



## Affordable Downtown Space

191 Bank Street, Suite 200, Burlington, VT

<b>Location:</b>	Above Phoenix Bookstore	<b>Available:</b>	Immediately
<b>Use:</b>	Office, Flex, Retail	<b>Parking:</b>	none
<b>Sizes:</b>	4,000 sf	<b>Price:</b>	\$4800 monthly Gross

Located above Phoenix Bookstore with views of Bank Street and Center Street. Mostly wide open space with a large conference room, a small conference room, a couple single offices and kitchenette. Rent includes utilities. Elevator entry door to space along with stairs. Signage. Parking Garage located across the street at Market Rate. This space is just footsteps from Church Street. Easy walk to City Market, Church Street shopping and eateries and easy to get to local banking and post office.

- Affordable Space
- Some Large Windows
- Not your cookie cutter office space
- offering wood plank walls and a rustic vibe.
- Super easy to come check out!

**Call or email Linda I Letourneau for more information:**

802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

186 College Street, Burlington, Vermont 05401  
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OFFICE SPACE FOR LEASE



