

# FOR LEASE

## COOL SOUTH END SPACE

257 Pine Street, Burlington, VT



VT Commercial is pleased to offer for lease a former hot yoga space on Pine Street. This space is ideal for a wellness company or a funky marketing company who is seeking “unique space”. Offering some old mill ambiance, along with an ideal location makes this a winner spot. Suite is approximately 2,227 SF consisting of a large open room with wood floors, natural light and high ceilings, three single offices facing Pine Street (each with windows), bathrooms and three showers. Small entry with ability to enter from back of building or on south side of building. Owner willing to talk about renovations based on lease terms.

**SIZE:**

2,227 SF +/-

**USE:**

Office, Flex, Retail

**PRICE:**

\$17 NNN (Estimated at \$2.25) Plus Utilities

**AVAILABLE:**

July 1

**PARKING:**

Limited

**LOCATION:**

Popular Pine Street Location

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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208 FLYNN AVENUE, STUDIO 2i

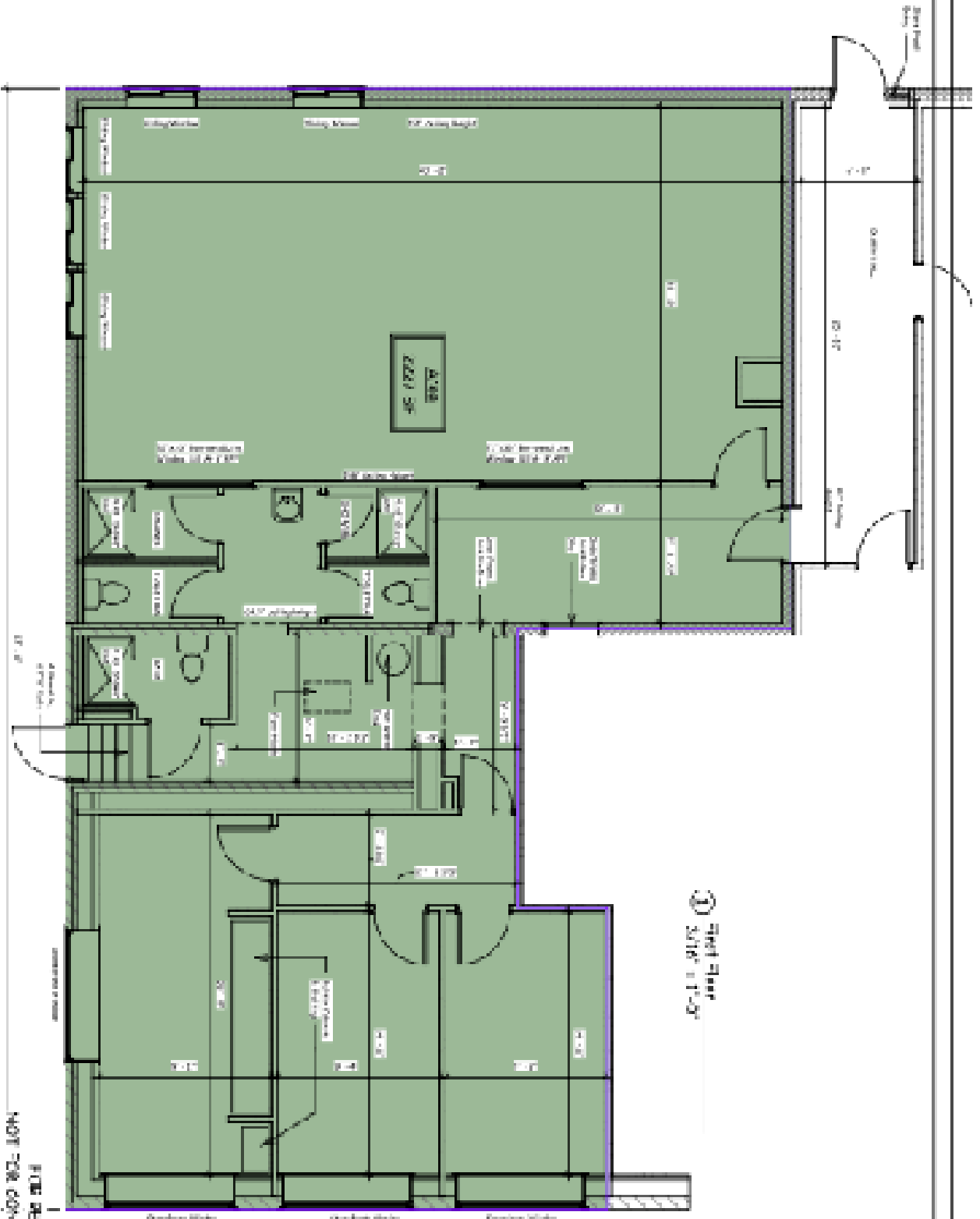
BURLINGTON, VT 05401

www.vtcommercial.com









3rd Floor  
 316' x 11'-0"

FOR REVIEW  
 NOT FOR CONSTRUCTION

A-10

Existing  
 Conditions

PROVIDE ALL  
 DETAILS FOR  
 CONSTRUCTION  
 OF THIS  
 PROJECT  
 SEE PLAN FOR  
 DETAILS

**OVERLAKE PARK, LLC**  
 Jesse Canale  
 237 Pine St Burlington, VT



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