

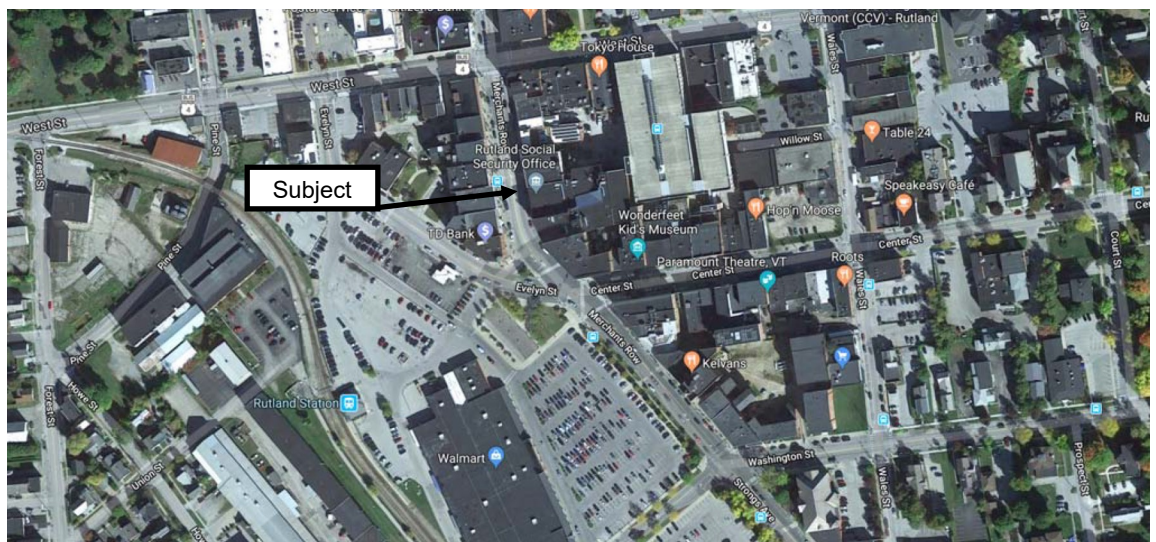


Street-side Restaurant Space and/or Retail Space



## ASA BLOOMER STATE OFFICE BUILDING 88 MERCHANTS ROW, RUTLAND, VERMONT

- |                  |  |                   |   |
|------------------|--|-------------------|---|
| <b>Size:</b>     | Up to 4,300+/- square feet<br>See floor plan options<br>Dining, bar, kitchen, prep & storage space OR retail use | <b>Amenities:</b> | Tremendous visibility<br>Great access directly off Merchants Row<br>Mechanical systems & infrastructure in place<br>Ample parking near-by |
| <b>Location:</b> | In the heart of Downtown Rutland and on the ground level of a large State office building                        | <b>Available:</b> | Immediate   |
| <b>Price:</b>    | \$14.00/sf plus utilities<br>Significant rent abatement will be considered                                       | <b>Comments:</b>  | The area is ripe for a good restaurant or retail store.<br>Ready for fit-up!<br>Captive customer base.                                    |



### Contact:

Tony Blake  
x13

Bill Kiendl  
x12

P: 802-864-2000  
F: 802-862-2440

[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)  
[bk@vtcommercial.com](mailto:bk@vtcommercial.com)  
[www.vtcmercial.com](http://www.vtcmercial.com)

186 College Street  
Burlington, Vermont 05401

*Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to lease.*

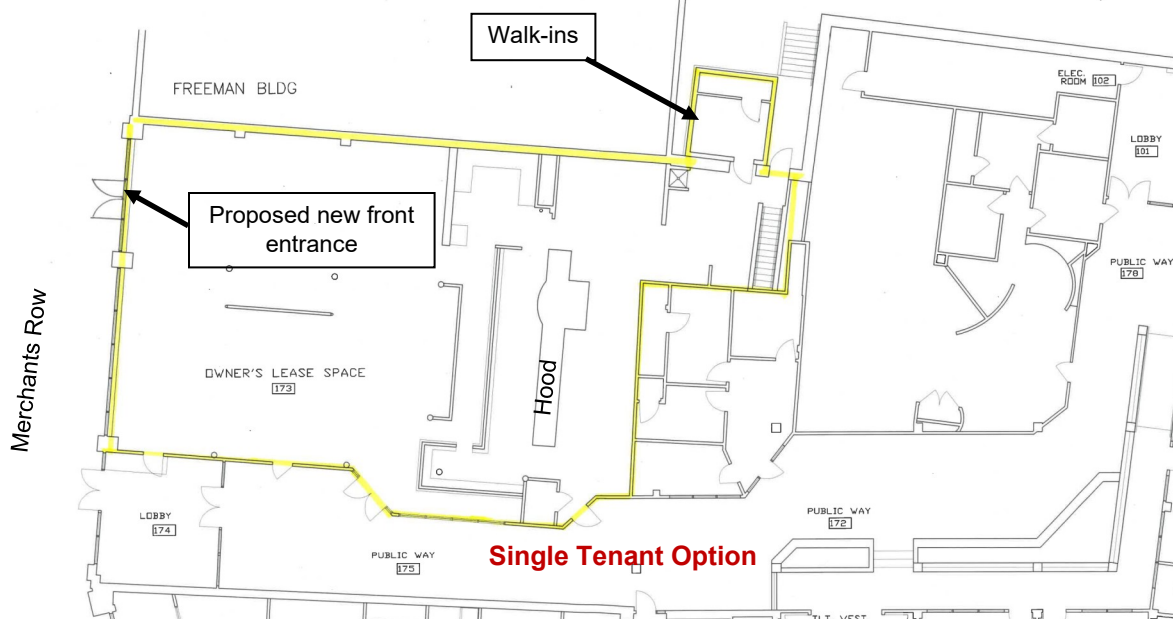
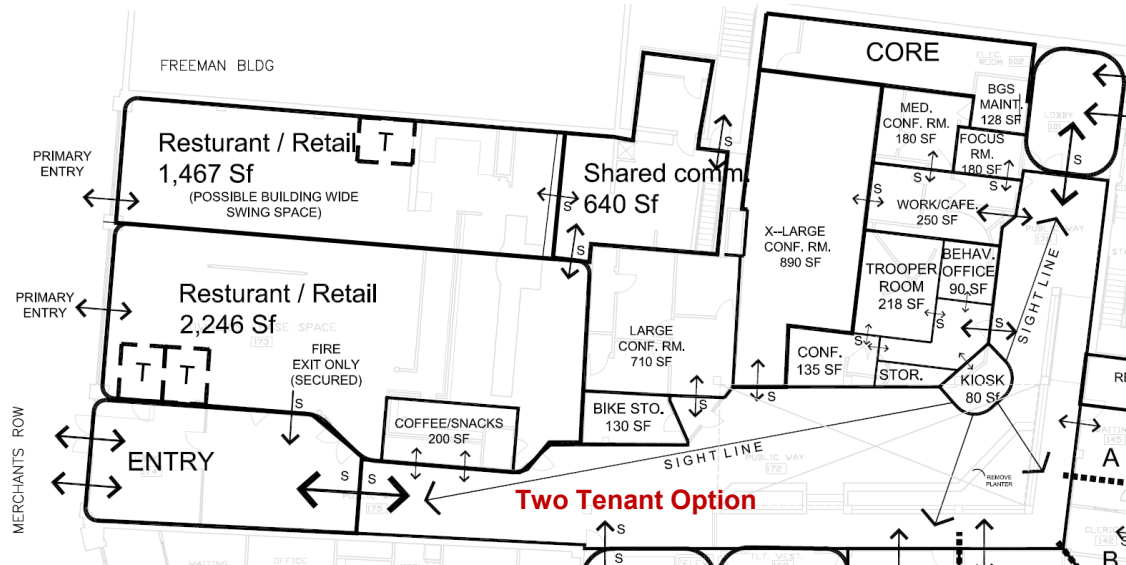


The City of Rutland is the seat of Rutland County, Vermont. The 2010 census showed the city with a population of 16,495, which is the third largest city in the state. Inclusive of the county, total 2010 population was 61,642 making it the second largest county in Vermont. Rutland's proximity to some of the major ski areas in the east, its historic buildings and residences, access to countless outdoor activities, ease of transportation, and plethora of cultural and recreational activities make it one of Vermont's most visited areas.



88 Merchants Row is strategically located close to the historic Paramount Theater, Amtrak rail station, Wonderfeet Kids Museum, downtown offices, and area businesses. Parking is ample and within easy walking distance to this location. The space itself is plumbed and wired for a full-service restaurant. Walk-in refrigerator, walk-in freezer, hood system and fire suppression system are already in-place. The dining area features an open ceiling with glass brick detail. The cooking line is currently open and exposed to the dining area. A new front entrance will be constructed directly off of the street, and dedicated ADA compliant restrooms will be installed in preparation for the next restaurant operator.

A retail operator can consider a variety of options as the available space presents a great deal of flexibility. Separate dedicated entrances and tenant-specific restrooms can be added.





# Be a Part of It All!! Prime Location in the Heart of Rutland City!!

V/T Commercial is pleased to offer this tremendous restaurant opportunity.

The lease of the property is subject to errors & omissions, change or withdrawal without notice. The acceptance or rejection of any offer is at the sole discretion of the owner.

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Bill Kiendl 802.864.2000 x 12

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