

# FOR LEASE

## WATERFRONT PLAZA - CLASS A OFFICE / RETAIL / RESTAURANT

180 Battery Street, Burlington, Vermont



180 Battery Street is Burlington's newest Class A mixed use commercial property located in the historic Waterfront district. This building is a 50,000 sf four-story, LEED certified building with an attached private parking garage. The building features commercial, retail and restaurant space on the first floor as well as Class A office spaces above. State-of-the art; the HVAC system is managed through a web-based temperature monitoring system. The Landlord will participate in space planning and tenant improvement allowance.

### AVAILABLE SPACES:

Suite 130 - 3,073 sf - Retail or Restaurant  
Suite 120 - 1,382 sf - Retail or Office

### PRICE:

Suites range from \$15.50 to \$19.50 nnn depending on the space and fit up needs.

\* Estimated NNN expenses run about \$7.68 psf plus utilities

### AVAILABLE:

Immediately

### PARKING:

At market rates

### LOCATION:

Burlington's historic waterfront district

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:

YVES BRADLEY | BILL KIENDL

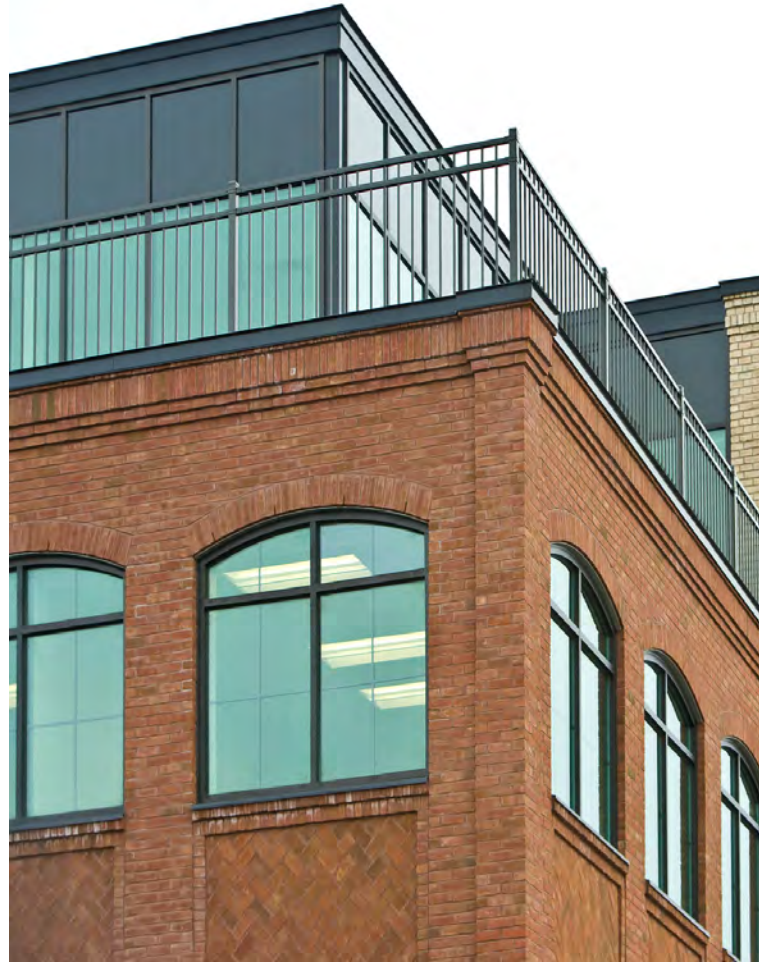
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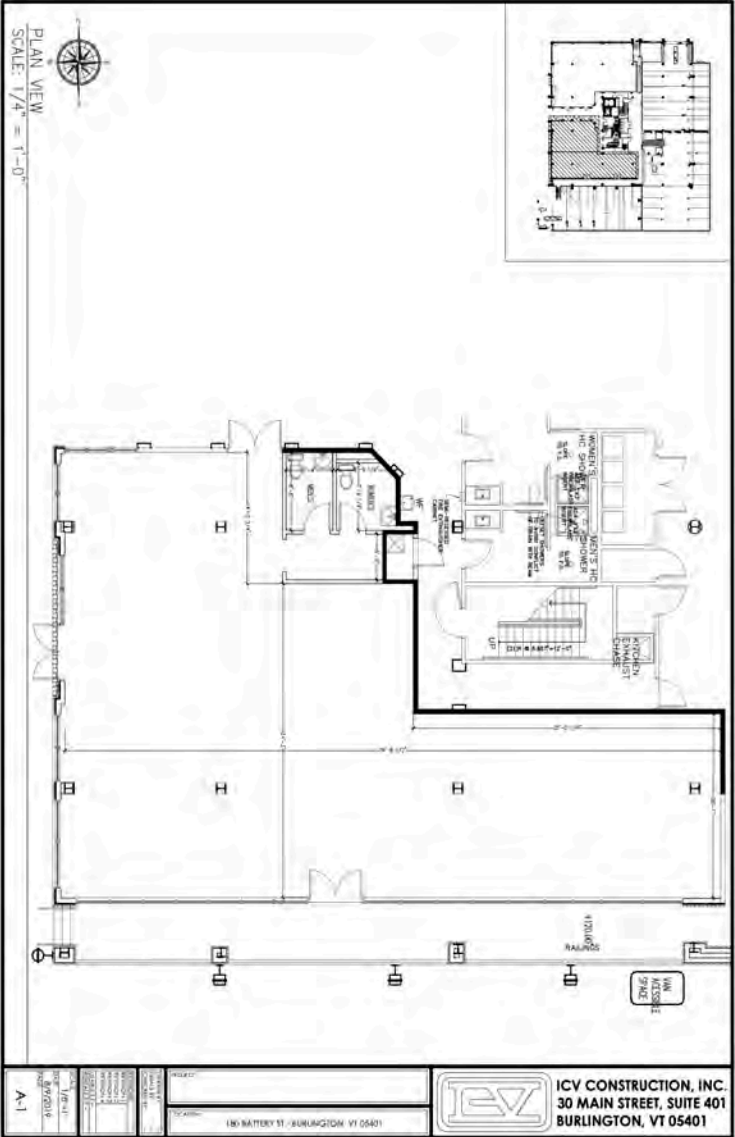
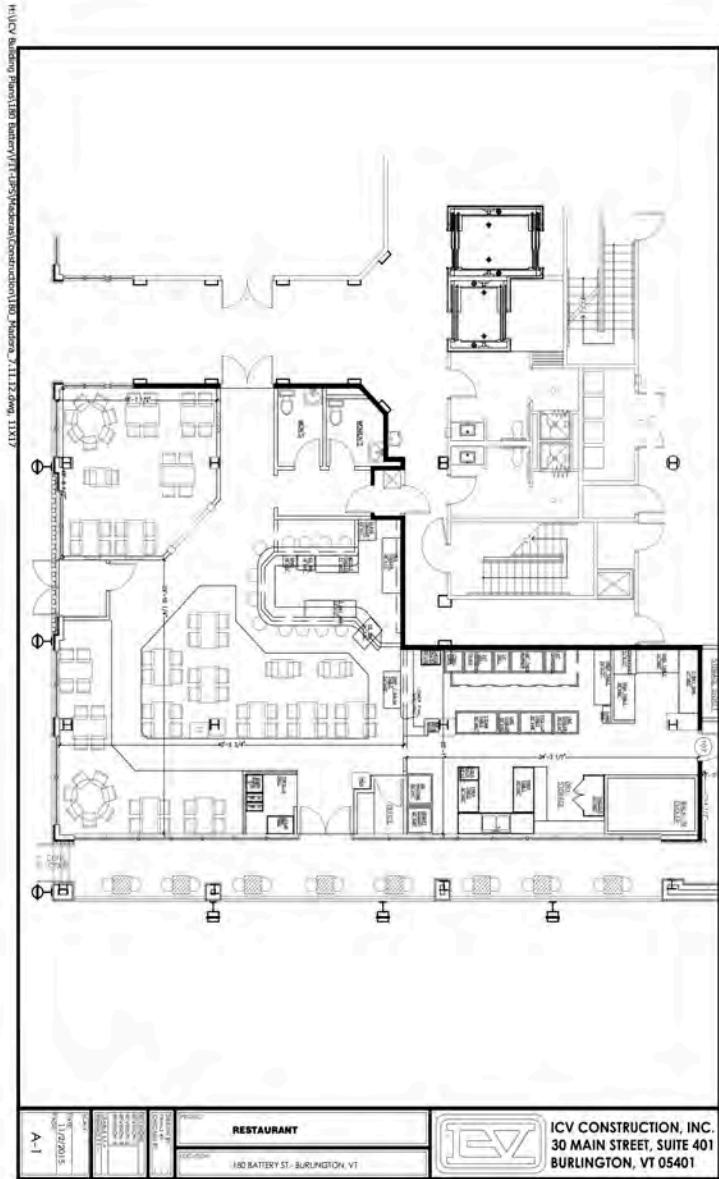


# Suite 130 - restaurant or retail

3,073 sf

Base rent \$15.50 - \$19.50 nnn

\* Estimated NNN expenses run about \$7.68 psf plus utilities



# Suite 120

1,382 sf

Base rent \$15.50 - \$19.50 nnn

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