

# 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 and 51 next door. 17,000+ cars a day go through 5 corners. Come join a nail salon and bakery.

**SIZE:**

A=2,428 SF; C=2,029 SF;

**USE:**

Office/Flex/Retail

**PRICE:**

\$18-20/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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## A map of the 5 Corners area in New Brunswick, showing streets like Park St, Park Terrace, and School St. Landmarks include Veterans Memorial Park, Municipal Offices, and various businesses like Domino's Pizza, Simon's Five Corners Store, and Smitty's Sewing Machine Services. A large parking lot is visible in the lower left.

