



150 Kennedy Drive

140 Kennedy Drive



SOUTH BURLINGTON OFFICE PORTFOLIO 140-150 KENNEDY DRIVE 24,000+/- SQUARE FEET ON 3.52+/- ACRES

Two multi-tenant office buildings in a tremendous South Burlington location, near the intersection of Kennedy Drive and Hinesburg Road/Route 116. These handsome buildings enjoy excellent street frontage exposure, offer over 100 parking spaces, include many recent upgrades, have mature landscaping, and both have been very well maintained over the years. These buildings are offered as a package and not individually.

This is a great opportunity to own a couple of investment properties in a premier location. This portfolio is offered exclusively for sale at \$3,100,000.



For more
information
Contact

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

EXCLUSIVELY LISTED FOR SALE

140 Kennedy Drive

Property Information

Property Identification:

Property Owner: HVM Corporation

Property Address: 140 Kennedy Drive
South Burlington, VT

Parcel ID: 0970-00140

Land Size: 2.25+/- acres

Zoning: Residential 7 (R7)
Transit Overlay, Traffic
Overlay. Present use
conforms as PUD

Year Built: 1981+/-

Utilities: Green Mountain Power,
Vermont Gas, municipal
water/sewer

Assessment: \$1,566,900
93.28% equalization rate =
\$1,679,781

Taxes: \$34,161.54

Frontage: 374+/- feet on Kennedy Drive

Office Units: Four

Common Areas: Lower level includes kitchen, 3
conference rooms, 4 single in-
cubator offices, and tenant
storage areas

Tenant Summary (see following pages)

Building & Site Improvements:

Size: 18,000 square feet
(16,772 finished sf)

Stories: Two

Frame: Steel

Roof: Rubber membrane

Heating & Cooling: Natural gas HVAC

Windows: Insulated aluminum
casement

Sprinkler: Full wet system

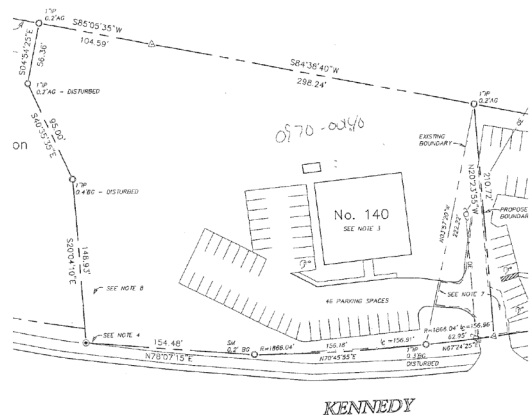
Flooring: Carpet & vinyl

Ceiling: Primarily suspended tile

Foundation: Concrete with full basement

Exterior: Brick

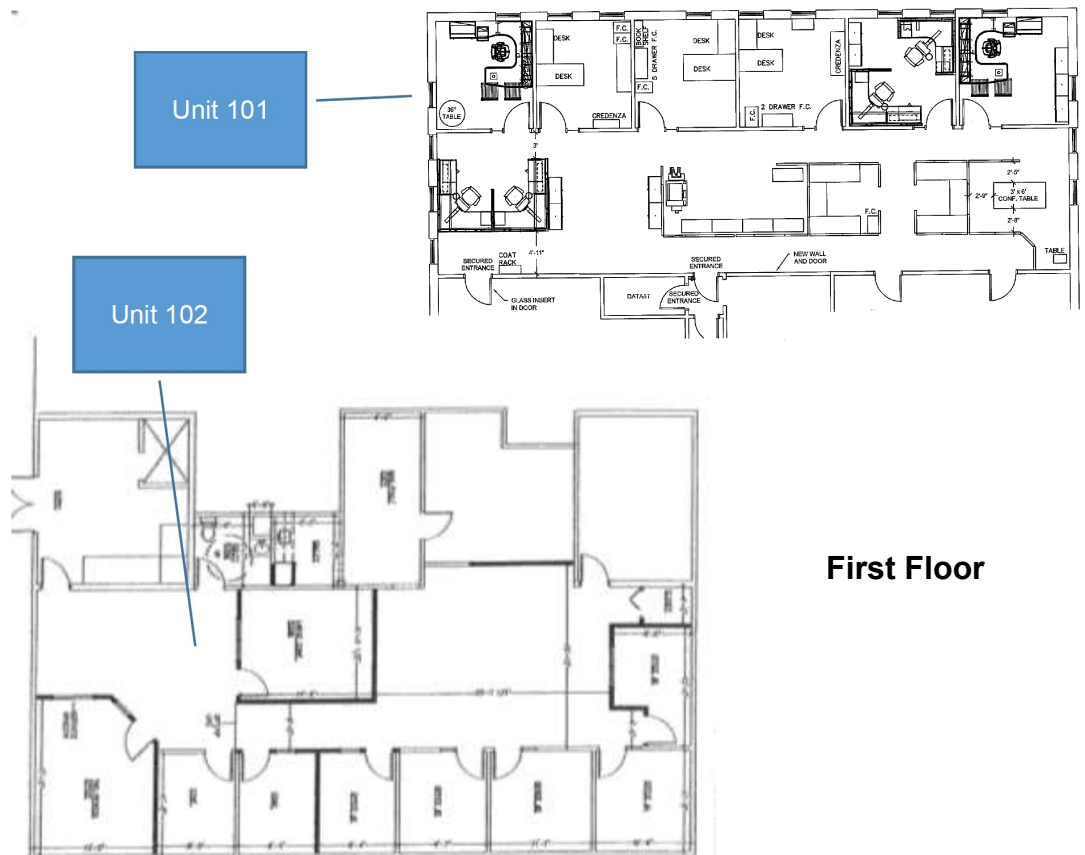
Ceiling Height: 8' to 9'



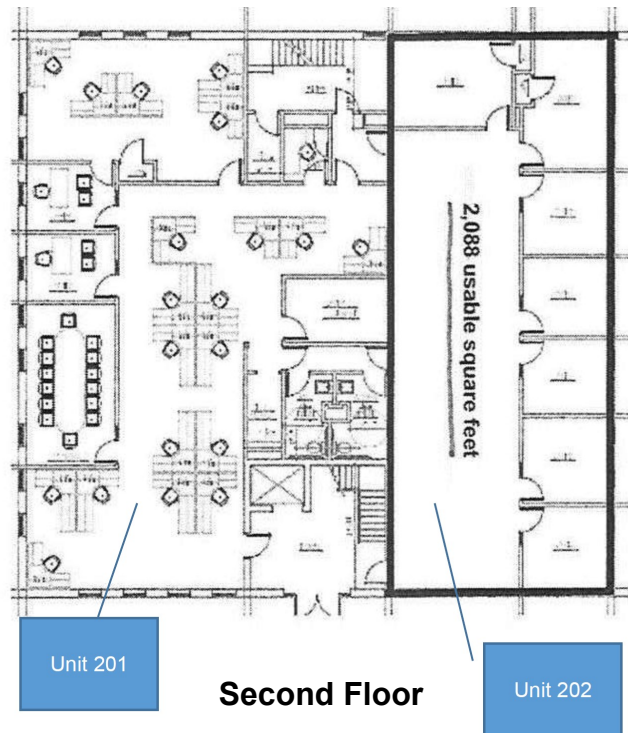
Site Plan



EXISTING FLOOR PLANS



EXISTING FLOOR PLANS



Suite 102



Suite 201



**Common Area
Break Room**



**Common Area
Conference
Room w/Folding
Wall**

150 Kennedy Drive

Property Information

Property Identification:

Property Owner: HVM Corporation

Property Address: 150 Kennedy Drive
South Burlington, VT

Parcel ID: 0970-00150

Land Size: 1.27+/- acres

Zoning: Residential 7 (R7)
Transit Overlay, Traffic
Overlay. Present use
conforms as PUD

Building Age: 40+/- years

Utilities: Green Mountain Power,
Vermont Gas, municipal
water/sewer

Assessment: \$828,800
93.28% equalization rate =
\$888,508

Taxes: \$18,069.48

Frontage: 510+/- feet on Kennedy Drive

Office Units: Four

Tenant Summary (see following pages)

Building & Site Improvements:

Size: 8,000 square feet

Stories: Two including lower level

Frame: Steel

Roof: Rubber membrane

Heating & Cooling: Natural gas HVAC

Windows: Insulated aluminum casement
units

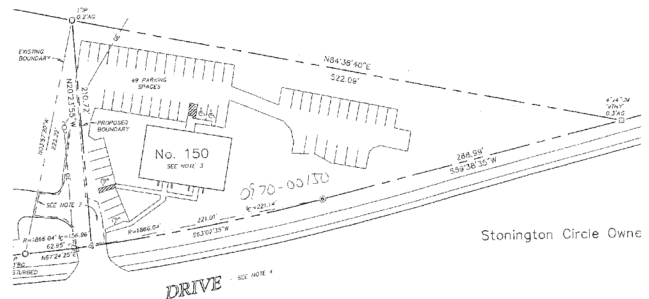
Flooring: Carpet, vinyl, tile

Ceiling: Suspended tile

Foundation: Concrete slab

Exterior: Brick

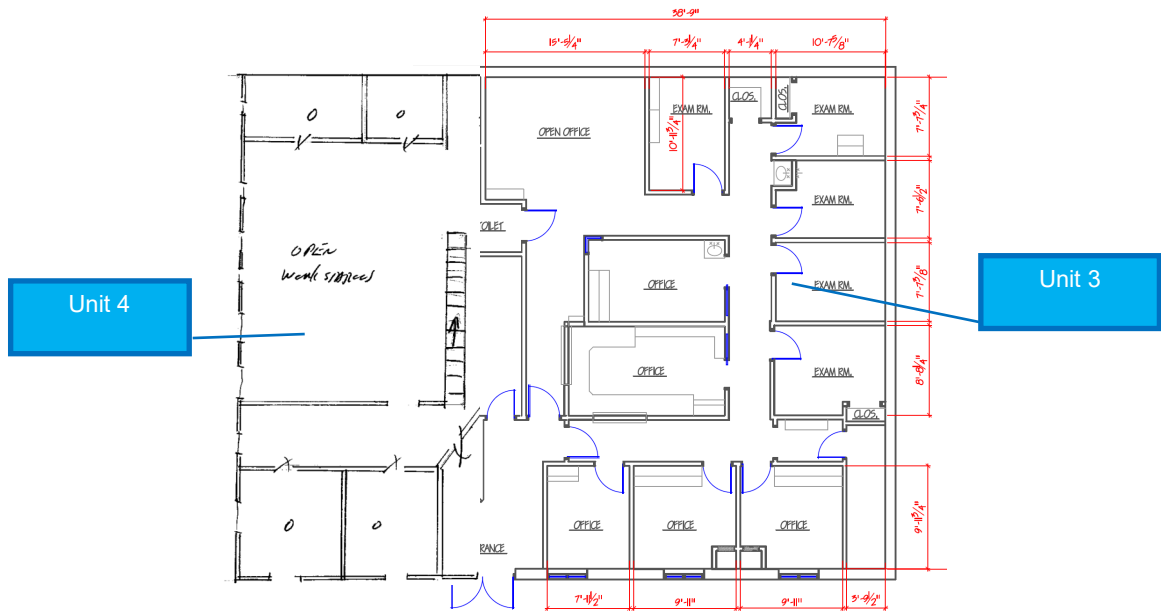
Ceiling Height: 8' - 9'



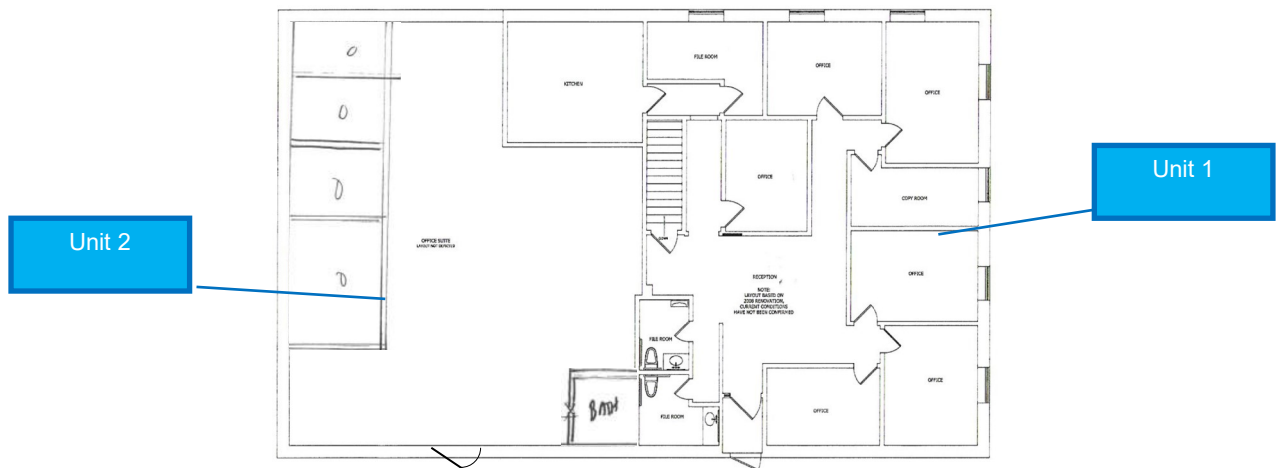
Site Plan



EXISTING FLOOR PLANS



Lower Level



Upper Level

150 KENNEDY



Unit 1



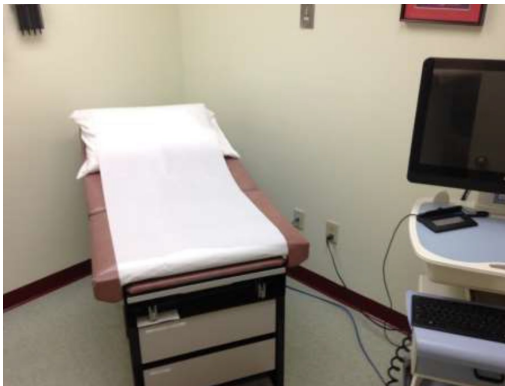
Unit 1



Unit 1



Unit 3



Unit 3



Lower Level

EXISTING TENANT ROSTER

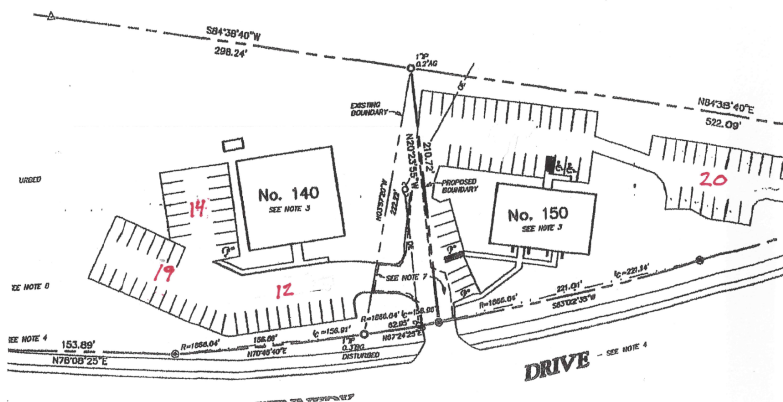
140 KENNEDY DRIVE:		SF	Term	Renewals	Base Rent
Unit 101—	Artex Risk Solutions	2,680 rsf	12/31/19	2 3-yr. options	\$15.19/rsf
Unit 102—	Nancy Jenkins R/E	2,787 rsf	4/14/21	1 5-yr. option	\$14.23/rsf
Unit 201—	UVM Extension Svc.	3,291 rsf	12/31/21	3 3-yr. options	\$14.57/rsf
Unit 202—	vacant	2,088 rsf			
Executive offices		lower level	varies	2 month minimum	varies

150 KENNEDY DRIVE:

Unit 1—	Howard Center	2,217 rsf	5/26/19	no renewals	\$14.00/rsf
Unit 2—	Hoepfner PT	1,736 rsf	9/30/19	being discussed	\$21.50/rsf gross
Unit 3—	Champlain Medical	1,992 rsf	12/31/19	being discussed	\$19.20/rsf gross
Unit 4—	vacant	1,671 rsf			

As tenants have turned over or leases renewed, the landlord has been converting leases to net whereby each tenant pays its prorated share of property operating expenses.

On December 14, 2009, a Declaration of Boundary Line Adjustment was filed in the South Burlington City land records. The instrument creates a common boundary line between 150 Kennedy Drive and 140 Kennedy Drive. This adjustment also allows for a shared parking arrangement, as necessary, between the two properties.



V/T Commercial is delighted to offer these rare commercial properties for sale at

\$3,100,000

This is truly a unique opportunity to own a significant South Burlington investment property in the heart of one of Chittenden County's fastest growing commercial areas. These properties are offered only as a package and not individually. Financial information and lease documentation is available upon request by qualified interested parties only. All information contained herein is believed accurate but is not warranted by V/T Commercial.

The sale 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 seller.

Contact: Tony Blake 802.864.2000 x 13



COMMERCIAL

**Real Estate
Business Brokerage**



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

9/24/2015