

# FOR LEASE

## THIRD FLOOR POST AND BEAM SUITE W/ LOFT CONF ROOM

431 Pine Street, Suite 314, Burlington, VT



Ideal for open office users with break out conference room. VT Commercial is pleased to offer this beautiful super cool office space in a renovated old mill building in the South end at the popular Maltex building. The suite has large windows facing East, Pine Street and a few windows on the West from the loft. Wood floors and wood ceilings, exposed HVAC and cool staircase lead to a loft environment. Space has a kitchenette, on site parking, operable windows and an easy to find location.

**SIZE:**

2,455 SF

**ZONING:**

Enterprise

**PRICE:**

\$17.50/SF NNN (\$6.09/SF) plus gas and electric

**AVAILABLE:**

Immediately

**PARKING:**

On Site

**LOCATION:**

Burlington Maltex Building

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:

LINDA I LETOURNEAU | YVES BRADLEY

802-343-2107 | 802-363-5696

[linda@vtcommercial.com](mailto:linda@vtcommercial.com) | [yb@vtcommercial.com](mailto:yb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

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







