

# FOR LEASE

## SMALL SPACE AT THE MALTEX 313A

431 Pine Street, Suite 313A, Burlington, VT



The beautiful Maltex building in the South End has an immediate opening for a third floor space facing Pine Street. The space is square in shape with a couple of operable windows. Old Mill ambiance at its best! Beautiful wood floors, wood beams and some brick walls. Common bathrooms, and on site parking. Fresh coat of paint and its ready to go!

**SIZE:**

776 SF

**ZONING:**

Enterprise Zone

**PRICE:**

\$16-17/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)







