

UP TO 54,000+/- SQUARE FEET OF OFFICE SPACE!

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 two floors of 26,551 rsf (ground floor) and 27,087 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 beautiful common dining area available to all tenants and guests, multiple conference rooms, 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

Land Area: 16.344 acres

Floors: Three, each with secured entry

HVAC: Fully climate controlled on all floors

Security: On-site security

Management: Full-time on-site

Available: Flexible

Electricity: Green Mountain Power

Natural Gas: Vermont Gas Systems

Water/sewer: Municipal, City of South Burlington

Base Rent: \$12.73/sf (Blended rate, varies by floor)

NNN: \$8.68/sf (2020 estimate)

Utilities: \$3.19/sf (2020 estimate)

Custodial: \$1.12/sf (2020 estimate)



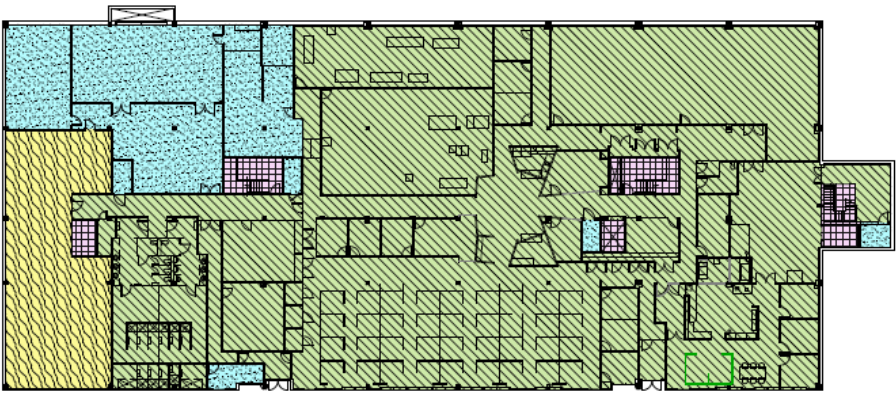
For more information, please contact:

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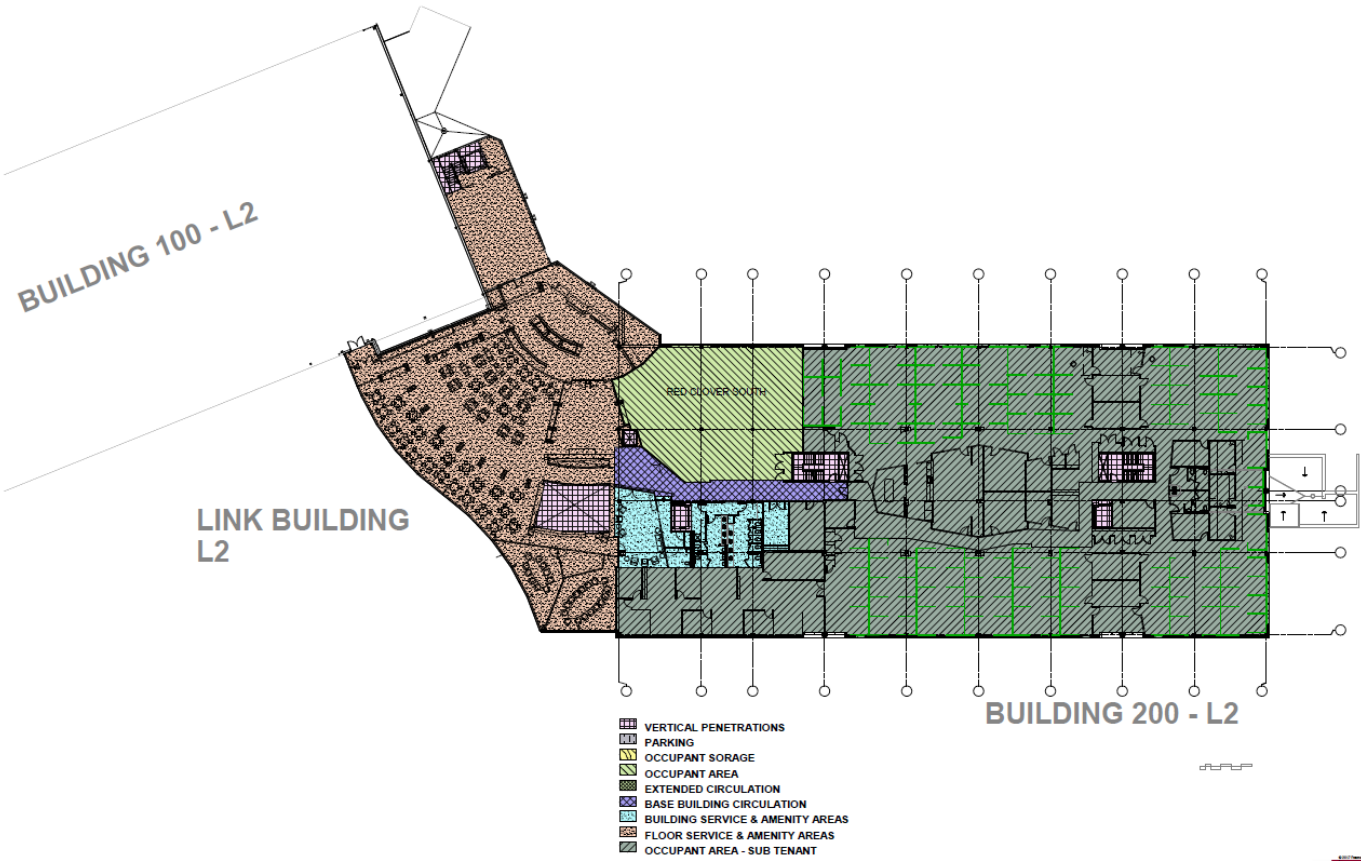
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BUILDING 200 FLOOR PLANS



- 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



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BUILDING 200 - L2



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.

