

FOR LEASE

CLASS A WITH A VIEW!

302 Mountain View Drive, Colchester, VT



Beautiful Class A Office Space located on Water Tower Hill in Colchester. Sit at your desk and enjoy these unbelievable Adirondack and Lake Champlain views. The building is less than 1 minute from exit 16 off of Route 89, approximately 10 minutes to downtown Burlington, and just over 10 minutes to the airport. Call us for more details!

SIZE:

Suite 301: 2,485 +/-; Food Vendor Space: 480 +/- SF

PERMITTED USE:

Office

PRICE:

Suite 301: \$16.00/sf NNN; Exterior: \$15.00/sf NNN

AVAILABLE:

Immediately

PARKING:

Ample On-Site

LOCATION:

Water Tower Hill

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



For more information, please contact:

JOHN BEAL

802-598-1168

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

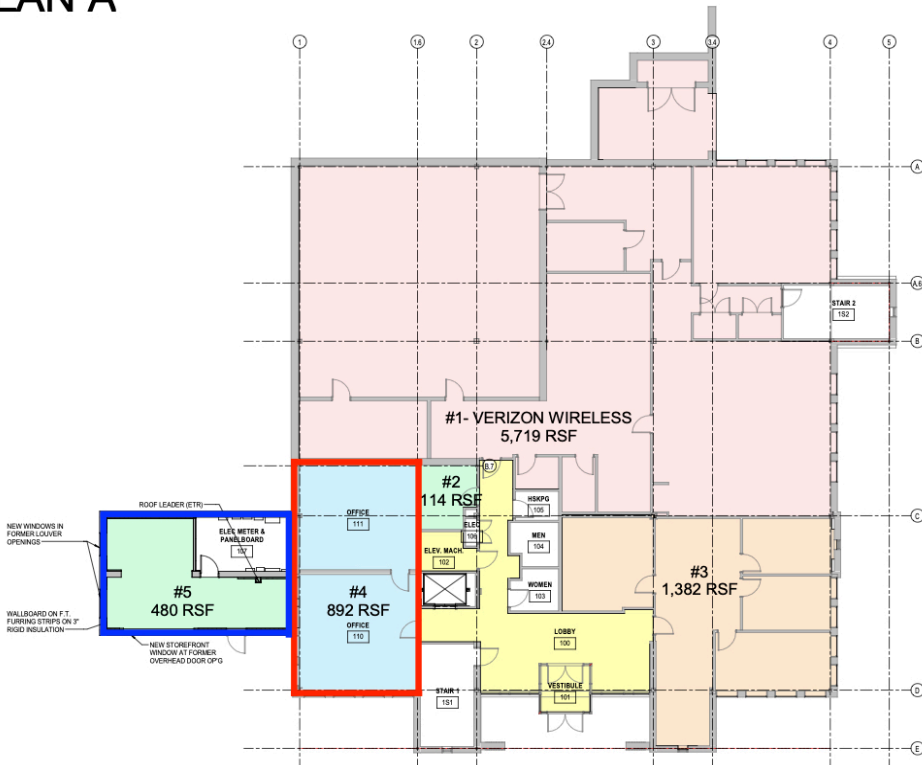
www.vtcommercial.com







PLAN A



FLOOR PLAN GENERAL NOTES

1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF GWS FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH ELECTRICAL AND ALL OTHER TRADES. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
3. ALL NON-ARCHITECTURAL INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.
5. REFER TO 0200 LIFE SAFETY PLANS FOR LOCATIONS OF SMOKE AND FIRE RESISTANT PARTITION CONSTRUCTION.
6. THE DISTANCE FROM THE INSIDE SIDE OF THE DOOR TO THE FACE OF ADJACENT PERPENDICULAR WALLS SHALL BE 6 INCHES INCLUDING FRAME UNLESS NOTED OTHERWISE.
7. ALL VERTICAL AND HORIZONTAL PENETRATIONS THROUGH RATED ASSEMBLIES ARE TO BE SEALED WITH UL LISTED FIRESTOPPING AND/OR SEALANT ASSEMBLIES TO MAINTAIN RATING.
8. KEEP STAIRWAYS AND ASSOCIATED ASSEMBLIES CLEAR OF THE REQUIRED PATH OF EGRESS.

FLOOR PLAN LEGEND

ALSO SEE SYMBOL LEGEND ON COVER SHEET (COVER SHEET/ A0.01)

- EXISTING WALL/ COLUMN TO REMAIN
- NEW METAL STUD/ GYPSUM WALLBOARD WALL
- NEW MASONRY WALL (SEE DRAWING 02.02 FOR DETAILS)
- NEW STEEL CONCRETE COLUMN- SEE STRUCTURAL
- FIRE EXTINGUISHER CABINET: FE-1: BENCH RECESSED CABINET W/ FE-1 FE-2: SURFACE MOUNT CABINET W/ FE-1
- FIRE EXTINGUISHER ON WALL BRACKET: FE-1: MULTIPURPOSE DRY CHEM. EXTINGUISHER (TYPE A-B-C) FE-2: KITCHEN GREASE EXTINGUISHER (TYPE K)
- GWS COLUMN ENCLOSURE
- METAL COLUMN ENCLOSURE
- PORCELAIN TILE COLUMN ENCLOSURE (KITCHEN, TLT'S TYP.)
- Room name: ROOM TAG- SEE A000 FOR FINISHES ROOM NUMBER
- WALL TAG- SEE SHEETS A003, A004
- WHERE A WALL TYPE LEADER PASSES THROUGH 2 OR MORE WALLS ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.
- DOOR TAG- SEE SHEET A000
- DOOR NUMBER
- WINDOW OR CURTAIN WALL TAG (SEE SHEET A010)
- WINDOW OR CURTAIN WALL TYPE

82 Maple Street • Burlington VT 05401
800-666-6664 • www.fff.com
Architecture • Planning • Interiors

One Church Street Partnership, LLC
Landscape Preparation for
New Vermont Fair
1 Church Street
Burlington VT 05401

PROJ. NO. 1412.00

DATE: 04/28/16

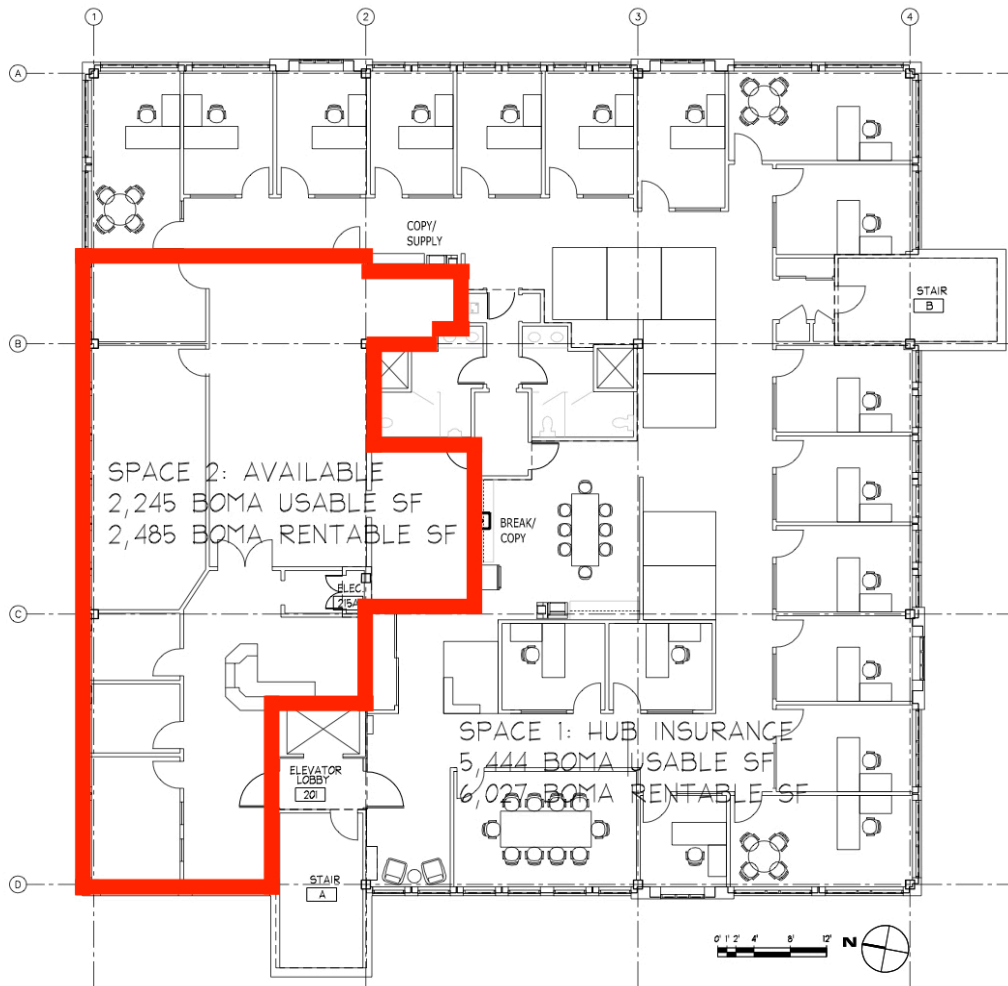
DESIGNED BY: JDR

SCALE: WHEN PLOTTED: PRINTED: 8 1/4" X 11" 1/8" = 1'-0" SCALE: WHEN PLOTTED: PRINTED: 8 1/4" X 11" 1/8" = 1'-0"

LEVEL 1 OPTION 1
RENTABLE AREA
PLAN

AR101.1

PLAN B



302 MOUNTAIN VIEW DRIVE, LEVEL 3

TENANT	USABLE AREA	TOTAL RENTABLE AREA
HUB INSURANCE	5,444 SQ FT	6,027 SQ FT
SPACE 2-AVAILABLE	2,245 SQ FT	2,485 SQ FT

WATER TOWER HILL
LEASABLE AREA PLANS
COLCHESTER, VERMONT
REV 16 NOV 2010 - FFF # A0929

302 MOUNTAIN VIEW DRIVE
LEVEL 3

FREEMAN FRENCH FREEMAN, INC.
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BURLINGTON, VT 05401
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Available Spaces

1. Suite 301: 2,485 +/- Rentable Square Feet, Third Floor, Suite 301 (Attached Plan B)
2. Food Vendor Space: 480 +/- Rentable Square Feet, First Floor, Exterior (#5 on Attached Plan A) * Permitting may be required

Price

1. Suite 301: \$16.00/sf NNN(Est. \$9.42 +/-) (or any other price acceptable to undersigned)
2. Exterior: \$15.00/sf NNN(Est. \$9.42 +/-) (or any other price acceptable to undersigned)