



EXCLUSIVELY LISTED FOR LEASE

## Premier Office Space with Loading Dock at Rear

310 Hurricane Lane, Suite 4, Williston, VT

<b>Location:</b>	Near I-89, Exit 12	<b>Available:</b>	Immediately
<b>Use:</b>	Office	<b>Parking:</b>	On-site
<b>Sizes:</b>	3,775 +/- sf	<b>Price:</b>	\$12.75/sf NNN "as-is" \$2.32/sf CAM

- Office space with light manufacturing space and loading dock
- 3,775 +/- Square Feet
- Lease rates:
  - Base Rent: \$12.75 per square foot "as is"
  - CAM: \$ 2.32 per square foot
- T1 service available throughout the building, Comcast also available.
- Ample parking included
- Easy access to Interstate 89 at Exit 12 and located across from Marriott Courtyard
- 9 offices, conference room, bullpen area, kitchenette, lab space, reception area

Call or email Linda I Letourneau or John Beal for more information:  
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186 College Street, Burlington, Vermont 05401  
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Scale: 1/8" = 1'-0"