



Well Located Office/Flex Space

21 Gregory Drive, South Burlington, VT

Location:	Close to I-89, Airport & Burlington	Available:	Immediately / depending on fit-up needs
Use:	Office & light industrial	Parking:	On-site free
Sizes:	North space - 2,488 sf Northeast space - 5,904 sf Combo - 8,392 sf Southwest space - 4,615 sf	Price:	\$9.50-14.00/sf NNN (depending on fit up) CAM: \$4.64/sf + utilities (\$1.49/SF estimated)

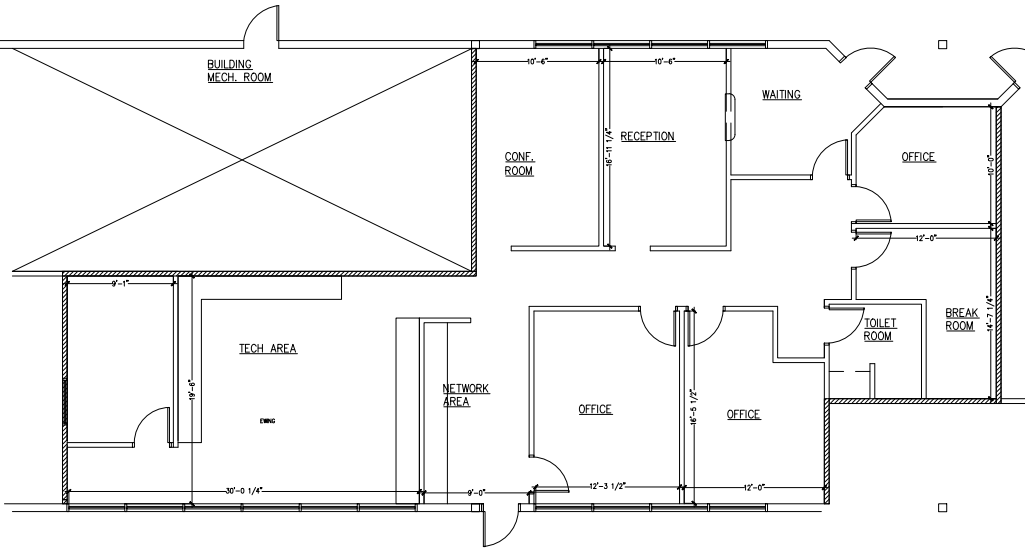
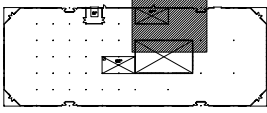
Landlord is prepared to upgrade the interior to accommodate specific tenant needs and requirements. Layouts are flexible and can range from 2,488 up to nearly 8,400 sf. On-site parking. Highly visible signage.

- Prominent corner signage
- Redundant power and communications
- 277 480v 3 phase 800 amp, plus 1200 amp
- Overhead door in 1 suite
- Close proximity to I-89, Airport, and Burlington
- Kimball Avenue frontage



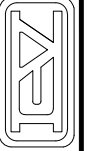
Call or email **John Beal** or **Linda I Letourneau** for more information:
802-598-1168 jb@vtcommercial.com www.vtcommercial.com
802-343-2107 linda@vtcommercial.com www.vtcommercial.com

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.



PLAN VIEW
SCALE: 1/8"=1'

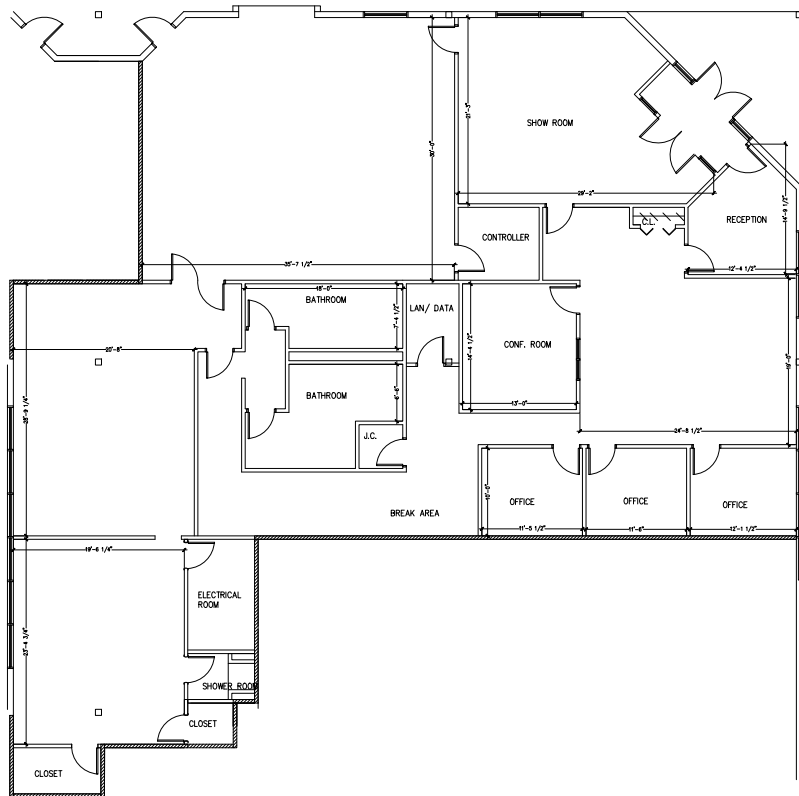
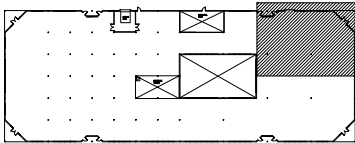
ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401



CURRENT LAYOUT
PROJECT: 21 GREGORY DR., SO. BURLINGTON, VT
LOCATION:

PROJECT:	21 GREGORY DR., SO. BURLINGTON, VT
LOCATION:	
DRAWN BY:	
FINALS BY:	
CHECKED BY:	
REVISIONS:	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
USABLE S.F.:	
TOTAL S.F.:	

SCALE:
DATE: 12/9/2016
PAGE:



PLAN VIEW
SCALE: 3/32"=1'

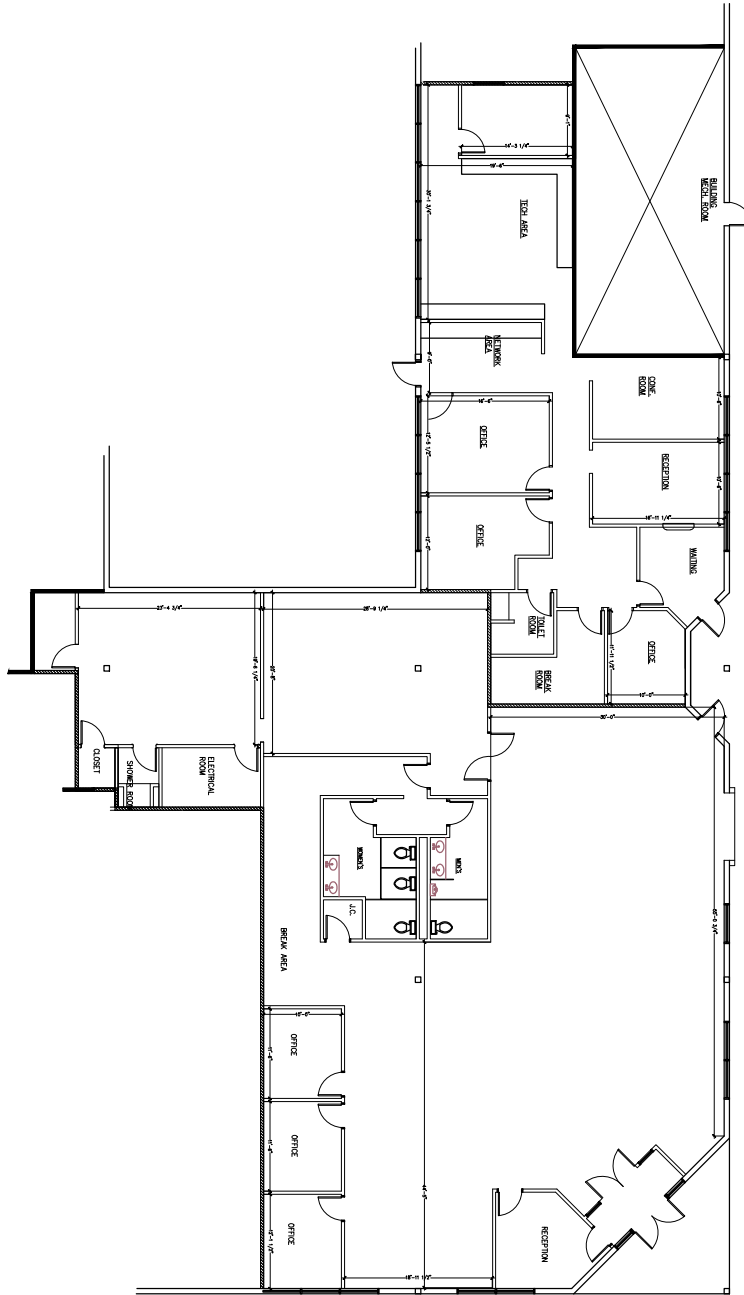
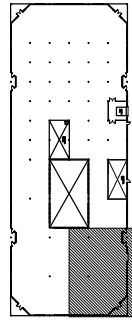
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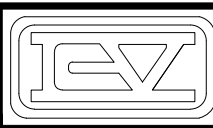
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DATE: 12/9/2016
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PLAN VIEW
SCALE: 3/32" = 1'

SCALE:	1/2" = 1'
DATE:	12/9/2016
PAGE:	A-1
REVISIONS:	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
DESIGNED BY:	J.R.B.
DRAWN BY:	J.R.B.
CHECKED BY:	
APPROVED BY:	

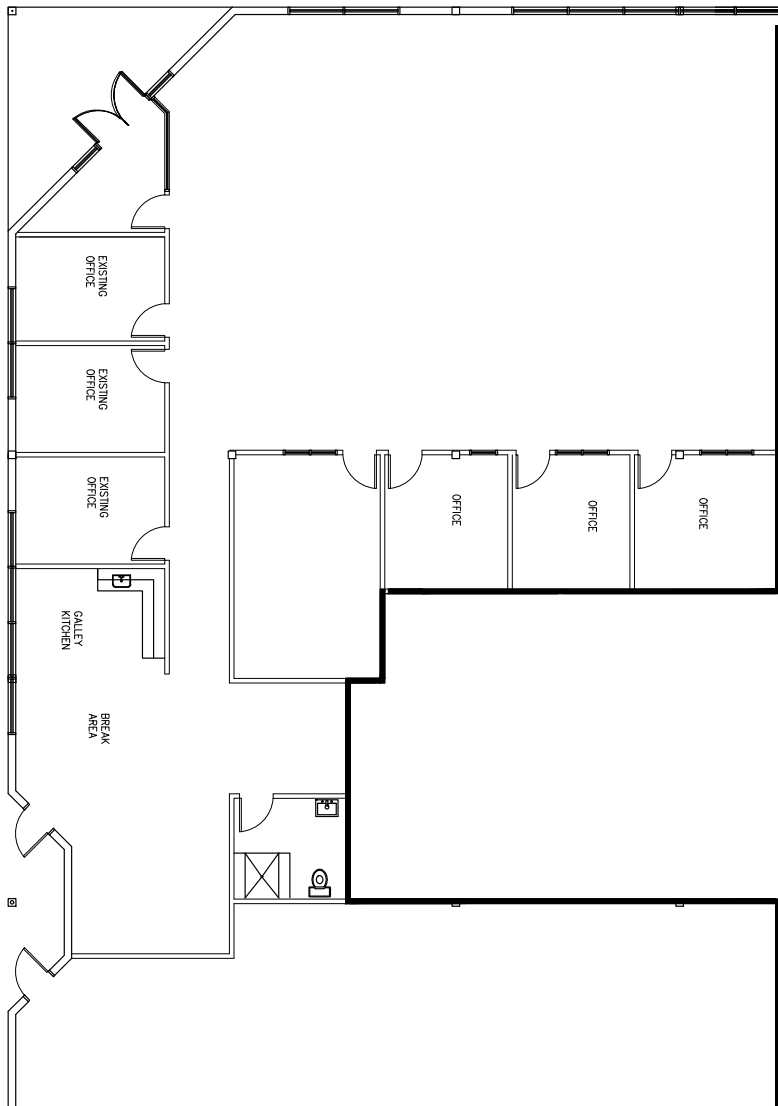
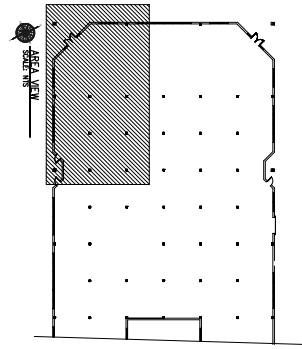
PROJECT:	EXISTING CONDITIONS
LOCATION:	21 GREGORY DR.- SO. BURLINGTON, VT



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30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401



PLAN VIEW
SCALE: 3/32"=1'



SCALE: 3/32"=1'
DATE: 8/23/2017
PAGE: A-1

REVISIONS:
REVISION 1
REVISION 2
REVISION 4

DRAWN BY:
CHECKED BY:

PROJECT: **EXISTING CONDITIONS**
LOCATION: 21 GREGORY DR.- SO. BURLINGTON, VT



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