



**MALTEX BUILDING SPACE FOR LEASE**

## Post & Beam with Lake Views

431 Pine St. Burlington, VT

<b>Location:</b>	On Pine Street across from Speeder & Earls	<b>Available:</b>	Immediately
<b>Use:</b>	Office	<b>Parking:</b>	on-site
<b>Sizes:</b>	2455 SF	<b>Price:</b>	\$16.50 (CAM \$5.90/SF) + utilities

Offering TWO months free Rent!  
Owner is motivated to lease this out!

The popular Maltex Building offers a third floor office space with cool mezzanine office space with views to the Lake. Post and beam ambiance with wood floors. One of the best spaces in the building. On site parking, efficient gas HVAC, lots of windows!

### Features & Amenities:

- Historic Charm Meets Modern Sophistication
- On site free parking
- Directory signage, common bathrooms, common mailroom
- New operable windows & gas fired HVAC units
- New high efficiency HVAC systems
- Funky old mill ambiance

**Call or email Linda I Letourneau for more information:**

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186 College Street, Burlington, Vermont 05401  
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