

FOR LEASE

OLD MILL SPACES

431 Pine Street, Burlington, VT



The popular Maltex has a few suites coming available on July 1st. G14 is a lower level space with two offices with windows and a big open floor space along with a kitchenette. We can open a wall and add G12 (1,074 SF) and G13 (821 SF) to this suite making it up to 3,300 SF total. Exposed brick and exposed stone with plank flooring make this space feel like a hip comfortable old mill office suite! Easy to find the Maltex in the South end; On site parking; Old mill ambiance; Nice common spaces for informal meetings or breaks; Food and coffee venues across the street.

SIZE:

G12: 1,074 SF | G13: 821 SF | G14: 1,405 SF | Up to 3,300 SF total

ZONING:

Enterprise

PRICE:

\$12.50/SF NNN (\$6.09/SF) plus gas and electric

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

Burlington South End

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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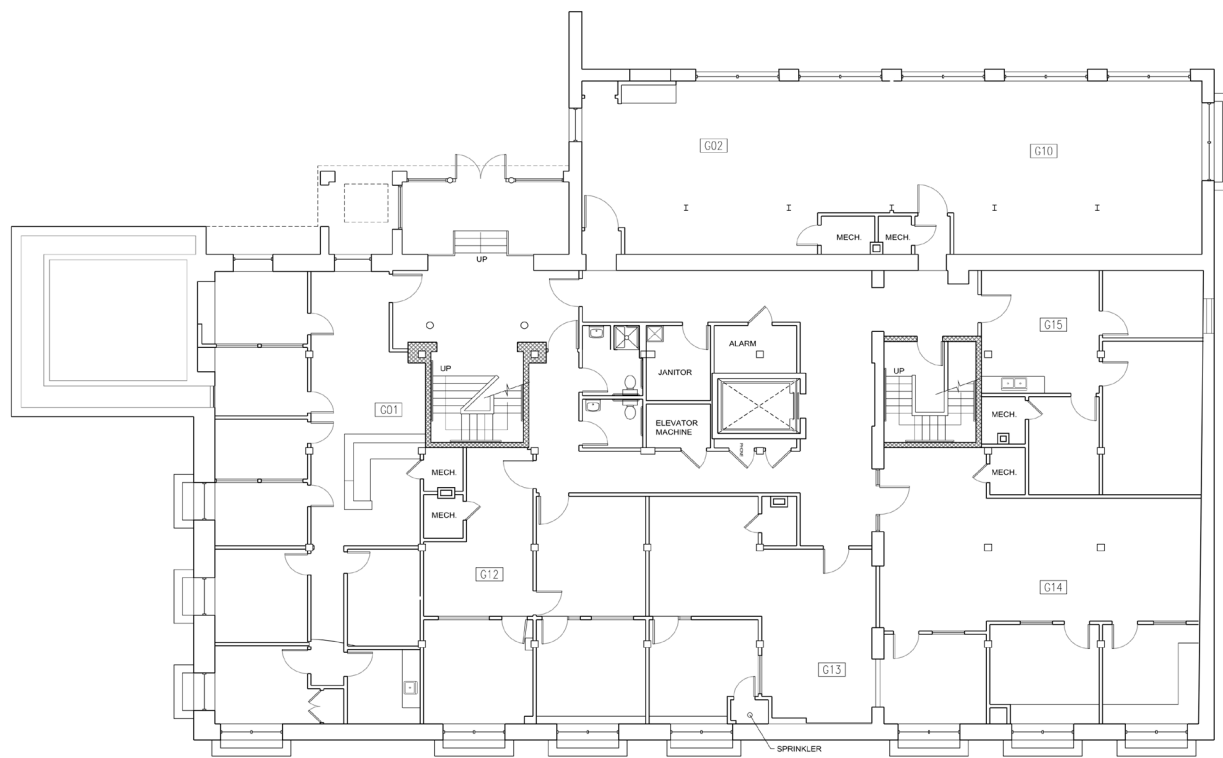












10 GROUND LEVEL PLAN

Scale: 3/16" = 1'-0"



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**MALTEX
BUILDING**
401 Pine Street, Burlington, VT 05401

REV. NUMBER	REV. DATE	DESCRIPTION
NOT FOR CONSTRUCTION OR PERMIT		

FLOOR PLAN

SCALE: AS NOTED
DATE: December 28, 2020

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