

FOR LEASE

63 Church Street, Burlington, Vermont

In the Heart of the Award Winning Church Street Marketplace!



This incredible retail storefront is in the center of Burlington's retail core at the prime middle block of the Church Street Marketplace <https://www.churchstmarketplace.com/>. Adjacent to the iconic Lake Champlain Chocolates retail store, this location attracts a high level of foot traffic from both local and tourist shoppers.

Size:	1,500 square feet plus equal amount of basement space for storage and office	Internet:	Burlington Telecom or others
Location:	63 Church Street, Burlington, Vermont	Base Rent:	\$25.00/sf based on ground floor plus percentage override
HVAC:	Fully climate controlled	Additional Rent:	\$12.95/sf includes Marketplace fees, property taxes, and rubbish removal
Natural Gas:	Vermont Gas Systems	Available:	Fall, 2020
Electric:	Burlington Electric	Comments:	Outstanding location with tremendous visibility and customer traffic
Water/Sewer:	Municipal, City of Burlington		



CHURCH STREET
MARKETPLACE



For more information, please contact:

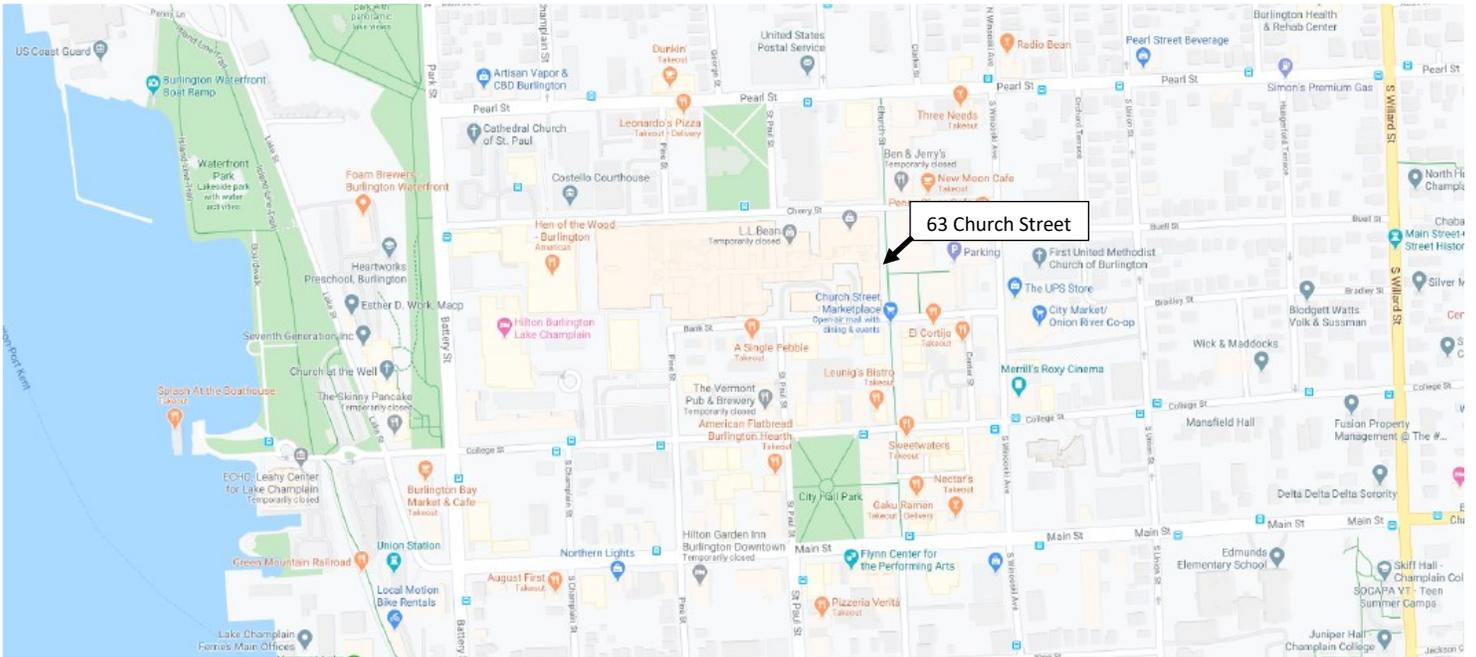
Tony Blake 802.864.2000 X 13
tony.blake@vtcommercial.com

186 COLLEGE ST, SUITE 300

BURLINGTON, VT 05401

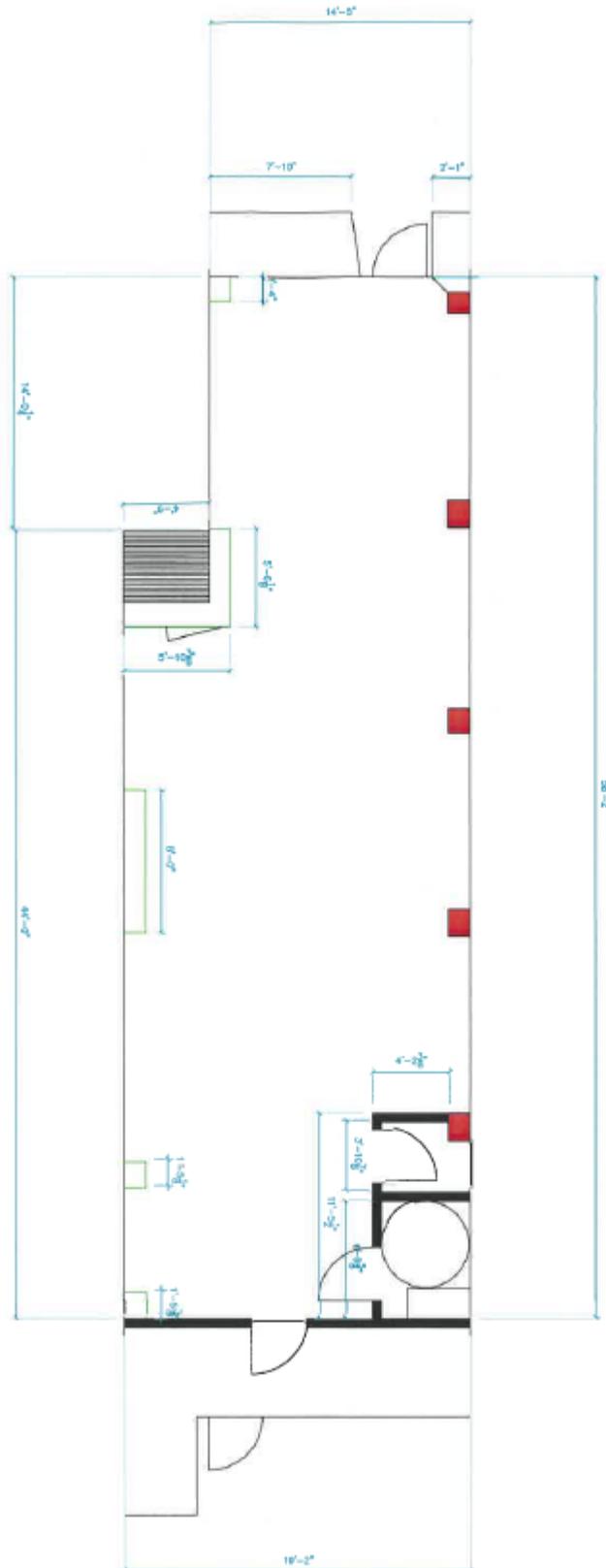
www.vtcommercial.com

LOCATION



FLOOR PLAN

Church Street Marketplace





— WELCOME TO THE —

Church Street Marketplace

Downtown Burlington, Vermont's award-winning open air mall is a hub of activity where you'll find historic architecture, year-round festivals, street entertainers, music and over 100 places to shop and dine. We invite you find out about exclusive [shopping](#), [dining](#) and [events](#) in downtown Burlington as well as to explore the area! All four blocks of the Marketplace are now smoke-free and feature free public Wi-Fi sponsored by Vermont's only [L.L.Bean](#), located in the [Burlington Town Center Mall](#).

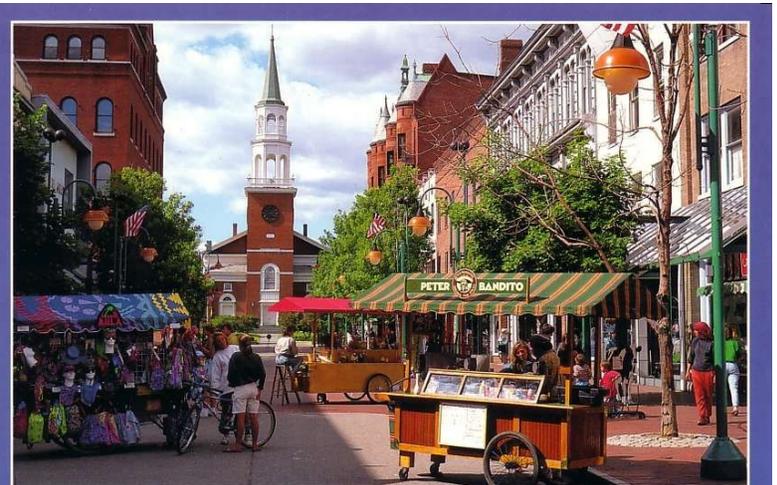
The Church Street Marketplace District is a business improvement district created in 1981, that includes the public street and all properties that abut Church Street between Pearl and Main Streets. It is a National Register Historic District and has been named one of the **Great Public Spaces in America** for its historic buildings, thriving retail trade, carefully maintained streets and walkways, and strong community support.

Each year some 3 million visitors come here to shop, eat, meet and greet, mark milestones, or just pass the time of day. All property owners in the district pay an additional tax (called the "common area fee") that funds 70% of the District's operations. The District may not receive funding for its operation from the City's general fund.

[Church Street Marketplace District Commission](#) is a City Commission that sets policy for the Marketplace District and recommends the annual common area fee. The nine Marketplace Commissioners are appointed for three-year terms by the Burlington City Council and represent residents, businesses and property owners.



Be a Part of it All! Prime Location in the Heart of the Queen City!



≡ BURLINGTON, VERMONT ≡

