

# EXCLUSIVELY FOR LEASE

## NEW BUILD - EXPECTED SPRING 2021 RETAIL/OFFICE AVAILABILITY

9-11 Park St., Essex, VT



New building slated to open Spring 2021. Great visibility on very busy Essex Junction 5 Corners. Walking distance to numerous shops and restaurants. Ample on-site parking and public transit close by. The building will be an attractive, modern design with large display windows. Spaces will be delivered as a vanilla shell with the landlord offering a fit-up allowance of \$25/SF. The open floor plan offers layout flexibility. Tenants can also take advantage of a captive audience with 48 studio apartment rentals above. 17,000+ cars a day go through 5 corners.

**SIZE:**  
8,800 SF (smaller suites available)

**USE:**  
Office/Flex/Retail

**PRICE:**  
\$20/SF NNN

**AVAILABLE:**  
Spring 2021

**PARKING:**  
Ample on site

**LOCATION:**  
5 Corners - Essex Jct.

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:

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