



COMPLEXE LE BARON / 3200-B KING ST. WEST COMMERCIAL – 2,500 to 4,900 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



MATELAS
HOUDE





PHOTOS

COMPLEXE LE BARON



COMPLEXE LE BARON – 3200-B KING ST. WEST

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



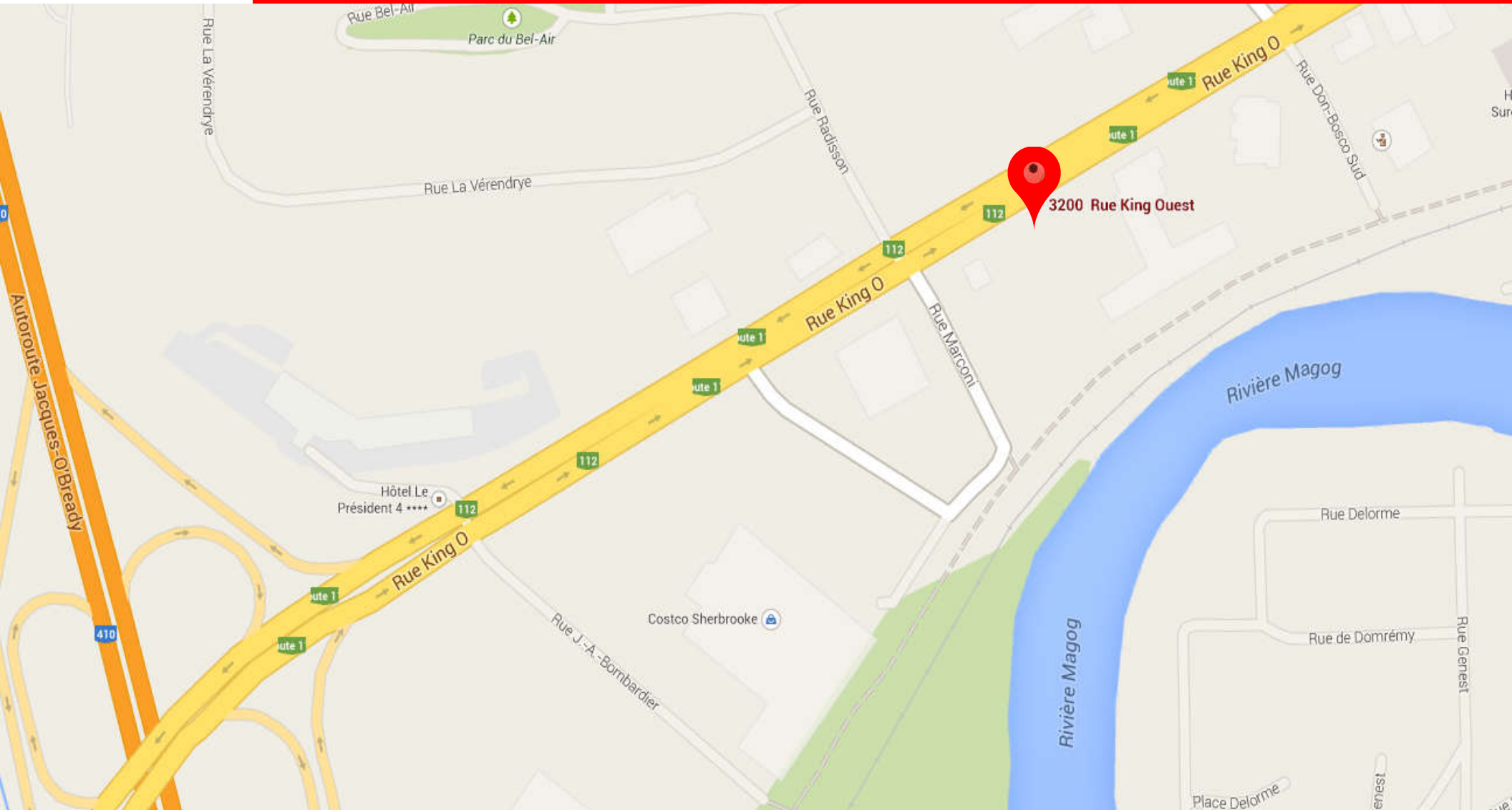
PHOTOS

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





LOCATION MAP



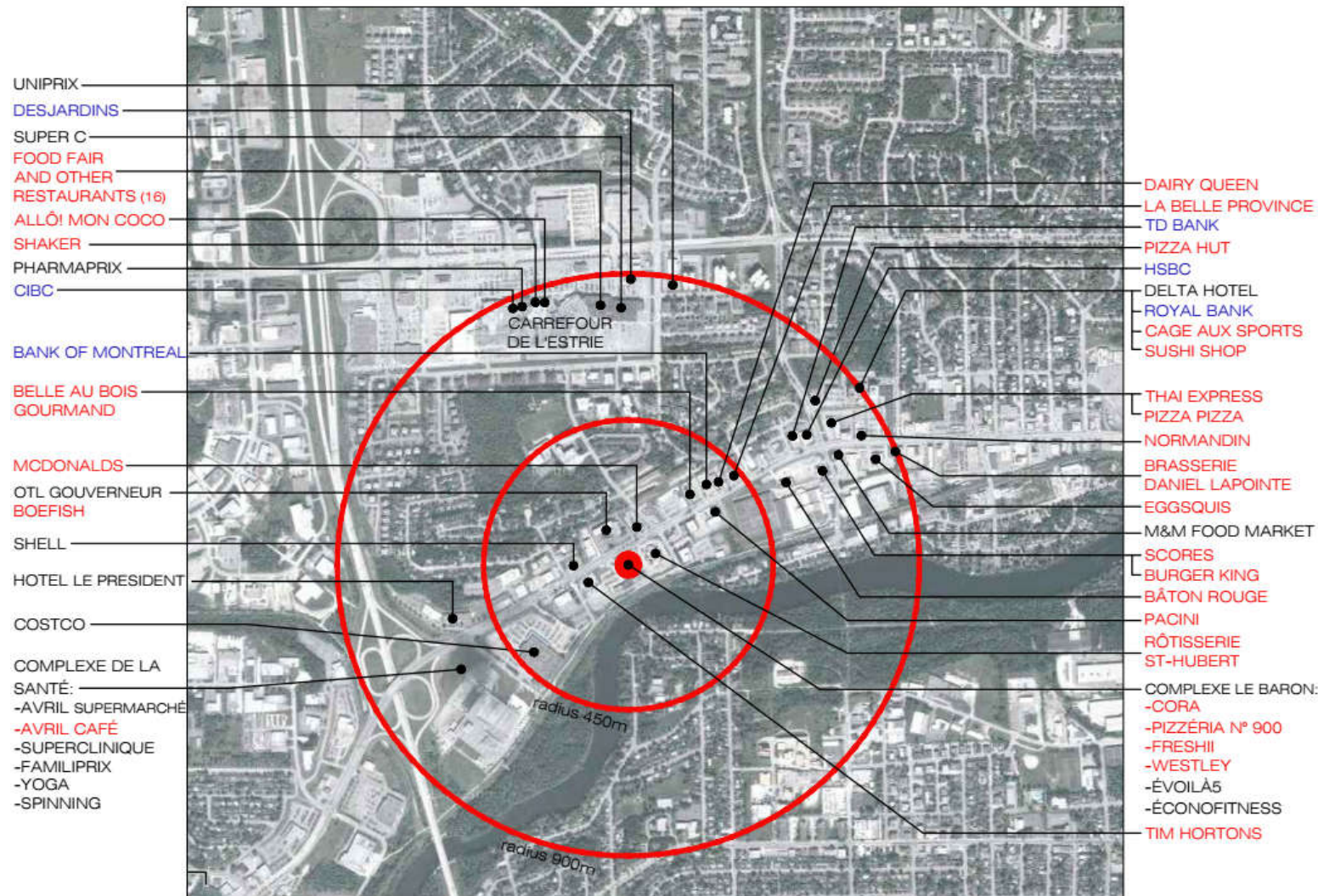
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SURROUNDING SERVICES

COMPLEXE LE BARON



Radius of 450 meters:

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

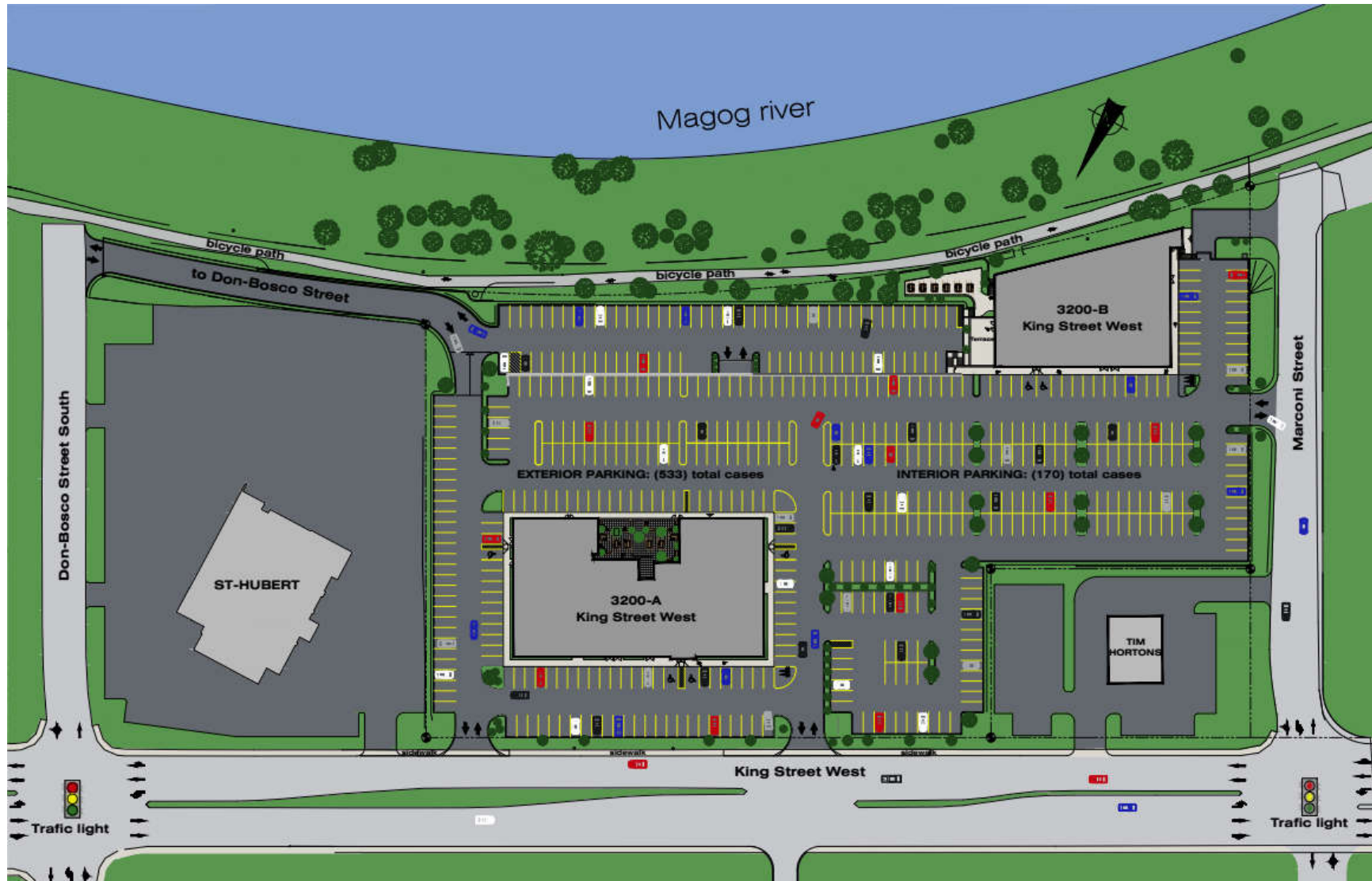
Radius of 900 meters:

- 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

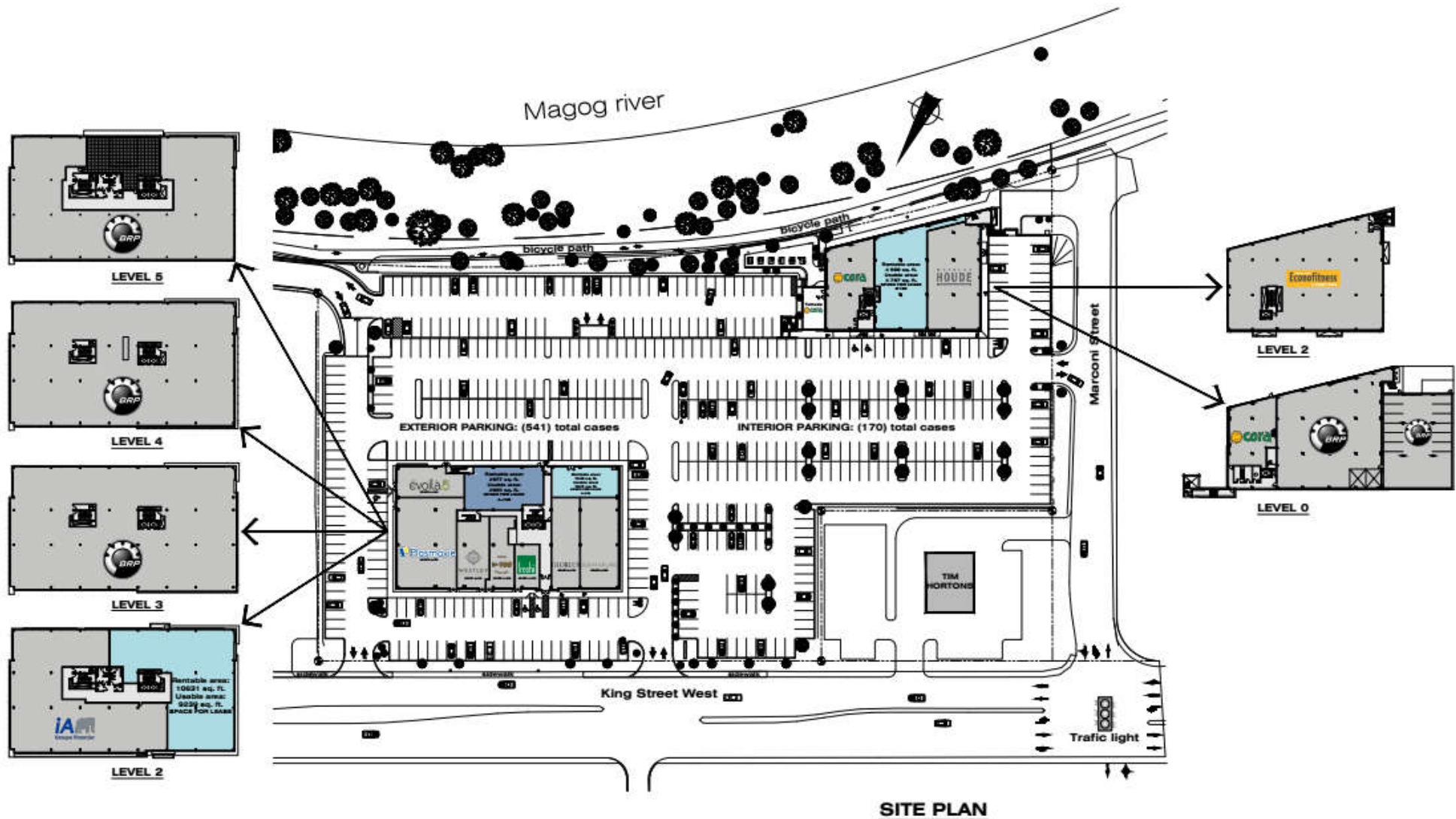
COMPLEXE LE BARON





SITE PLAN

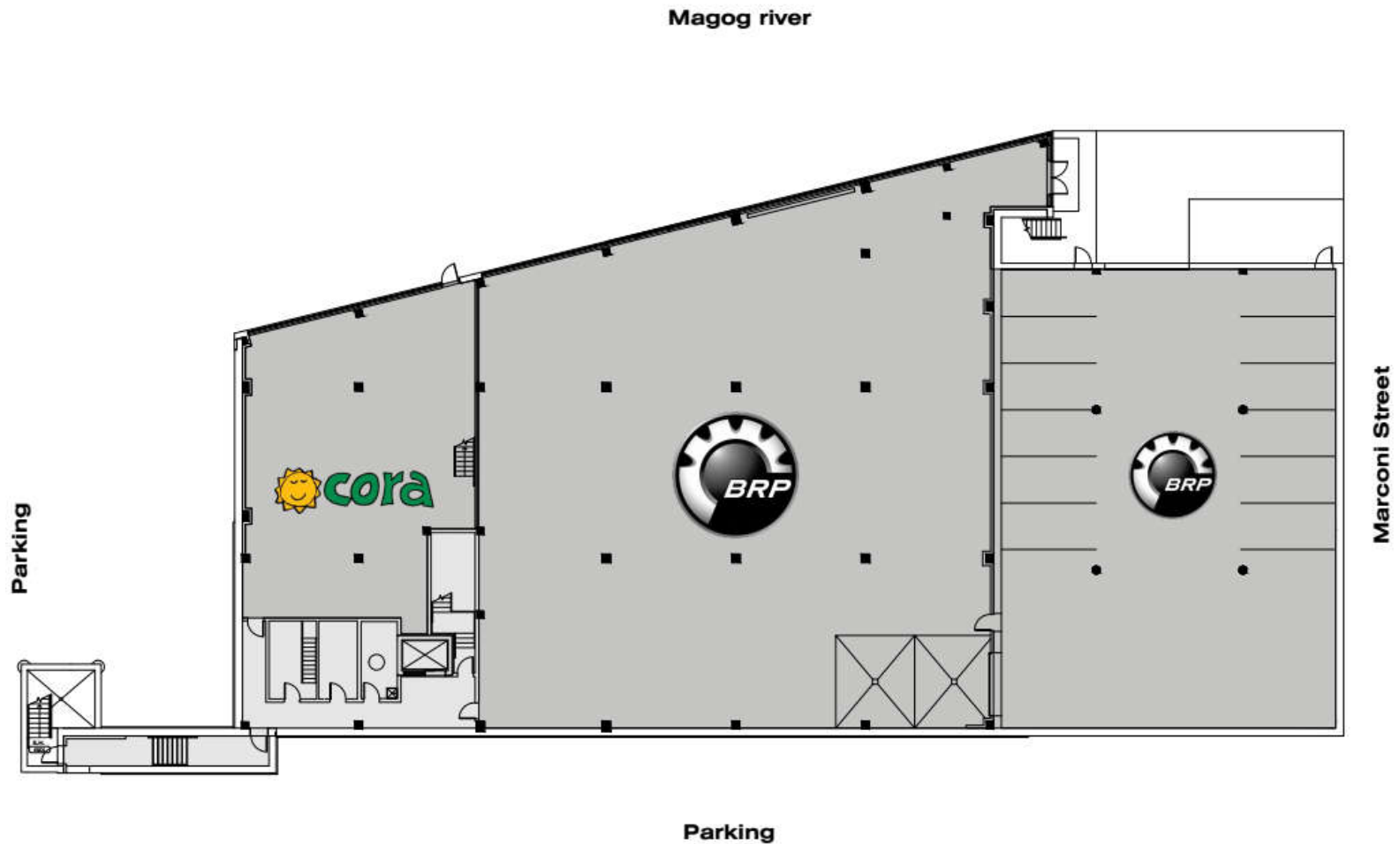
COMPLEXE LE BARON





PLAN 3200-B KING ST. WEST

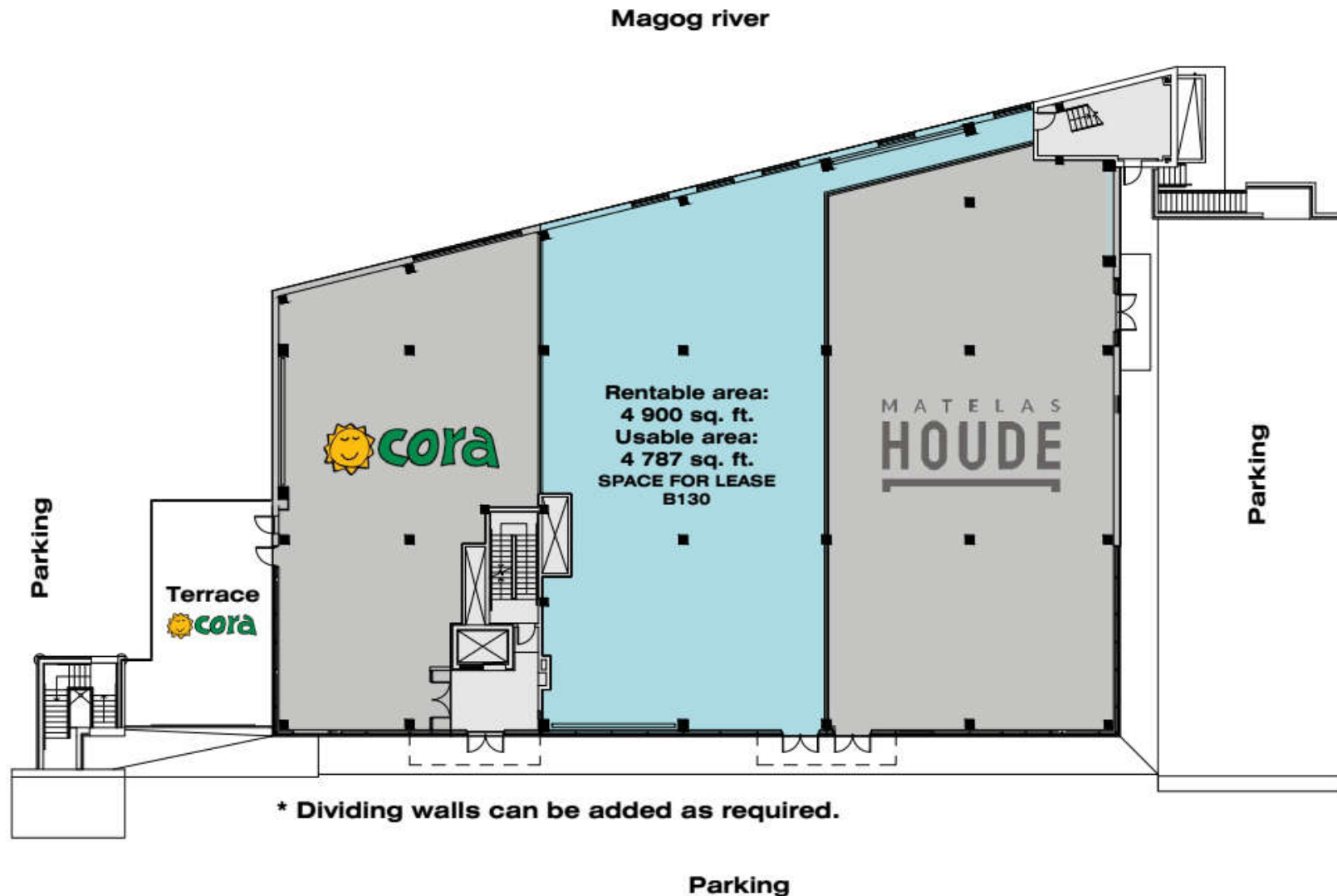
LEVEL 0 / COMPLEXE LE BARON





PLAN 3200-B KING ST. WEST

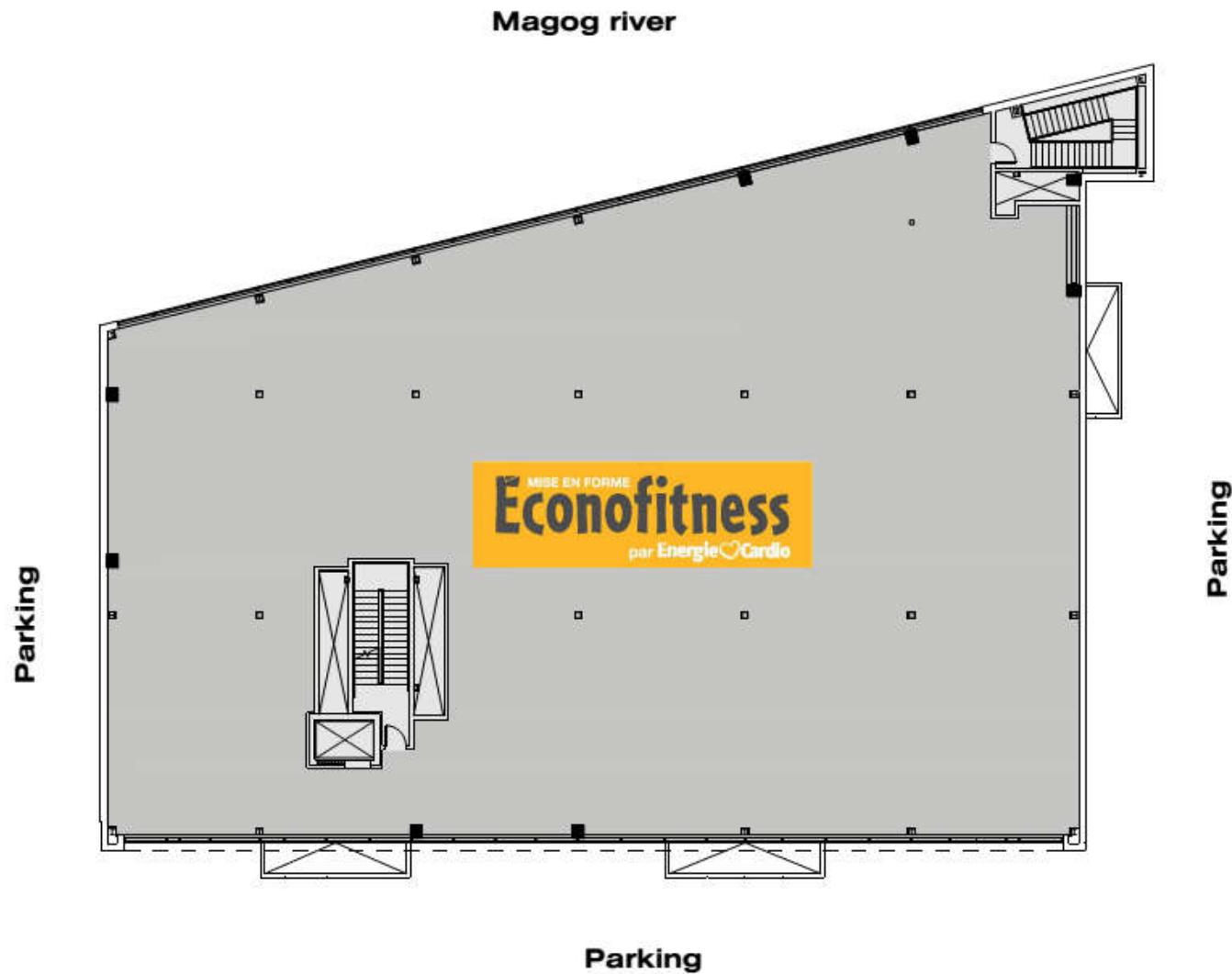
GROUND FLOOR / COMPLEXE LE BARON





PLAN 3200-B KING ST. WEST

LEVEL 2 / COMPLEXE LE BARON





IMMEX SOCIÉTÉ IMMOBILIÈRE

QUALITY, PERSONALIZED AND FAST SERVICES

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

FOUNDED OVER 45 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 1.7 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.



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