



Office/Retail Space for Lease

4049 Williston Road, South Burlington, VT

Location:	Williston Rd, high visibility	Available:	Immediately
Use:	Retail, Office, Flex	Parking:	52 on-site spaces
Sizes:	Suite 1, 817 +/- sf Suite 8, 2230 +/- sf Suite 10, 1000 +/- sf (Suites 8 & 10 can be combined)	Price:	\$8/sf NNN

- Great location for many pre approved uses including office, retail, studio, and more
- Landlord willing to do some level of tenant improvements and time with a professional space planner to redesign and customize the space (see attached rendering).
- Easy access off of Gregory Dr with Williston Rd Signage
- On CCTA Bus Route
- 28,000 +/- cars per day
- Easy access to I89, Airport, and Downtown Burlington and other towns
- Aggressive Rental Rate for Retail
- T1 and DSL lines currently in building
- Energy efficient lighting & on-site Solar
- Plenty of onsite free parking
- Great mix of long-term professional tenants including one who's been here for 30 years!
- All dividing walls are non-structural and may be moved/removed per the tenant needs.
- Williston Rd frontage with lit sign
- Easy access to Marshall Ave via Gregory Drive allows you to be on Kennedy Drive, the Interstate or beyond in minutes
- Mountain Views

Call or email Jed Dousevicz for more information:

802-864-2000 X14 jed@vtcommercial.com www.vtcommercial.com

186 College Street, Burlington, Vermont 05401
Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.

OFFICE/RETAIL SPACE FOR LEASE

CONCEPTUAL FLOOR PLAN FOR A COMBINATION OF SUITES 8 & 10

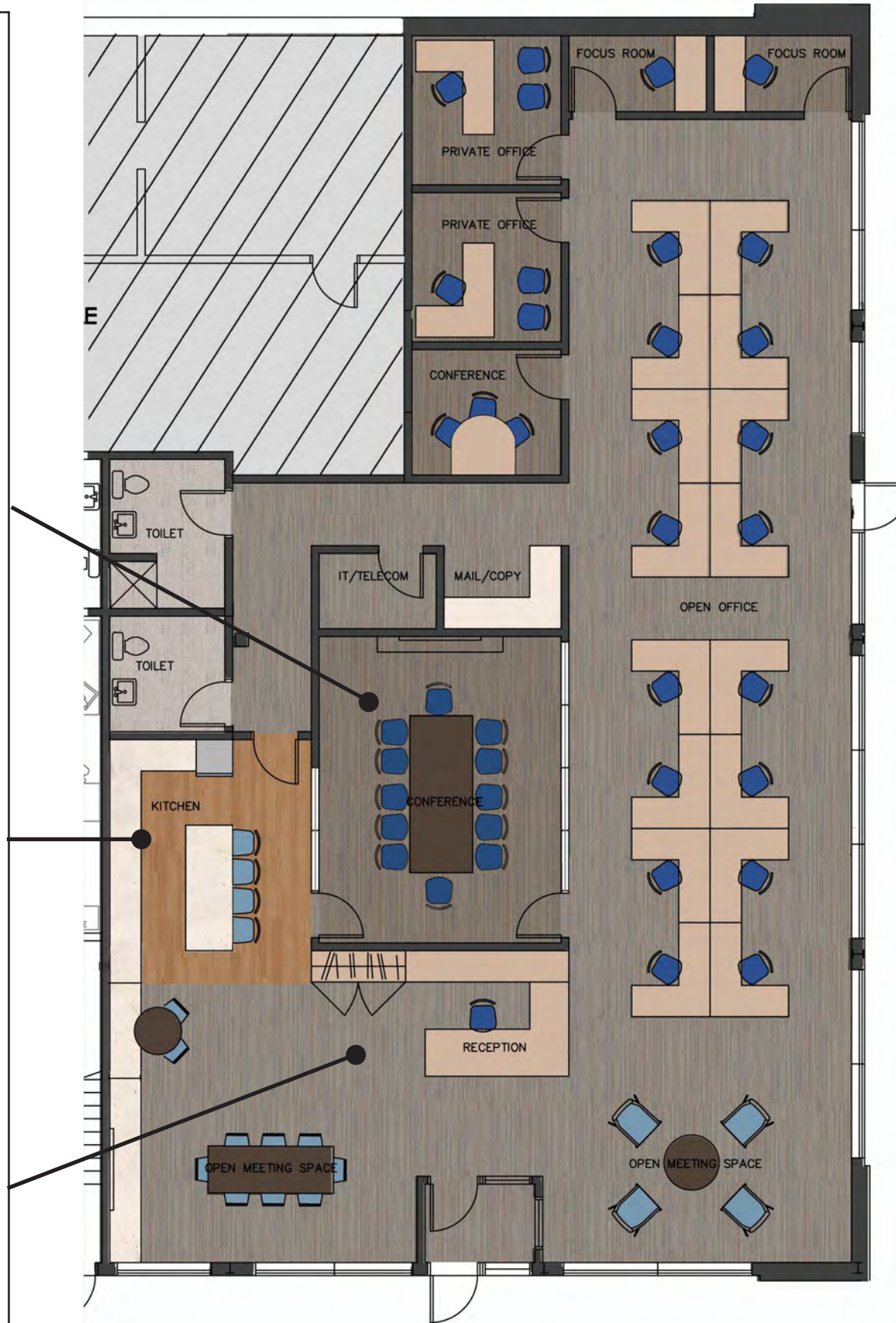
FINAL DESIGN TO BE DETERMINED, BASED ON LEASE TERMS & INDIVIDUAL CLIENT NEEDS

Commercial Office Opportunity

Great opportunity for contemporary office space featuring exposed ceilings, employee kitchen/cafe, multiple meeting spaces and conference rooms, access to natural light and mountain views. Meet with clients in a professionally designed space and create a unique environment that reflects your brand.



Similar applications at VEIC & GMCR, designed by Christine Burdick Design



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South Burlington, VT



Open Office Workstations with space to meet privately and/or informally



Similar Interior Environment- likeness only

CONCEPTUAL FLOOR PLAN FOR A COMBINATION OF SUITES 8 & 10

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Service Based Retail Opportunity

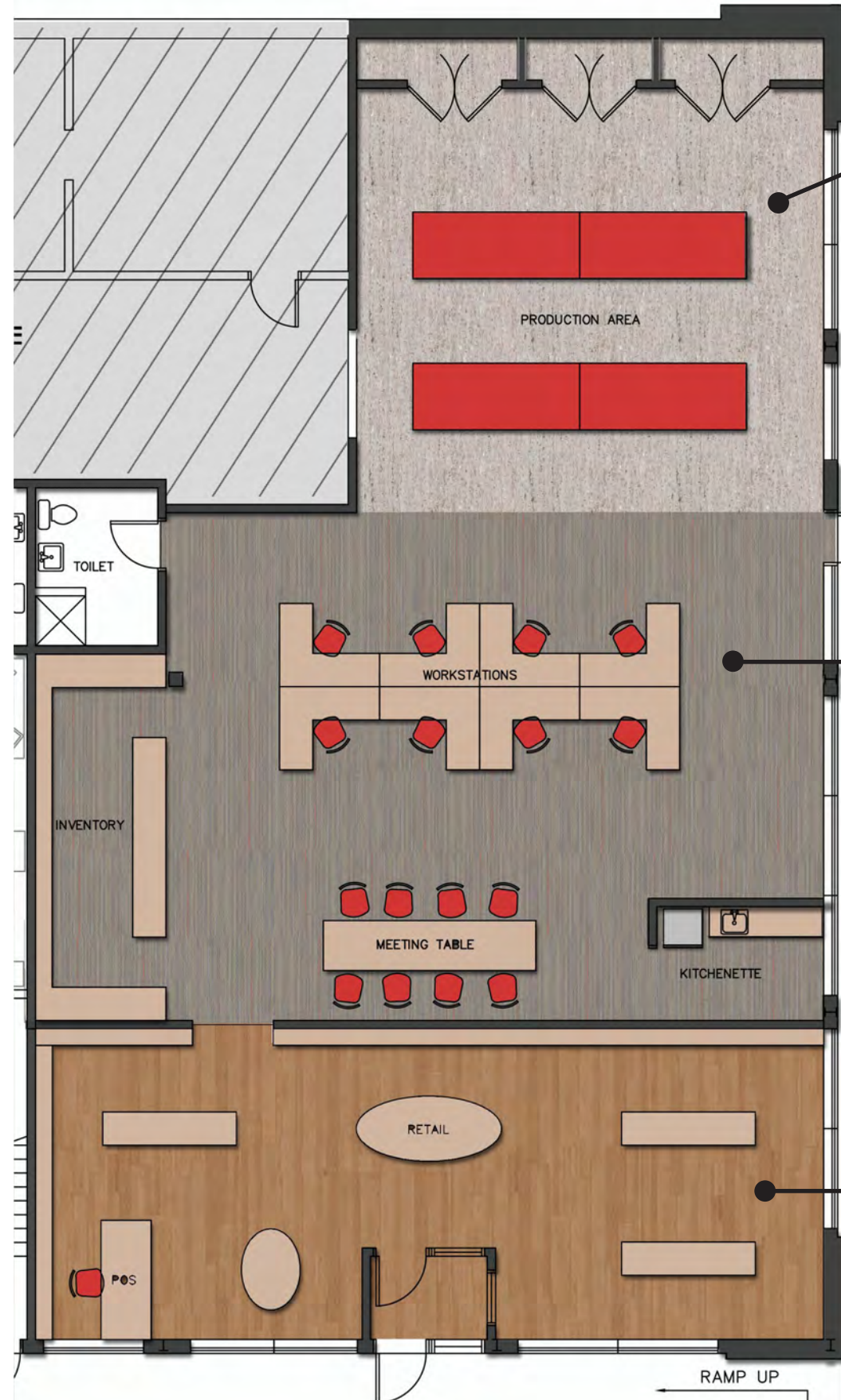
Great opportunity for retail/office and production all under the same roof. Picture your screen printing studio in a space with exposed ceilings, loads of natural light and mountain views. Display product at the entry retail area, collaborate with clients at the meeting table, conduct heads down work at the open workstation space and create magic in the production area. Plenty of storage space for inventory/stock.

Space could work well for:

Custom Screen Printing, Embroidery Shop, Flooring Showroom, Lighting Showroom, Print/Copy Center, Photography Studio, Trophy Shop/Engraving, and many more.



Similar application at Otter Creek Awnings and Vermont Custom Closets designed by Christine Burdick Design.



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Production Area

Ample floor space for layout tables, equipment, walls for storage and display, making this space ideal for many types of production.

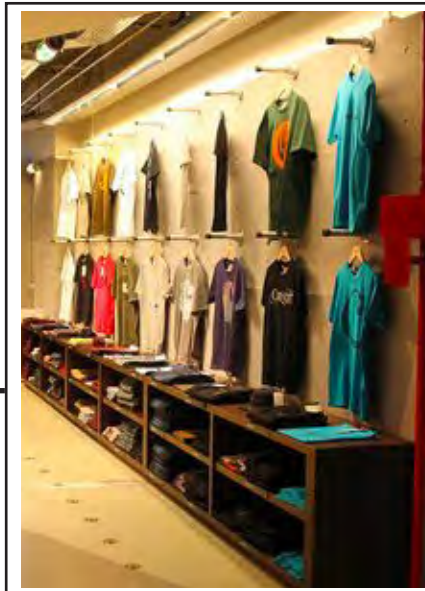


Open Office Workstations



Retail Space

Ample room to display product with tons of natural light & the potential to create visibility into the production space.



CONCEPTUAL EXTERIOR RENDERING FOR POSSIBLE FUTURE IMPROVEMENTS

FINAL DESIGN TO BE DETERMINED



Similar Timber Frame Application

Exterior Improvements

- New Exterior Paint
- Relocate all tenant signage
- Timbered A-Frame Structure over each main entrance
- New exterior plantings
- Enlarged metal building number

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