

EXCLUSIVELY FOR LEASE

NEW BUILD RETAIL/OFFICE AVAILABILITY

9-11 Park St., Essex, VT



Great visibility on very busy Essex Junction 5 Corners. Walking distance to numerous shops and restaurants. Ample on-site parking and public transit close by. The building is an attractive, modern design with large display windows. Spaces will be delivered as a vanilla shell with the landlord offering a fit-up allowance of \$25/SF. The open floor plan offers layout flexibility. Tenants can also take advantage of a captive audience with 48 studio apartment rentals above. 17,000+ cars a day go through 5 corners. Store fronts: A = 2,428 SF; B = Leased (Nail Salon); C = 2,029 SF; D = LOI

SIZE:

A=2,428 SF; B=Leased (Nail Salon); C=2,029 SF; D=LOI

USE:

Office/Flex/Retail

PRICE:

\$16-20/SF NNN (\$7.00) plus electric and gas

AVAILABLE:

Now

PARKING:

Ample on site

LOCATION:

5 Corners - Essex Jct.

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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The map displays the 5 Corners neighborhood in Portland, Oregon. Key streets shown include Pearl St, School St, Park Terrace, and Park St. Notable locations and businesses marked on the map are:

- Veterans Memorial Park
- Domino's Pizza
- Nomad Coffee
- Public Parking
- 5 Corners Apartments
- Park Street Kuts
- Simon's Five Corners Store
- Smitty's Sewing Machine Services
- On Tap Bar & Grill
- 5 Corners Laundry
- Haircuts Plus
- Valley Vape
- Cafe iv.

The map also shows a large parking lot and a building labeled '5 CORNERS'.

