

EXCLUSIVELY FOR LEASE

PRIME OFFICE SPACE WITH LAKE VIEWS

INNOVATION CENTER OF VERMONT

128 LAKE SIDE AVE, BURLINGTON, VT



Dramatic office space located in The Innovation Center in Burlington's South end district. This 4-story historic old mill building complex offers incredible views of Lake Champlain and the Adirondack Mountains. Lots of natural light flow through the space in the extra-large old mill building windows. There is 775-car dedicated parking lot with additional parking available across the street. Building amenities include Scout Coffee and Eatery plus an on-site health club. The building is ENERGY STAR-rated with geo-thermal, redundant power feeds, back up building generator and all modern infrastructure. Workstations and select furniture can remain with space.

SIZE:

18,775 sf +/- rentable sq. ft.

LEASE TERM:

8 years

RATE:

\$13.50 - \$15.00 nnn (\$8.89+/-) plus utilities

PARKING:

3.5 per 1,000

AVAILABLE

Immediately

LOCATION:

Burlington's South End District

*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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Innovation Center



VIEW FROM OFFICE WINDOW



Innovation Center

