



Small Office Suite in the South End

431 Pine Street, Suite 201, Burlington, VT

Location:	Maltex Building	Available:	August 1, 2017
Use:	Office	Parking:	On-site
Sizes:	1,174 +/- sf	Price:	\$15.50/sf NNN (\$5.50/SF) plus gas & electric metered directly to suite

The popular Maltex building has an opening coming up for August 1st. Small second floor unit, currently a therapist office, will be available. Offering 3 rooms, waiting area with a common mail room and bathrooms. On site parking, easy to find location. If a therapist group is interested, one current therapist might want to sublet and stay at the space. This is an ideal space for wellness, therapist services, small insurance or design/marketing company. The Maltex is an old mill that was first renovated in 1984 -85 and most recently in 2005. Energy efficient HVAC systems & new windows in '05 and most spaces have wood floors, plank ceiling and enjoys that old mill ambiance. www.themaltexbuilding.com

- on site parking
- easy to find location
- coffee and sandwich options across the street
- South End office space
- ready in August

Call or email Linda I Letourneau for more information:

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186 College Street, Burlington, Vermont 05401
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This is not a legally binding offer to sell or lease.

