

UP TO 85,020 SF OFFICE SPACE!

AVAILABLE IN DIFFERENT SIZE INCREMENTS

40 IDX DRIVE, BUILDING 200, SOUTH BURLINGTON, VERMONT



A rare opportunity to lease **fully furnished Class A** professional office space in a premier South Burlington location. Featuring up to three floors of 26,551 rsf (ground floor), 28,565 rsf (first floor), and 29,904 rsf (second floor). Building 200 is the southern part of the former IDX Systems corporate headquarters constructed in the late 1990's and is located on a strategic stretch of US Route 7 (Vermont's primary north-south highway) in South Burlington, approximately one mile south of Interstate 189 and four miles from the Burlington International Airport. The property is a short distance to Burlington and the award winning Church Street Marketplace, featuring an array of restaurants, retail shops, lodging, access to pristine Lake Champlain, the University of Vermont, and the medical center.

The building features a catered dining area available to all tenants and guests, multiple conference rooms, a large training center with modern audio/video capabilities, high speed Internet, 850 on-site parking spaces, two 500 kva generators (serving Building 200), and at tenant's option all furnishings, work stations, desks, chairs, conference room tables, miscellaneous office equipment and kitchenettes.

Zoning:	Commercial 2	Electricity:	Green Mountain Power
Land Area:	15.36 acres	Natural Gas:	Vermont Gas Systems
Floors:	Three, each with secured entry	Water/sewer:	Municipal, City of South Burlington
HVAC:	Fully climate controlled on all floors	Base Rent:	\$12.48/sf (Blended rate, varies by floor)
Security:	On-site security	NNN:	\$8.68/sf
Management:	Full-time on-site	Utilities:	\$3.19/sf
Available:	Summer 2020	Custodial:	\$1.12/sf

For more information, please contact:

Tony Blake 802.864.2000 X 13
tony.blake@vtcommercial.com

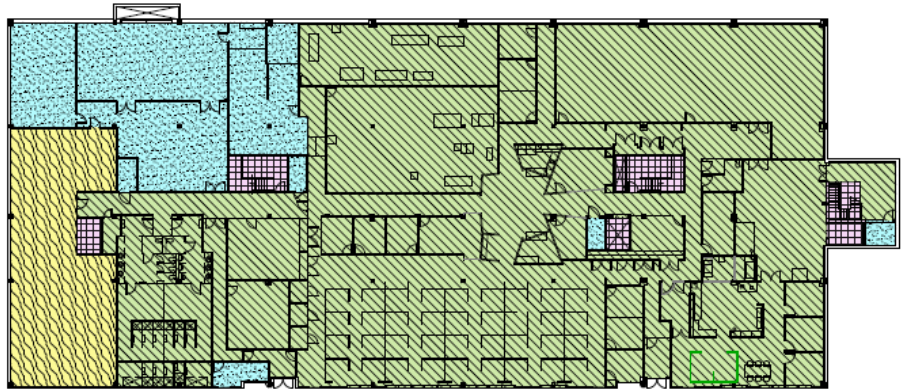
Bill Kiendl 802.864.2000 x 12
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





186 COLLEGE ST, SUITE 300
BURLINGTON, VT 05401

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BUILDING 200 FLOOR PLANS



-  VERTICAL PENETRATIONS
-  PARKING
-  OCCUPANT STORAGE
-  OCCUPANT AREA
-  EXTENDED CIRCULATION
-  BASE BUILDING CIRCULATION
-  BUILDING SERVICE & AMENITY AREAS
-  FLOOR SERVICE & AMENITY AREAS
-  OCCUPANT AREA - SUB TENANT

BUILDING 200 - G

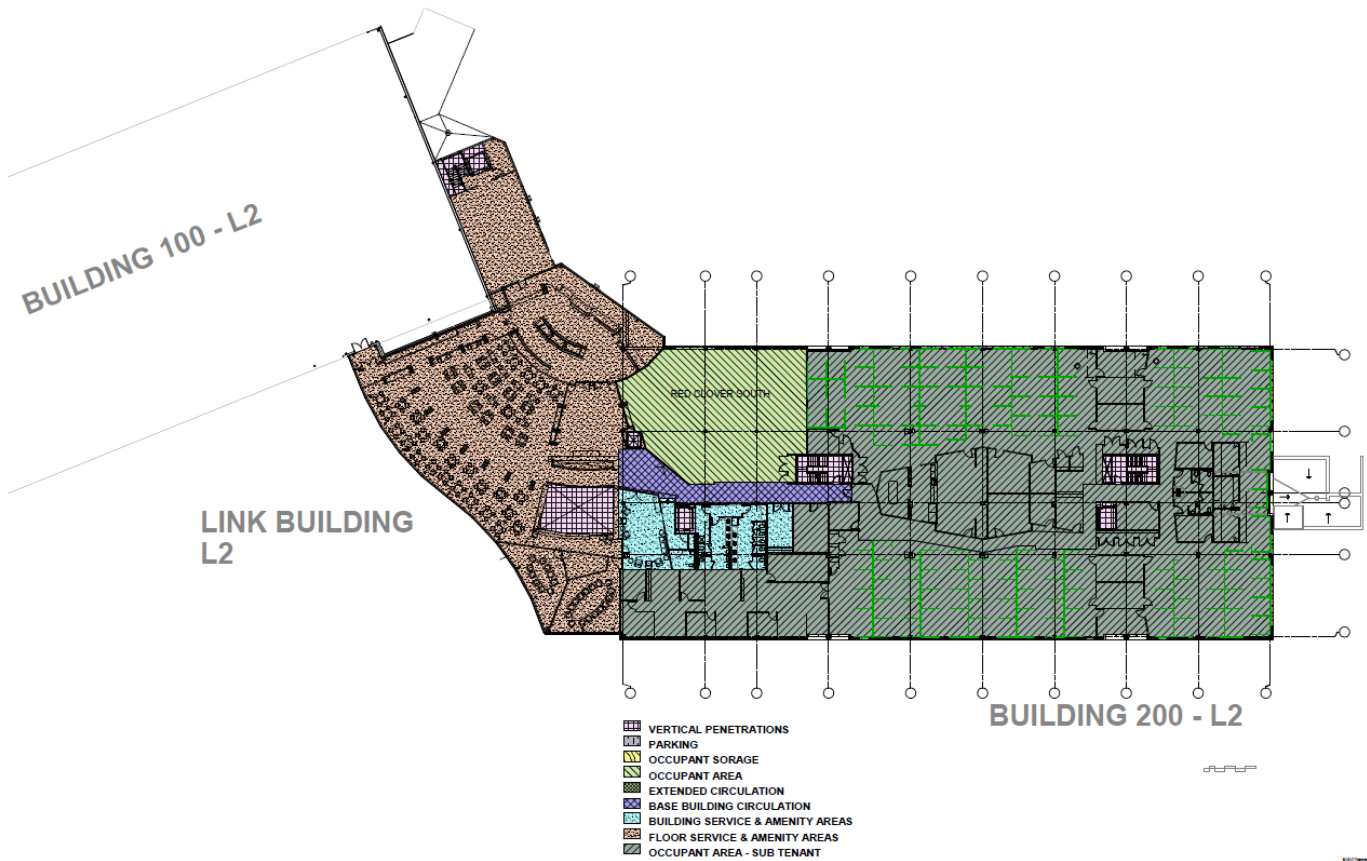


-  VERTICAL PENETRATIONS
-  PARKING
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-  BASE BUILDING CIRCULATION
-  BUILDING SERVICE & AMENITY AREAS
-  FLOOR SERVICE & AMENITY AREAS
-  OCCUPANT AREA - SUB TENANT

BUILDING 200 - L1



BUILDING 200 FLOOR PLANS



LOCATION







For more information and a property tour, please reach out to:

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Information contained herein is believed accurate but is not warranted. This offering is subject to errors and omissions and withdrawal without notice. This is not a legally binding offer to lease.

