

FOR LEASE

THE MALTEX BUILDING - SOUTH END

431 Pine Street, Suites G13/G14, Burlington, VT



VT Commercial is pleased to offer for lease these two suites at the popular Maltex Building in the South End of Burlington. Ground level spaces offer half windows for natural light and some cool stone walls with some beams and columns in place as well. Old Mill ambiance at its best! G14 layout offers three private rooms and an open space and could grow into the adjacent space which offers one private and open space. Spaces can be combined if needed. We offer on site parking, a common shower room, a bike rack and seasonally there are food trucks in the front lot offering up a variety of foods. Coffee and food also available across the road or within a short walk. Fun, convenient and flexible. The HVAC systems are top of the line with filters & loads of fresh air and we even have windows that open! check out our website. maltexbuilding.com

SIZE:

G13: 821 GSF; G14: 1,405 GSF; combo: 2,226 GSF

ZONING:

Enterprise Zone

PRICE:

\$13/SF NNN (\$6.09/SF) plus gas & electric

AVAILABLE:

January 1st, 2022

PARKING:

On Site

LOCATION:

Burlington South End

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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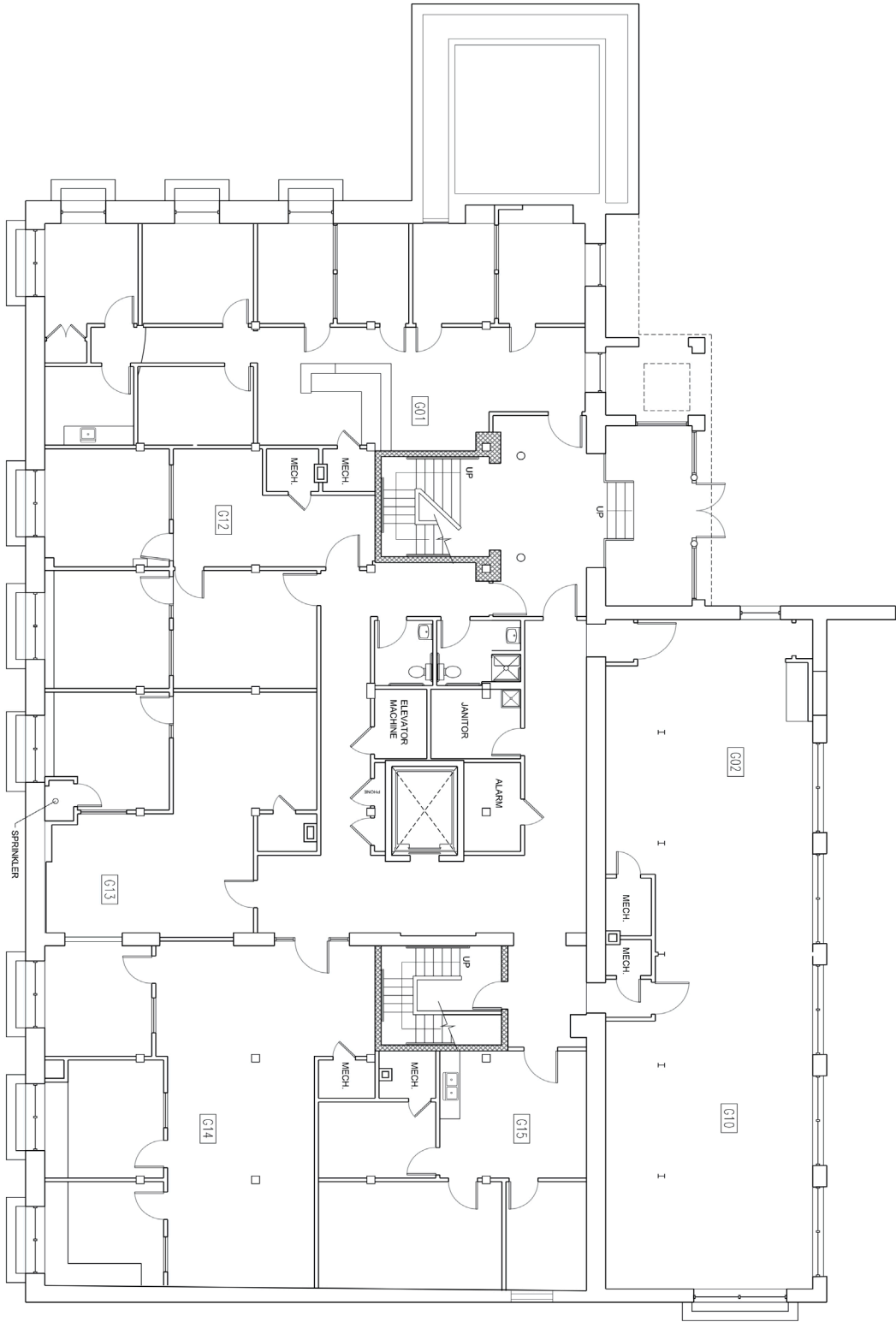
BURLINGTON, VT 05401

www.vtcommercial.com









10 GROUND LEVEL PLAN

Scale: 3/8" = 1'-0"

MALTEX BUILDING

431 Pine Street, Burlington, VT 05401



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sbavt.com
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FLOOR PLAN

NOT FOR
CONSTRUCTION OR
PERMIT

REV. DESCRIPTION
NUMBER DATE

SCALE: AS NOTED
DATE: December 28, 2020

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