



Investment Office Building

4049 Williston Road, South Burlington, VT

Location:	Williston Rd, high visibility	Available:	Immediately
Use:	Mixed Office, Retail, Light Industrial and other uses	Parking:	52 +/- spaces
Size:	12,800 sf +/- on 1.84 +/- Acres of Land	Price:	\$1,299,000

This is a very rare investment building available for sale in a high traffic South Burlington location. Great tenant mix and currently the building has a small office space vacant for a potential owner/occupier or additional tenant. Building expansion possibilities exist. Interest rates remain low but cannot stay this low for much longer making this a perfect investment property to buy now.

Call or email Jed Dousevicz for more information:

Jed Dousevicz - 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.



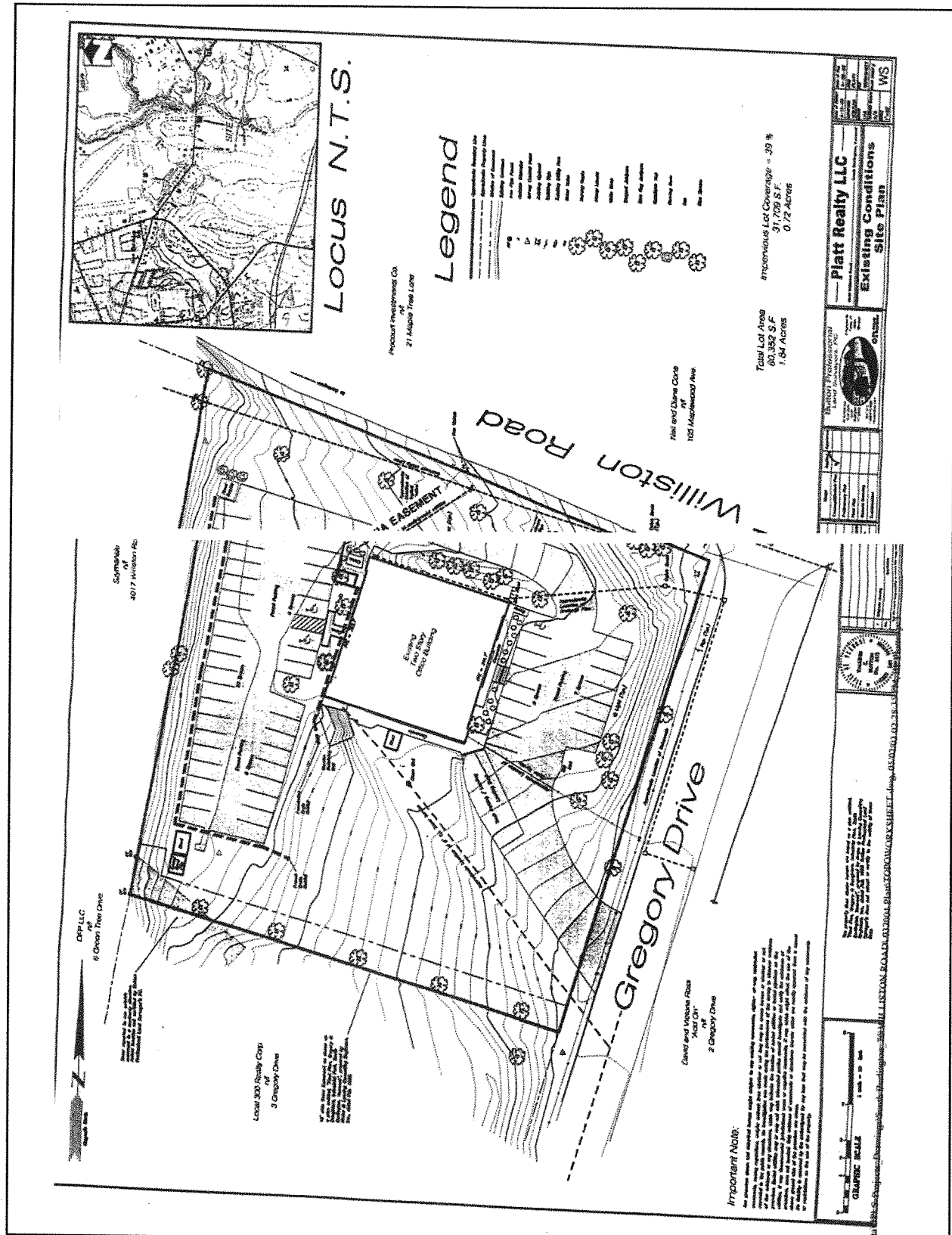


- Centrally located investment property
- 290+/- Williston Rd frontage and 250+/- Gregory Dr frontage
- Williston Rd frontage has a lit sign
- Easy access to Marshall Ave via Gregory Drive allows you to be on Kennedy Drive, the Interstate or beyond in minutes
- Additional growth potential on current lot subject to permits (see attached)
- 28,000 +/- cars per day. CCTA Bus line. Easy access to Airport, I89.
- Views of Green Mountains
- Onsite active solar generator (Even at current rates, solar tracker will generate over \$25,000 in free power over the next 15 years. Much more with anticipated power rate increases.)
- 2015-16 NOI forecast to be \$106,000
- Recent HVAC upgrades including 3 units replaced in 2010.
- Roof replaced in 2003 (warranty through 2018)
- Flexible building with lower level Loading Dock
- Energy Efficient newer lighting throughout
- Great long-term tenant mix/history
- Simple exterior upgrades possible (see attached)

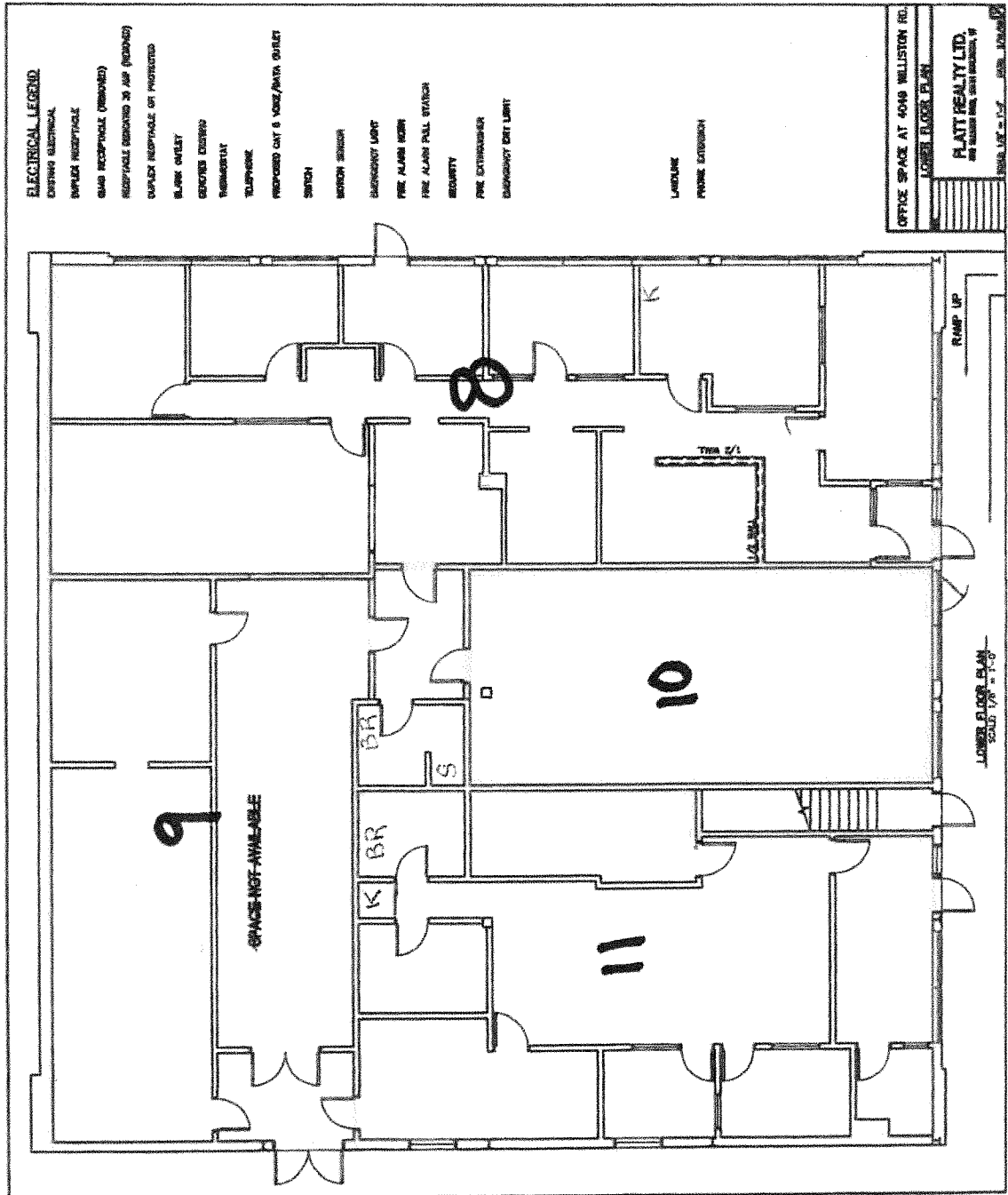
Aerial View of Subject Property



Site Plan

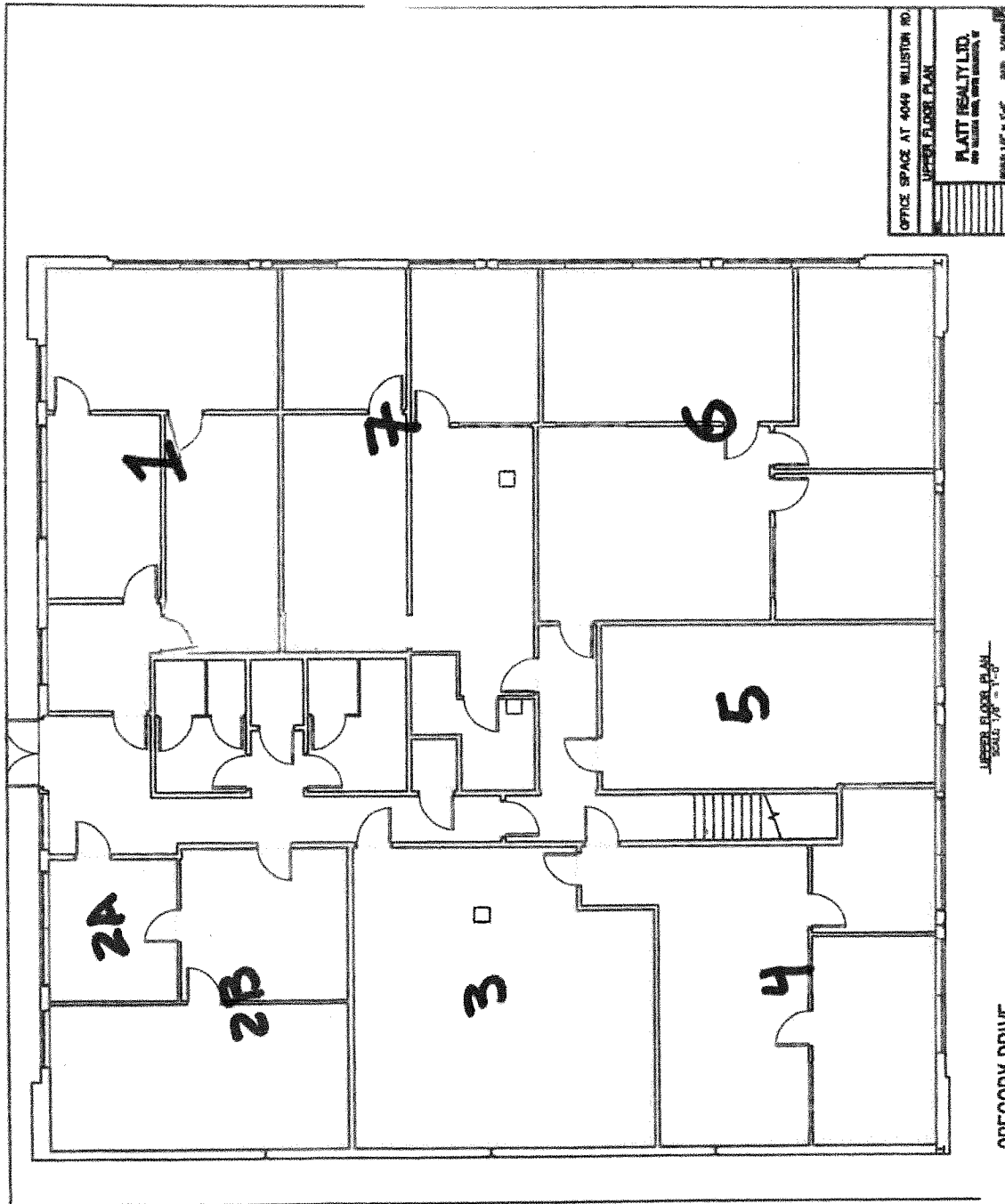


Floor Plan - 1st Floor



Floor Plan - 2nd Floor

WEST PARKING LOT



WILLISTON ROAD

ADENBY DRIVE

Williston Rd

Current Configuration:

51 Parking Spaces + 3 Handicap = 54 Total

South Burlington Parking Requirements: 3.5 Spaces
per 1,000 SF (Office Use)

Current Sf (not including common areas): +/- 10,500

Parking Spaces Required: 37 + 3 Handicap = 40.

*The building has 14 more parking spaces than
required.*

Contemplated Expansion:

In late 2012, the owners contemplated expanding the building to meet the needs of a prospective tenant. The tenant's use required 4,000 SF of office and 4,000 SF of warehouse. This was going to be accomplished with a two story addition with office above and WH below, per the below mockup.

Parking: Assuming 10% unusable common space, this would have required 2 parking spaces for the WH (.5 spaces / 1,000 SF) and 13 for the office component. With 14 extra spaces currently, the 8 spaces that could be added in the south-west corner of the lot would have been more than sufficient to support this 8,000 SF addition while still leaving the property well below its lot coverage threshold.

Possible Addition:

8,000 SF

(4,000 Office / 4,000 WH)

Additional
Parking: 8
Spots

Americas Pet Store

Americas Pet Store

Gregory Dr

Gregory Dr

CONCEPTUAL FLOOR PLAN FOR A COMBINATION OF SUITES 8 & 10

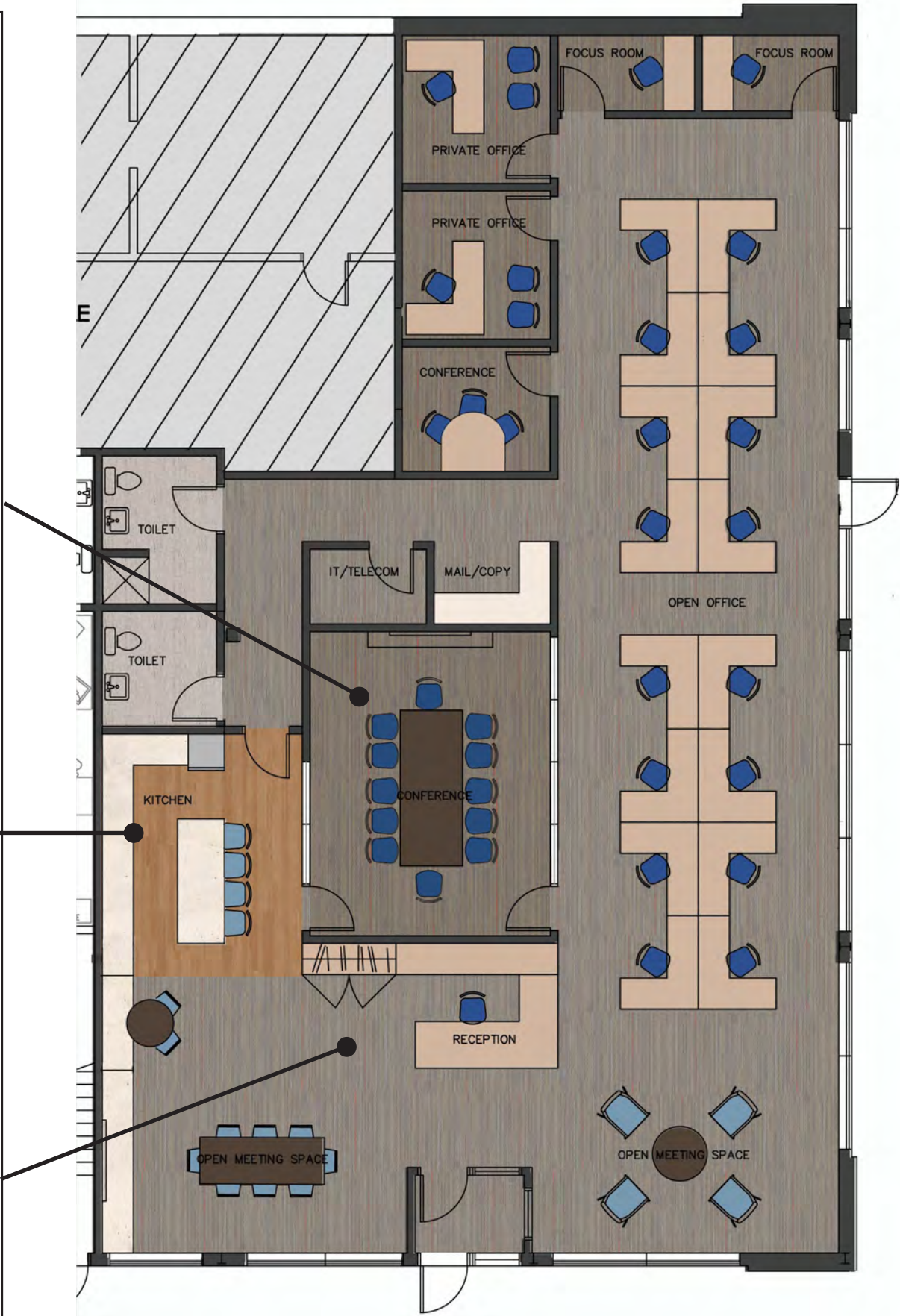
FINAL DESIGN TO BE DETERMINED, BASED ON LEASE TERMS & INDIVIDUAL CLIENT NEEDS

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



PLATT REALTY - 4049 WILLISTON RD
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

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

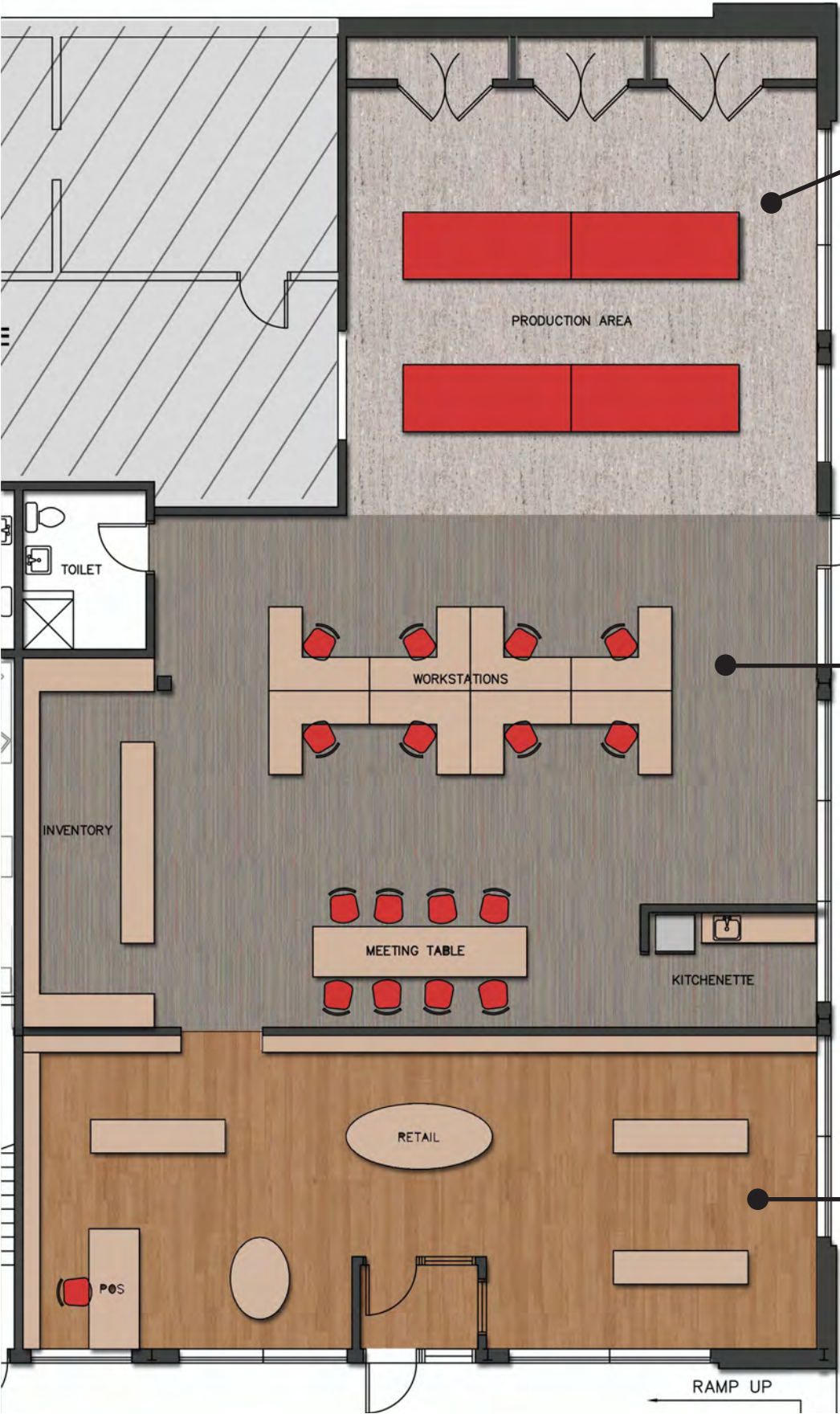
Service Based Retail Opportunity

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.



Production Area

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

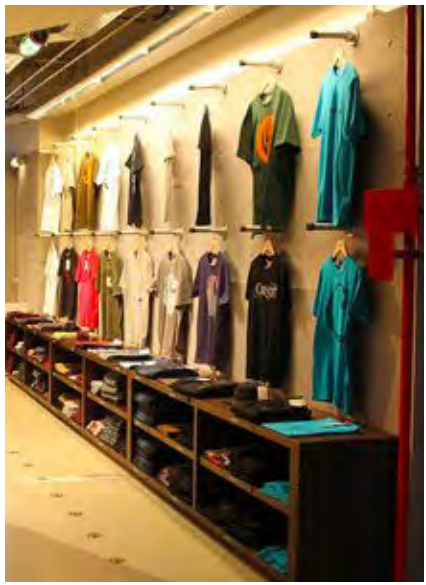


Open Office Workstations



Retail Space

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



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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

PLATT REALTY - 4049 WILLISTON RD

South Burlington, VT





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*