



COMMERCIAL

Real Estate  
Business Brokerage

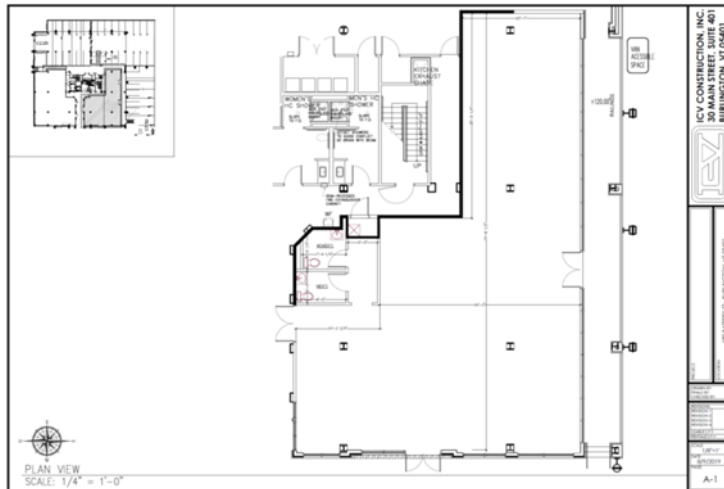
EXCLUSIVELY LIASED FOR LEASE



## BUILD-TO-SUIT 180 BATTERY STREET BURLINGTON, VERMONT

**Great Opportunity to Lease Beautiful Ground Floor Space on  
Burlington's Historic Waterfront**

- |                  |   |                   |   |
|------------------|---|-------------------|---|
| <b>Size:</b>     | 3,073 square feet<br>Outdoor patio<br>Dedicated entrance<br>Private restrooms<br>Rear entrance to garage<br>Corner location | <b>Price:</b>     | \$15.50/sf NNN (\$7.32+/-/sf)<br>(Price could vary depending upon final fit-up) |
| <b>Location:</b> | Southwest Battery & King<br>Streets intersection<br>Lake & mountain views!  | <b>Amenities:</b> | Attached to parking garage<br>Tremendous frontage<br>Lots of natural light      |
|                  |   | <b>Available:</b> | Immediate<br>Design/build services  |



Contact:

Tony Blake

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

tony.blake@vtcommercial.com  
www.vtcommercial.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.