

# FOR LEASE

## SOUTH END OFFICE SUITE

431 Pine Street, the Maltex Building, Suite 214, Burlington, VT



The popular Maltex building has a great second floor suite, facing Pine Street coming on line for lease. Suite 214 has exposed brick walls, beautiful refinished wood floors and some wood columns which makes this a true beauty. Operable windows for fresh air and street noise, your own HVAC system and direct gas & electric so you'll pay your true use. Two offices, a back room and a storage room along with a open floor plan ideal for cubicles or team meeting areas.

**SIZE:**

1,685 SF

**ZONING:**

Office (Enterprise Zone)

**PRICE:**

\$15-17/SF NNN (\$6.09/sf) plus gas & 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:

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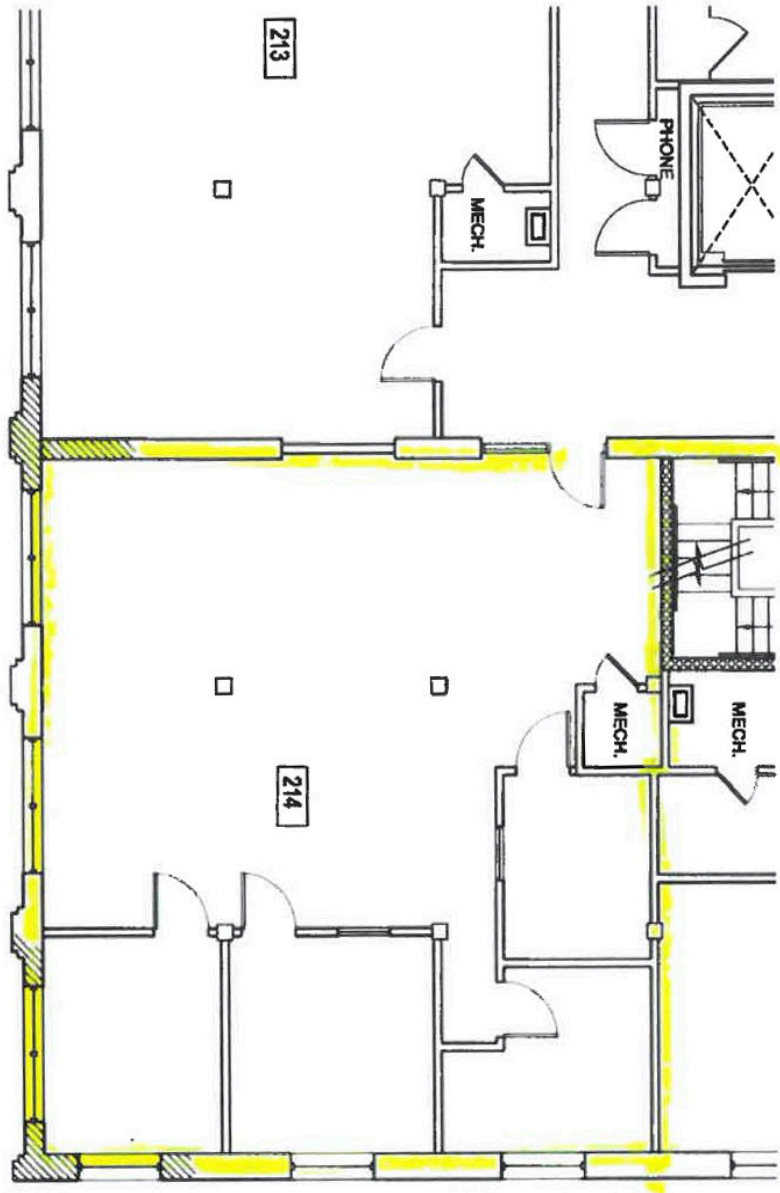
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<p>NOT FOR CONSTRUCTION OR PERMIT</p>	<p>REV NUMBER DATE DESCRIPTION</p>	<h1>MALTEX BUILDING</h1> <p>431 Pine Street, Burlington, VT 05401</p>
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