

# FOR SALE

## ONE OF BURLINGTON'S MOST ICONIC PROPERTIES

346 Shelburne Road, Units 402 & 501, Burlington, Vermont



This is a very rare opportunity to acquire all of the fifth floor and a portion of the fourth floor of one of Burlington's most iconic commercial properties-- Hickok & Boardman Place. Beautifully updated with an abundance of natural light, outstanding westerly and southerly views, ample on-site parking at a signalized intersection, a welcoming lobby and so much more! These Class A office condominiums offer some of the best professional office space in all of the Greater Burlington Area. The floors offer numerous perimeter private offices, comfortable reception and waiting areas, recently renovated restrooms, kitchenette, conference rooms and high ceilings. The property is ideally located just south of Burlington's Central Business District but offers similar amenities without the hassles of parking and some of the urban issues associated with downtown. Become a part of a highly respected office community that includes Coldwell Banker Hickok & Boardman Realty; Clark, Demas & Baker; The Hickok & Boardman Network of Companies.

**SIZE:**

Unit 402 = 1,440 sf / Unit 501 = 6,590 sf

**PERMITTED USE:**

Office

**PRICE:**

\$1,500,000

**AVAILABLE:**

Negotiable

**PARKING:**

Shared in common

**LOCATION:**

346 Shelburne Road, Burlington

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:

TONY BLAKE | YVES BRADLEY

802-864-2000 | 802-363-5696

tony.blake@vtcommercial.com | yb@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com







HICKOK &  
BOARDMAN  
PLACE

346 SHELBURNE STREET





Hickok & Boardman Place



HB

HICKOK & BOARDMAN  
CAPITAL MANAGEMENT

RAYMOND JAMES®



Hickok & Boardman  
HR Intelligence

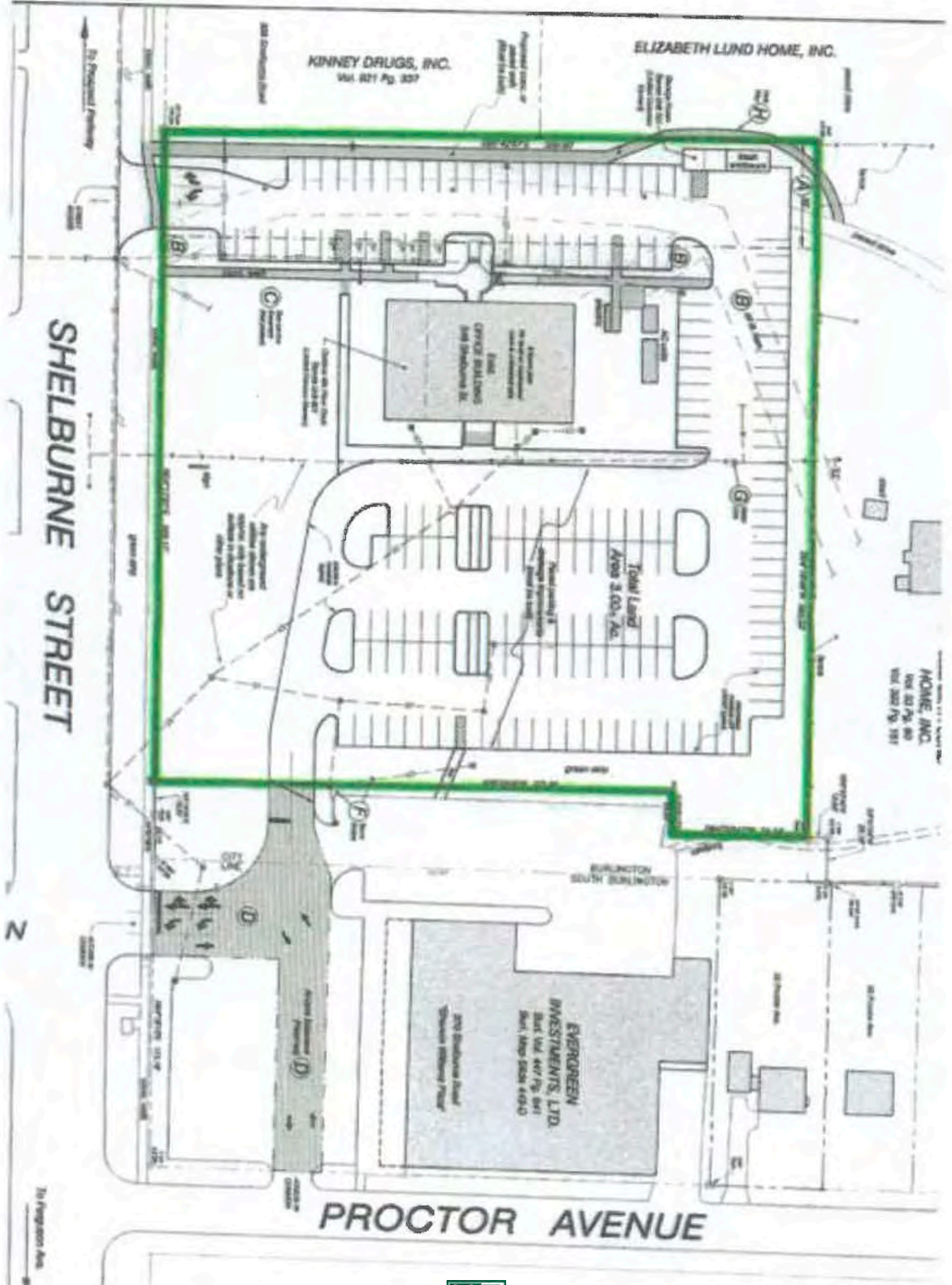




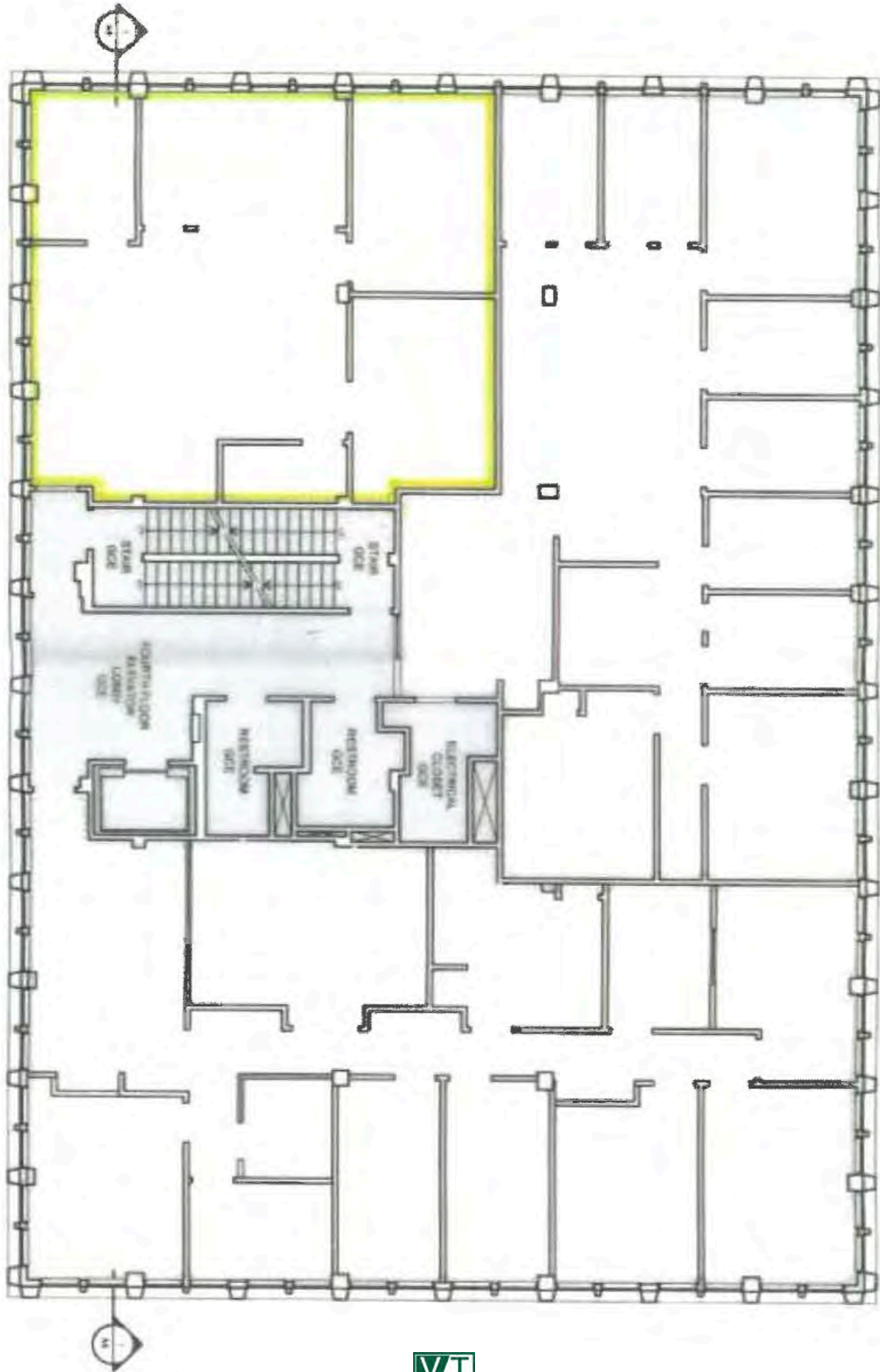


# SITE PLAN

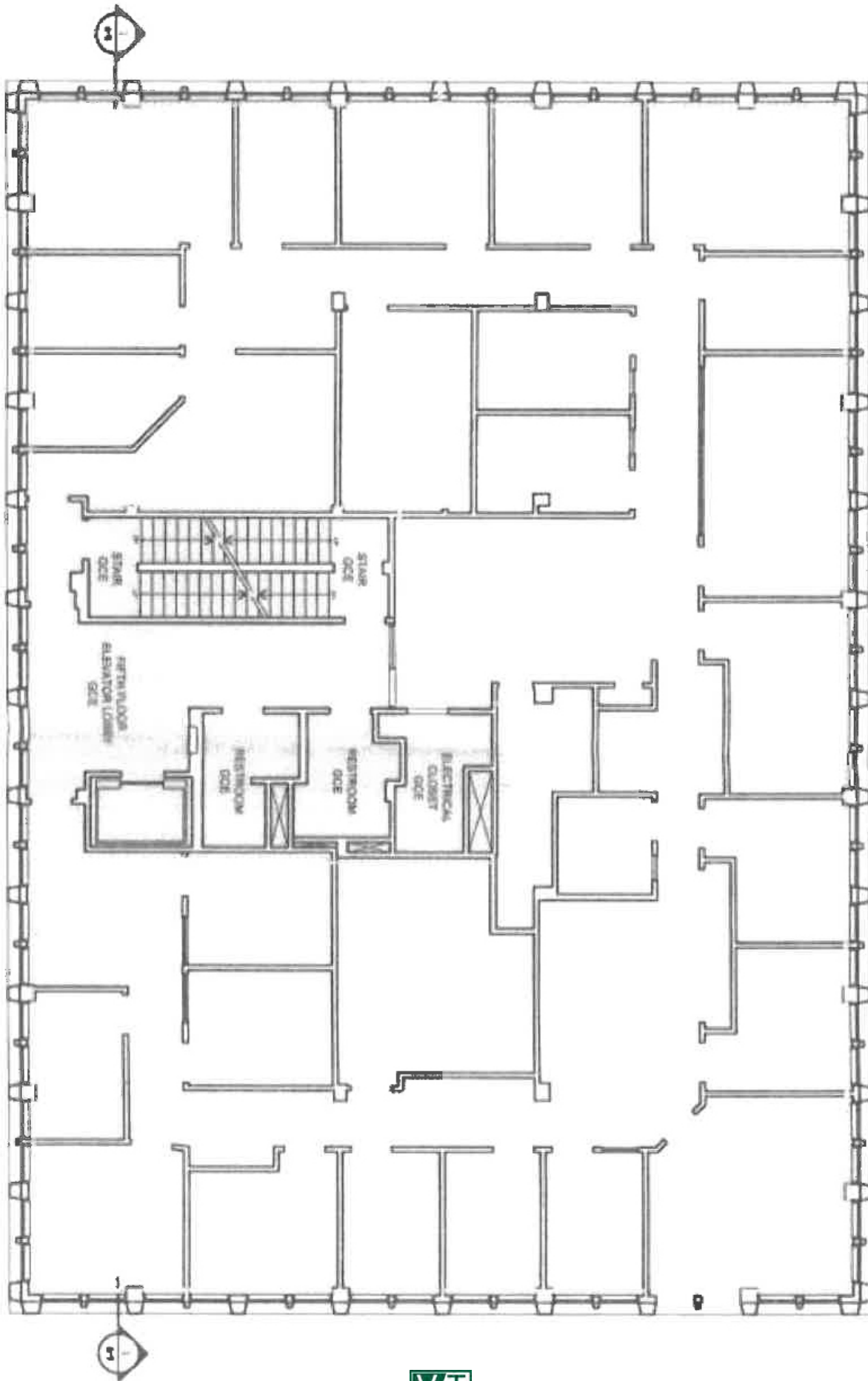
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**FLOOR PLANS – UNIT 402 (in Yellow)**



**FLOOR PLANS – UNIT 501**





# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

## THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date  
[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Agent Signing Below

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date  
[ ] *Declined to sign*

\_\_\_\_\_  
Date

9/24/2015

