



## South End Office Space

431 Pine Street, Suite 114 & 115, Burlington, VT

<b>Location:</b>	Maltex Building	<b>Available:</b>	Immediately
<b>Use:</b>	Office, Flex	<b>Parking:</b>	On-site
<b>Sizes:</b>	Suite 114 = 2216 SF Suite 115 = 2974 SF Can be combined for 5190 SF	<b>Price:</b>	\$16.50/SF NNN (\$5.72/SF)

Suite 114 consists of 3 offices, a conference room and open admin area and kitchen. Old post and beam ambiance with wood floor.

Suite 115 offers a contemporary feel, open high ceiling space with break area, bathroom and shower. Windows and balcony facing Pine Street.

Available now!



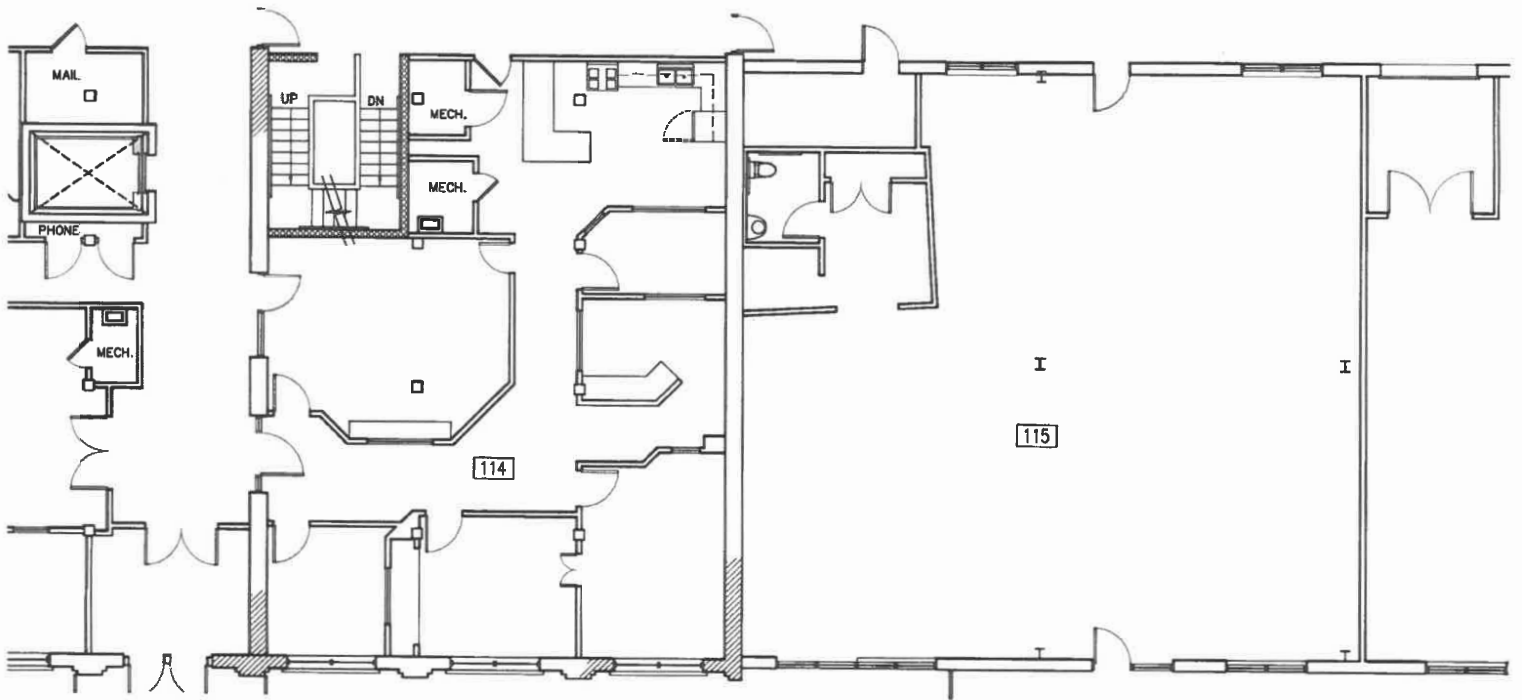
**Call or email Linda I Letourneau for more information:**

802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401

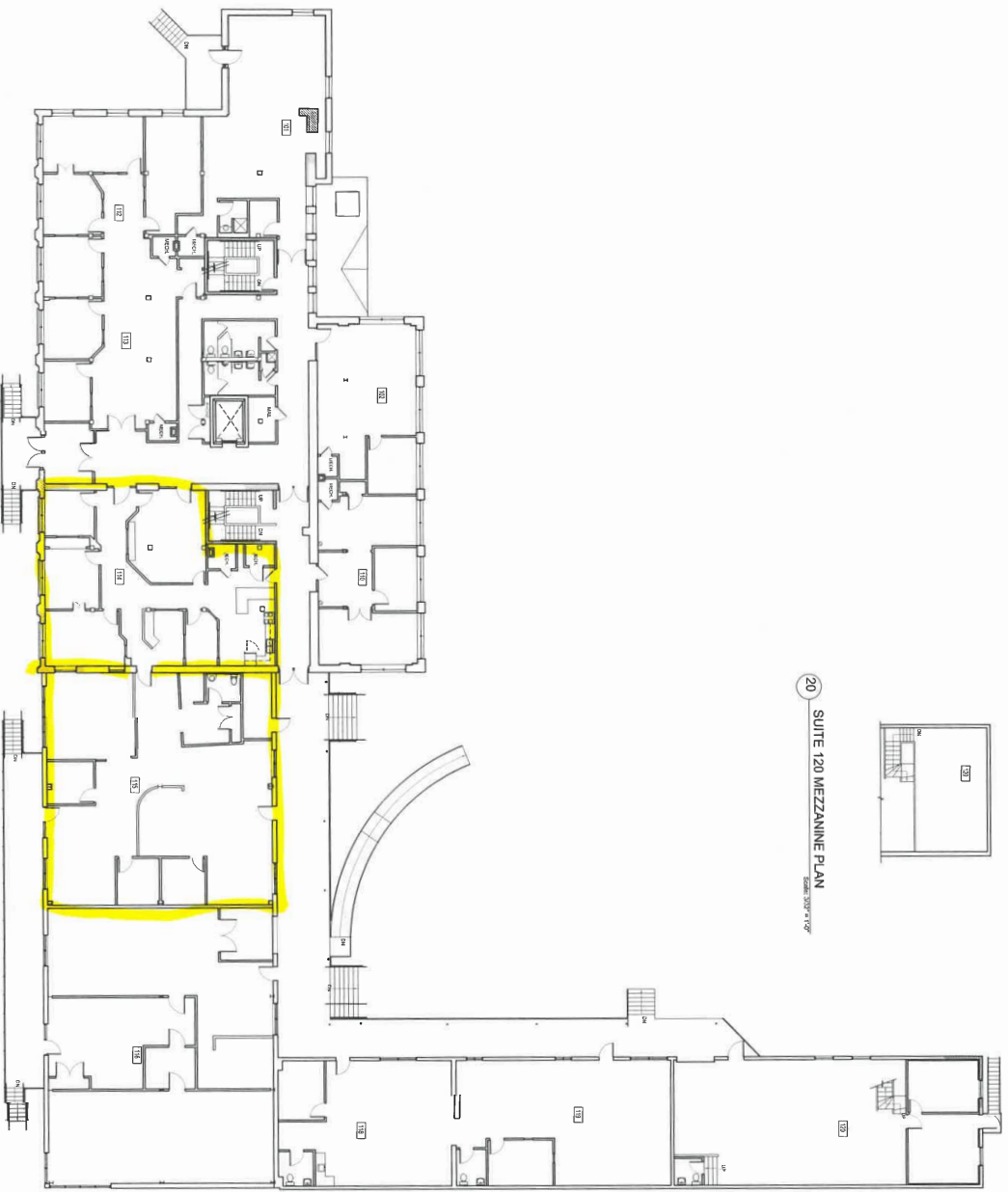
Information contained herein is believed to be accurate, but is not warranted.  
This is not a legally binding offer to sell or lease.





10 LEVEL 1 FLOOR PLAN

Scale: 3/32" = 1'-0"



20 SUITE 120 MEZZANINE PLAN  
Scale: 3/32" = 1'-0"



A101

SCALE: 3/32" = 1'-0"  
DATE: July 23, 2018

LEVEL 1  
FLOOR PLAN

NOT FOR  
CONSTRUCTION

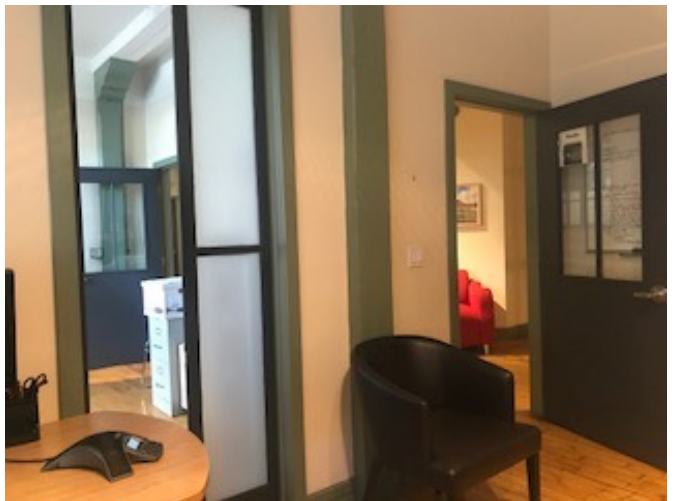
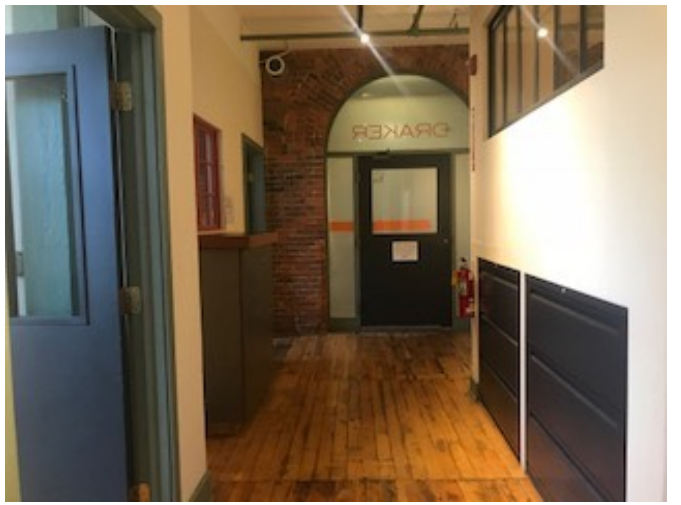
DATE: 07/23/2018  
REVISION: 01

**MALTEX BUILDING**  
431 Pine Street  
Burlington, VT

CONTRACT NO. 18-001  
ALL RIGHTS RESERVED

**Smith Buckley Architects**  
431 Pine Street  
Burlington, Vermont 05401  
(802) 540-0323

# SUITE 114



# SUITE 115

