

Office Building to Be Built

41 Rye Circle, South Burlington, VT

Size:	2500-4670 SF on .25 acres	Price:	Sale price: \$525,000 - \$980,500 Lease rate: \$15.00/sf NNN
Zoning:	Office / Retail	Availability:	9 months

Extremely rare opportunity to purchase a stand alone office building OR office condo in fantastic location. Close to everything but perfect South Burlington setting off Hinesburg Rd. This is a brand new to be built office with state of the art energy efficient technologies available. Available for sale or lease.

- 2500 - 4670 SF available
- Signage
- Great Location
- New Construction
- Energy Efficient

Call or email Jed Dousevicz for more information:

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.

OFFICE FOR SALE OR LEASE

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
 10 MARSHFIELD NEW LANE, SOUTH BURLINGTON, VT 05403
 802-864-2323 FAX: 802-664-2271 WEB: WWW.CEAS.COM
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DRANK
 SAL
 CHECKED
 DSM
 APPROVED
 DSM

OWNER:

**RYE
 MEADOW
 ASSOCIATES, INC**
 25 OMEGA DRIVE, SUITE 201
 WILLISTON, VERMONT 05495

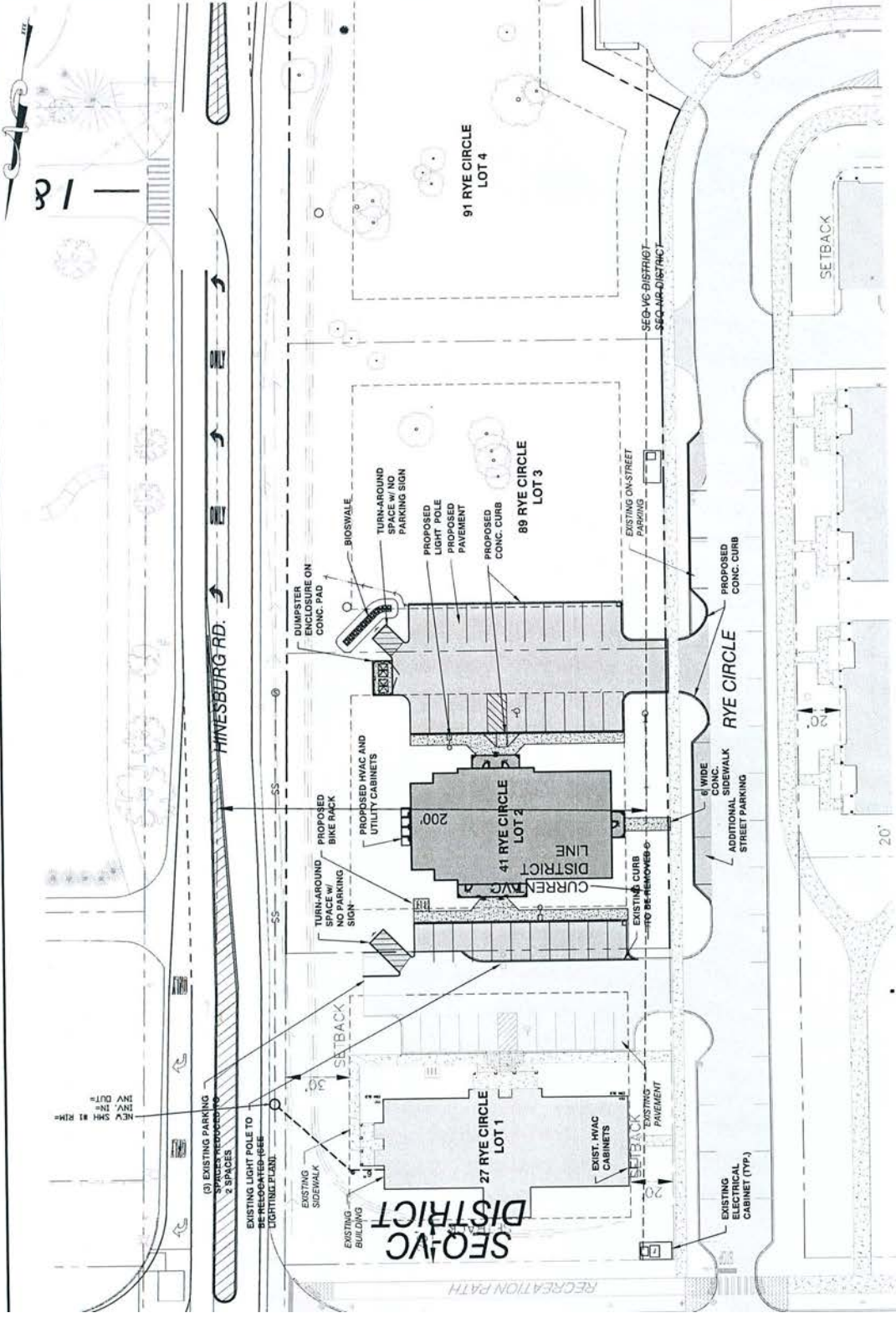
PROJECT:

**RYE
 MEADOW
 COMMERCIAL
 DEVELOPMENT**
 1075 HINESBURG RD.
 SOUTH BURLINGTON
 VERMONT



LOCATION MAP
 1" = 2000'

DATE	CHECKED	REVISION
4/21/2016	DSM/ACL	UPDATED PLAN
4/28/2016	DSM/ACL	ADDED SIDEWALK
5/10/2016	DSM/ACL	ADDED HVAC UTILITY CAB. E911
6/16/2016	DSM/ACL	REVISED PER CITY REVIEW
10/27/2016	DSM/ACL	ADDED EXISTING ELECTRICAL CABINETS
		REVISED HOOP PARKING





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