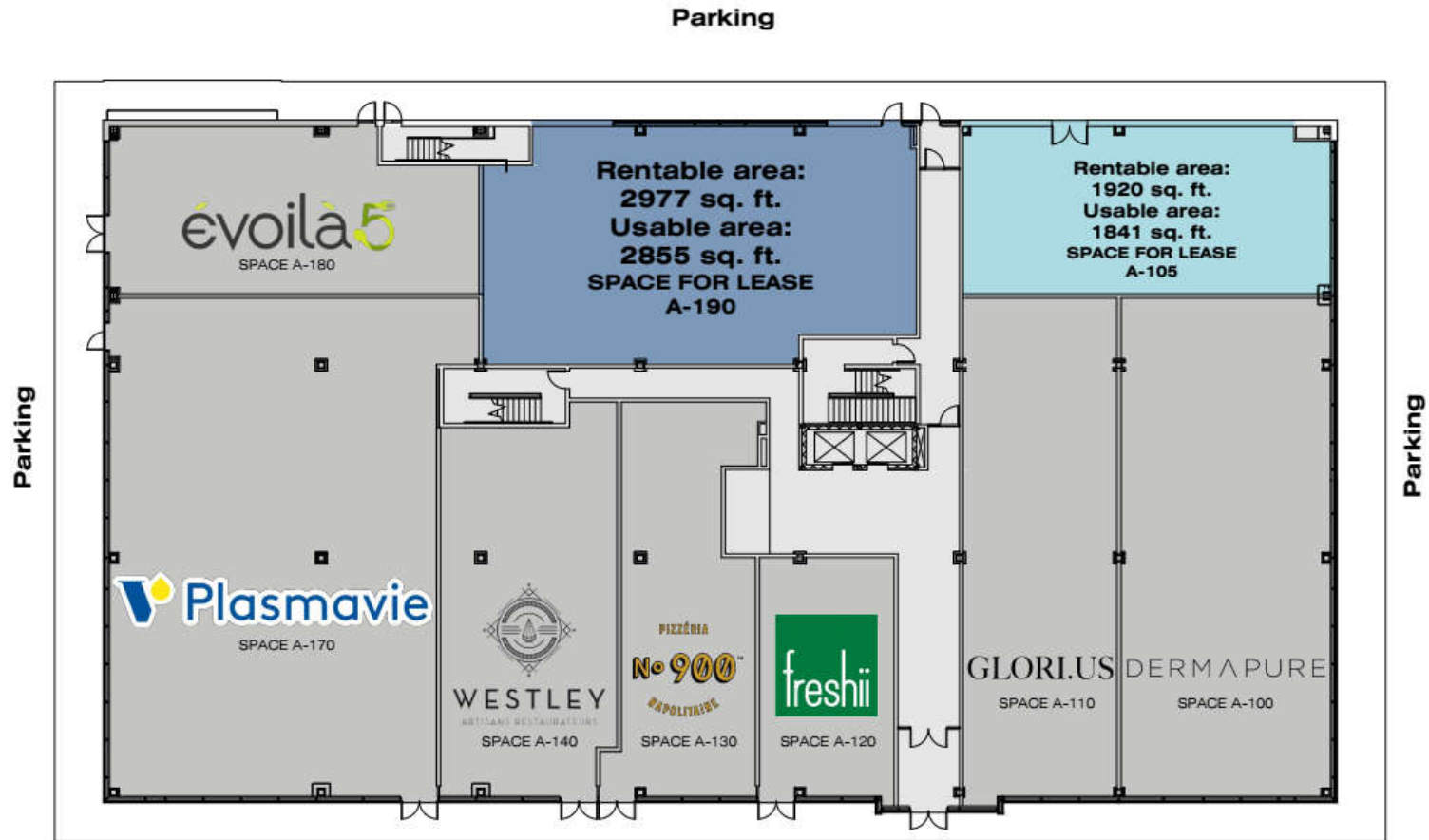
## COMPLEXE LE BARON





# PLAN 3200-A KING ST. WEST

## GROUND FLOOR / COMPLEXE LE BARON



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

Parking  
King Street West

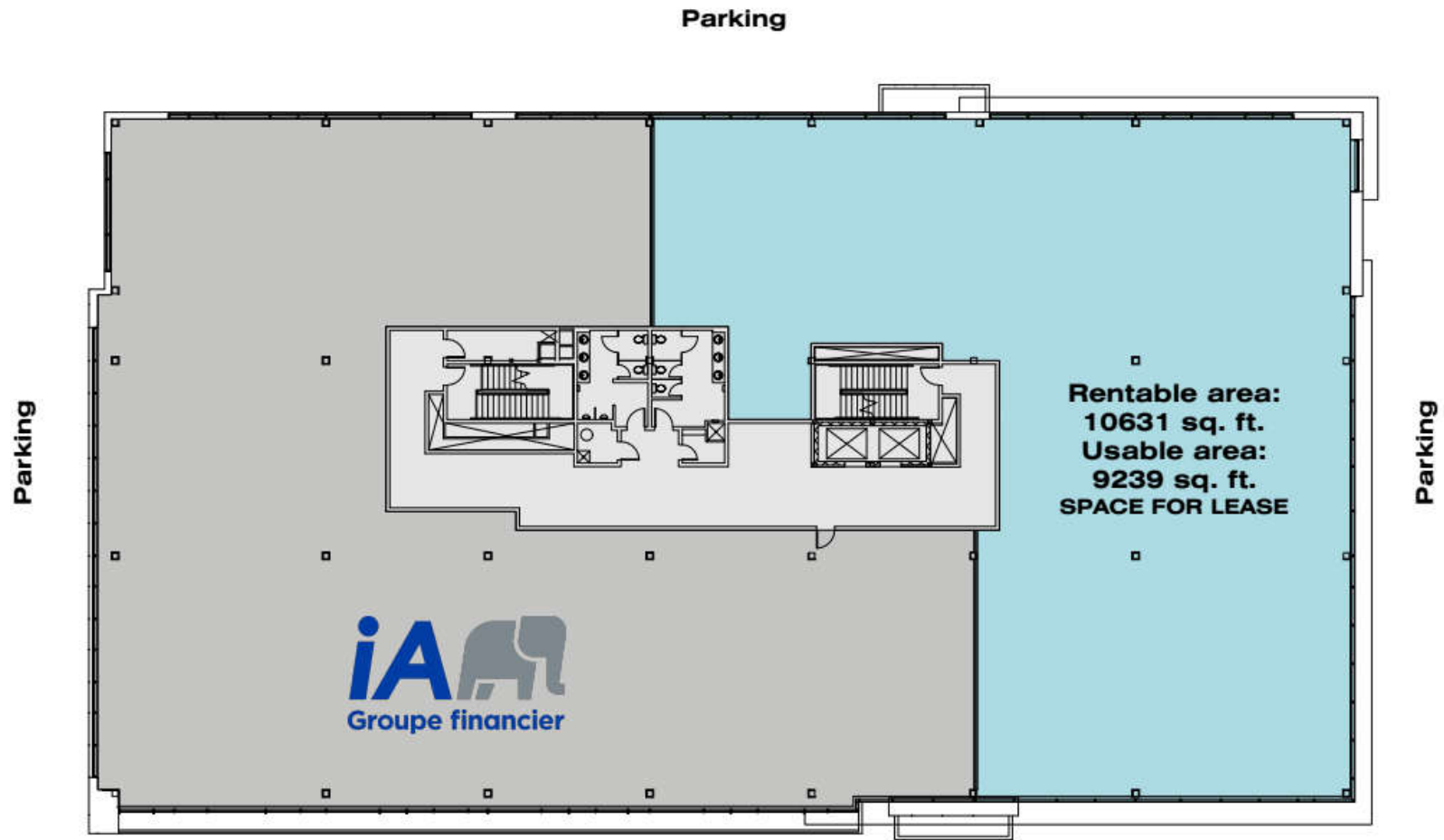
GROUND FLOOR





# PLAN 3200-A KING ST. WEST

## LEVEL 2 / COMPLEXE LE BARON



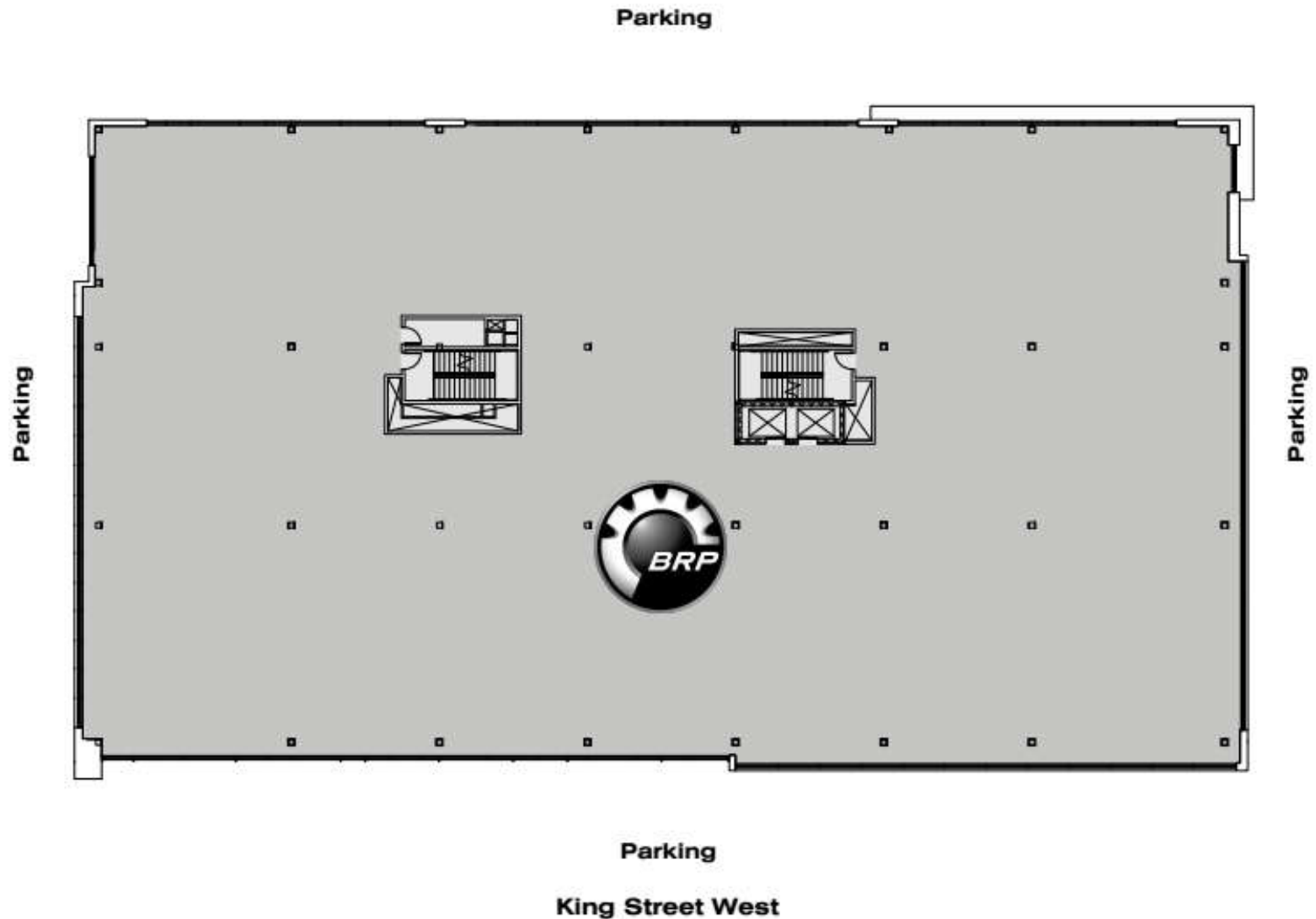
\* Dividing walls can be added as required.

Parking  
King Street West



# PLAN 3200-A KING ST. WEST

## LEVEL 3 / COMPLEXE LE BARON

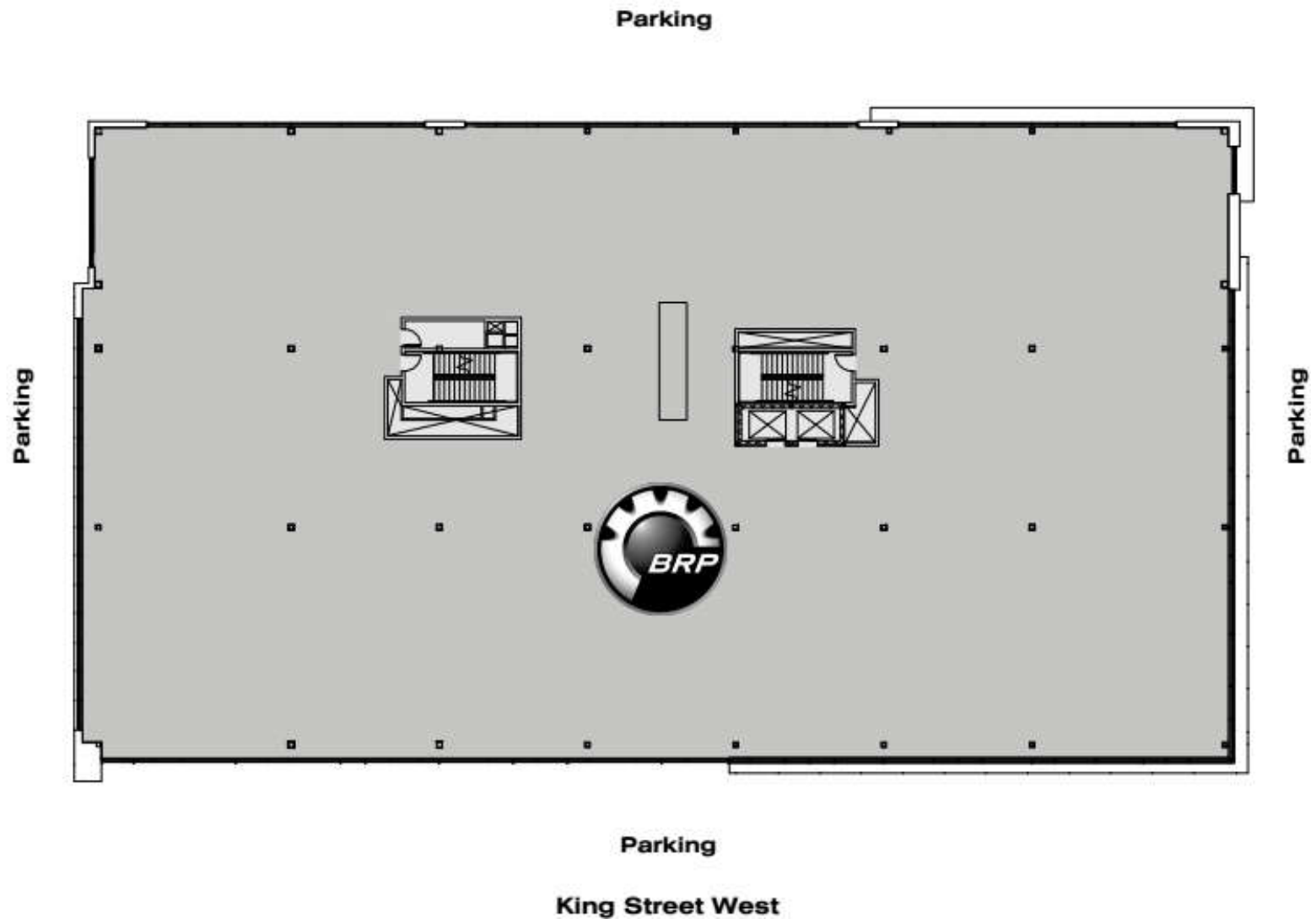






# PLAN 3200-A KING ST. WEST

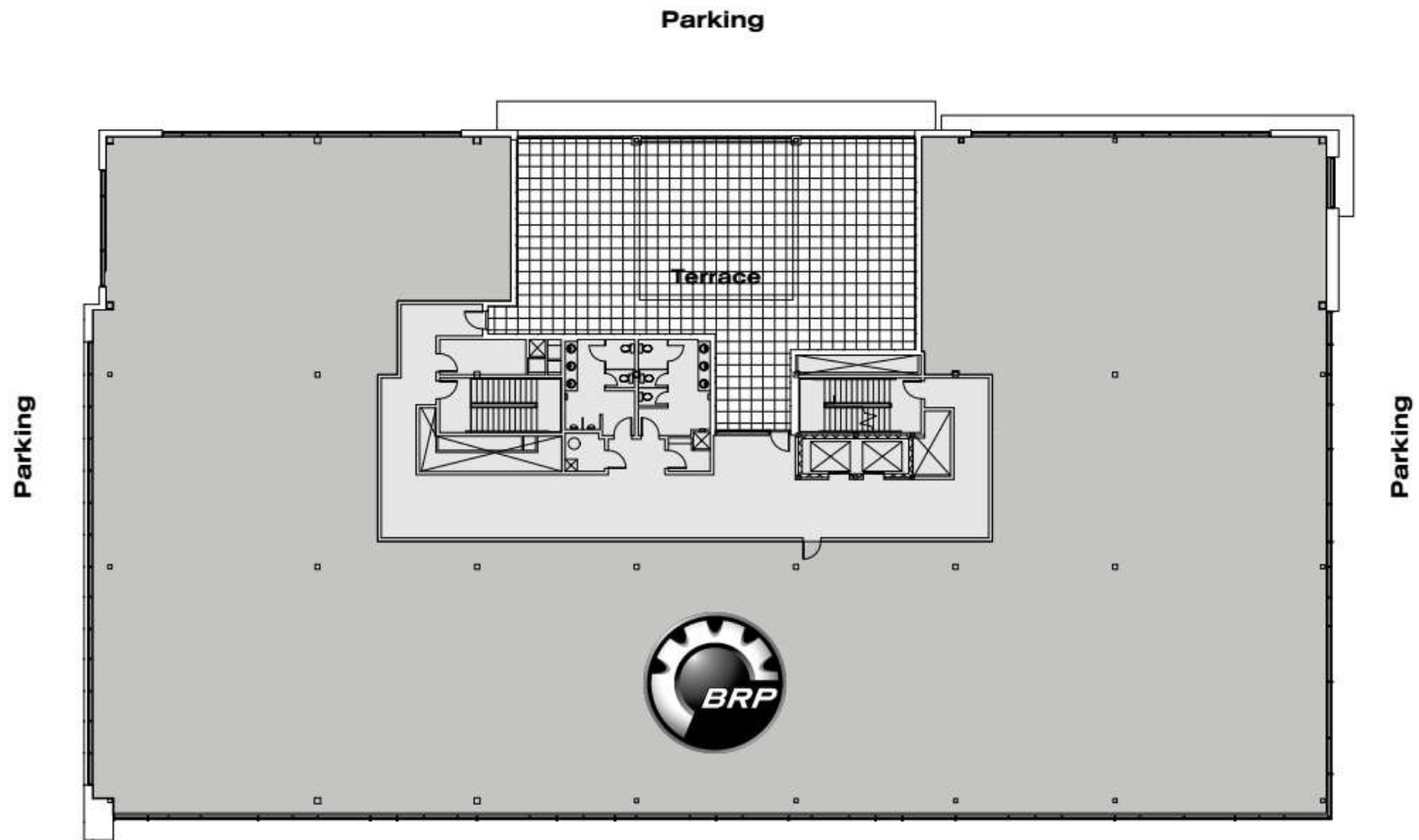
## LEVEL 4 / COMPLEXE LE BARON





# PLAN 3200-A KING ST. WEST

## LEVEL 5 / COMPLEXE LE BARON



\* Dividing walls can be added as required.

Parking  
King Street West





# IMMEX SOCIÉTÉ IMMOBILIÈRE

## QUALITY, PERSONALIZED AND FAST SERVICES

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

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**FOUNDED OVER 45 YEARS AGO**

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**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 1.7 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 45 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)