

# EXCLUSIVELY FOR LEASE

## VERY COOL OFFICE SPACE!

212 Battery St., Burlington, VT



Very cool “industrial type” office space in Burlington’s Waterfront area. Comfortable, collaborative and very unique space. Employees will love to come to work here! High and exposed ceiling with lots of natural light from huge windows and skylights. The layout is mostly open with just the right mix of conference and break out rooms. There is a total of 14,500 +- sf on 2 levels. Rates range from \$11.50 to \$14.50 psf nnn plus utilities. Furnishing can be included which is a huge cost savings. Convenient parking available both on site and across the street at Waterfront.

**SIZE:**

Two suites of 2,909 sf & 3,247 sf  
2nd floor has an open floor plan of 6,667 sf but can be subdivided.

**ZONING:**

FD5 - Downtown Center

**PRICE:**

\$11.50 to \$14.50 nnn (est \$5.00) plus utilities

**AVAILABLE:**

Immediately

**PARKING:**

Mix of on-site and across the street

**LOCATION:**

Burlington’s Waterfront Area

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:

Bill Kiendl

802-864-2000

[bk@vtcommercial.com](mailto:bk@vtcommercial.com)

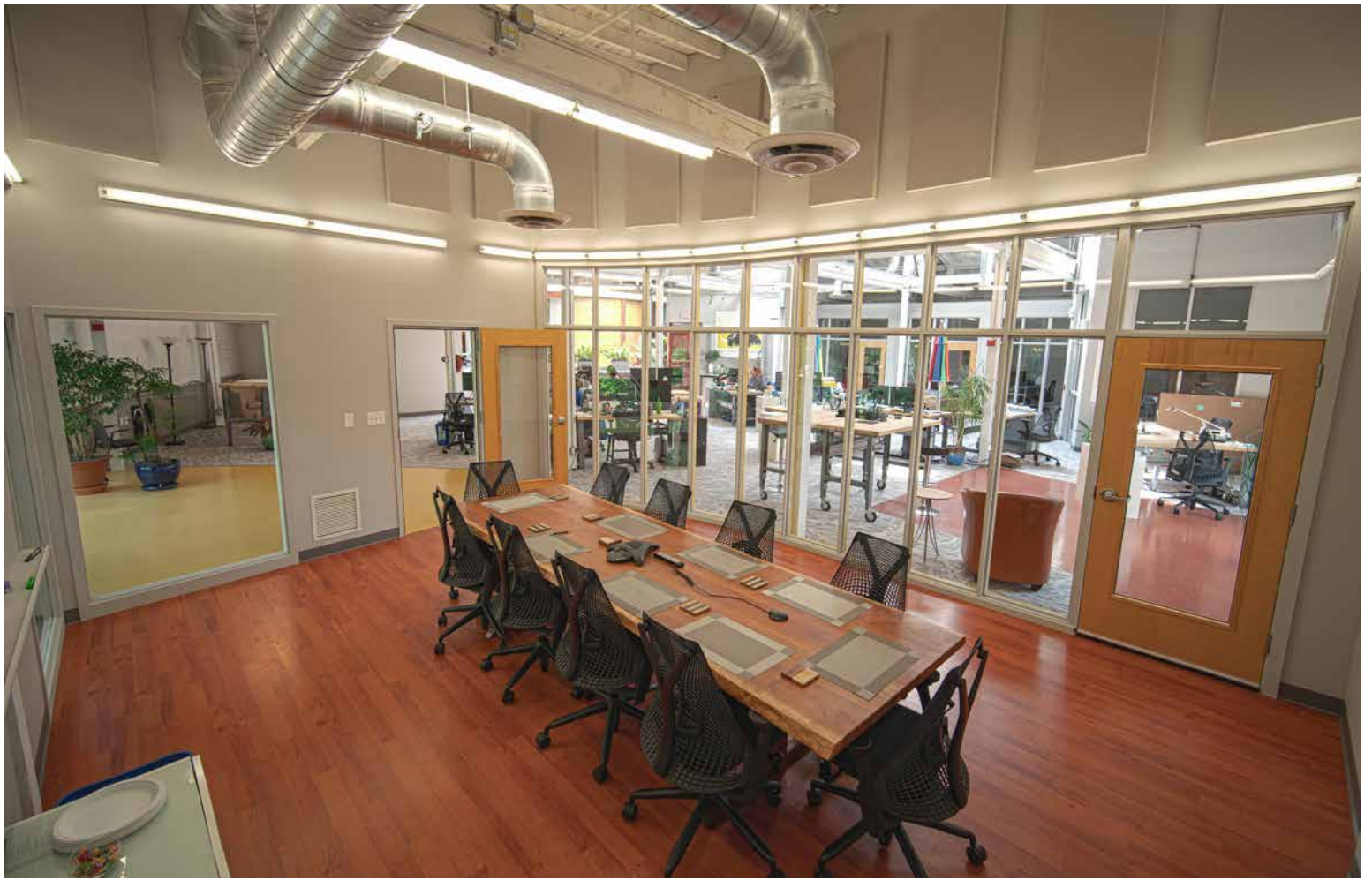
186 COLLEGE ST, SUITE 300

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)



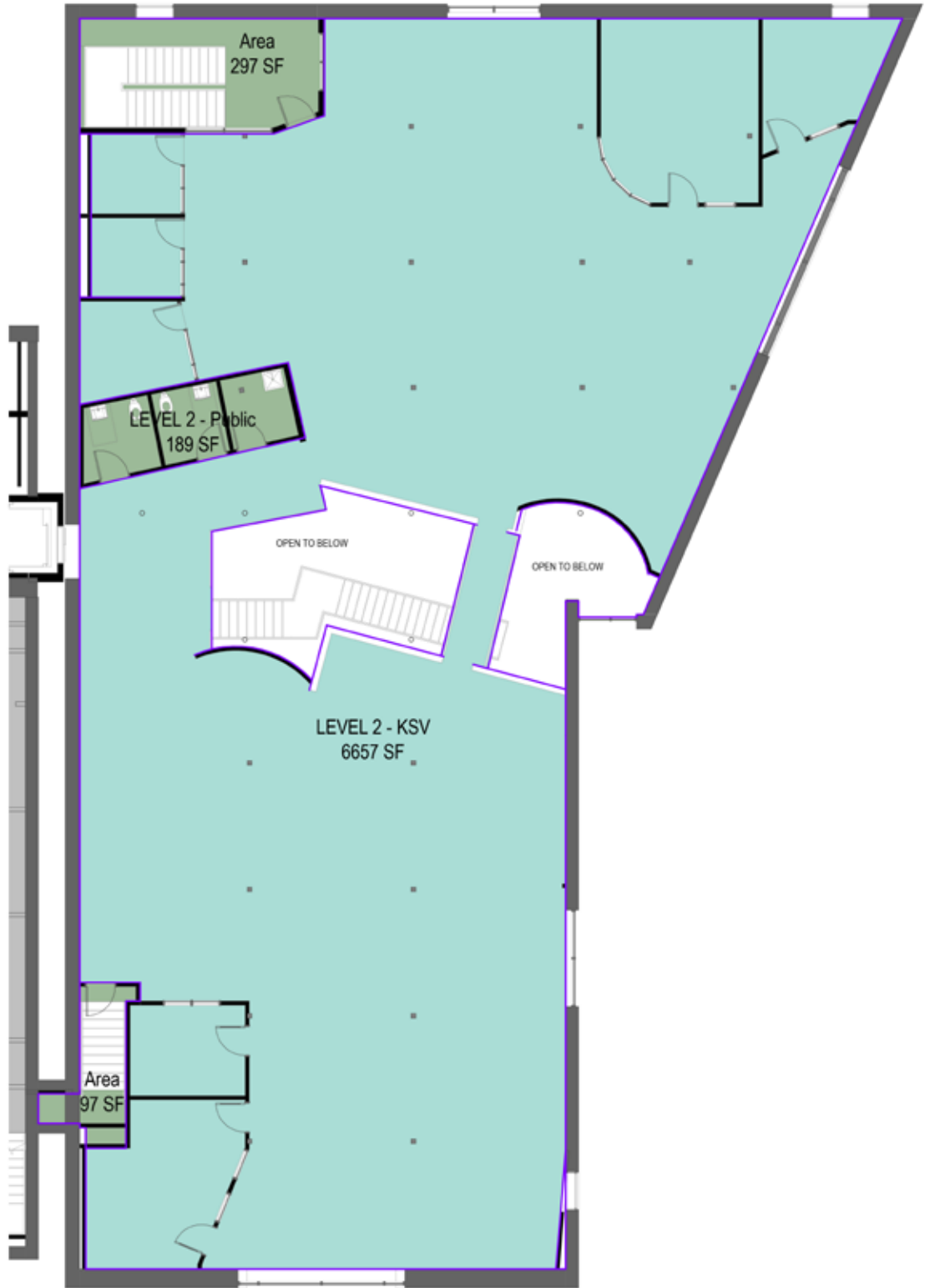






MEZZANINE- AREA B- RENTABLE AREA  
1/8" = 1'-0"

① LEVEL 1- AREA B- RENTABLE AREA  
1/8" = 1'-0"



1 LEVEL 2- AREA B- RENTABLE AREA  
1/8" = 1'-0"



PROJE



SCALE: 1/8"