

FOR LEASE

FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / TECHNOLOGY

21 Gregory Drive, South Burlington, VT



Great South Burlington corner location close to downtown Burlington, I-89 and the airport. This flexible / office / light industrial building offers suites from 4,000 to 15,000 sf. The building offers prominent signage, ample surface parking, redundant power needs. Ideal for R&D, Tech, or Engineering. Landlord's in house construction and design team can customize each space for individual tenant's needs.

SPACES:

Suite 110 - 5,808 rsf
Suite 140 - 4,546 rsf
Suite 150 - 7,736 rsf
Suite 160 - 2,432 rsf

RATES:

Suites range from \$9.50 to \$15.00 nnn depending on the space and fit up needs.

**nnn's run approximately \$4.75 psf plus utilities.

AVAILABLE:

Immediately

PARKING:

139 spaces on site

LOCATION:

Corner of Gregory Drive & Kimball Ave.

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:

YVES BRADLEY / BILL KIENDL

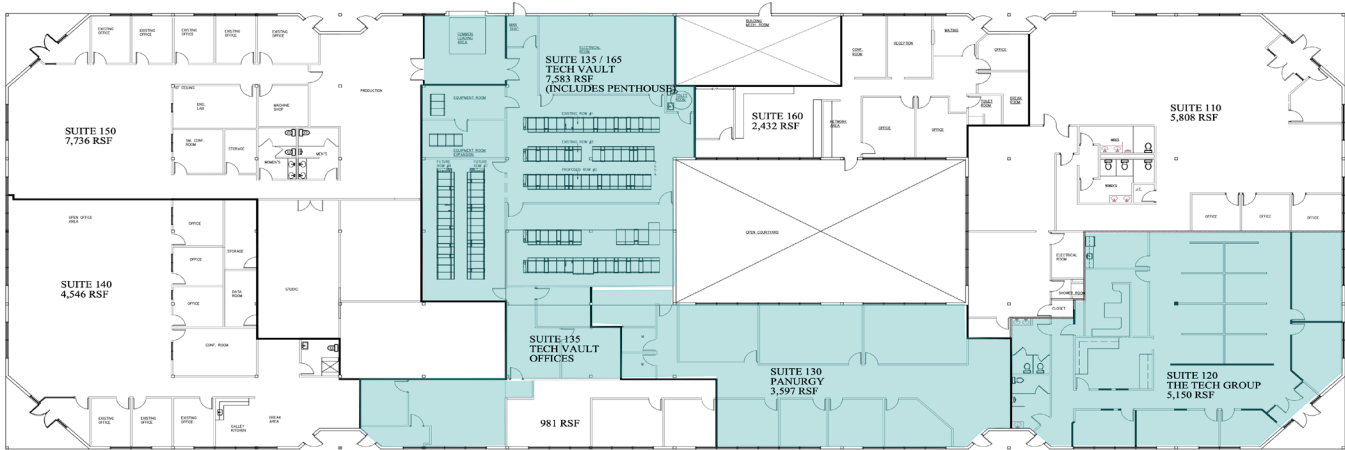
802-363-5696 / 802-238-2048

yb@vtcommercial.com / bk@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



PLAN VIEW
SCALE: 3/32" = 1'

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



EXISTING CONDITIONS

PROJECT: LOCATION: 21 GREGORY DR.

DRAWN BY: PHALS BY: CHECKED BY:

REVISIONS:
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
USABLE S.F. =
RENTAL S.F. =

SCALE: AS NOTED
DATE: 7/22/2020
PAGE:

A-1

