

FOR LEASE

DOWNTOWN RETAIL SPACE

162 College Street, Burlington, Vermont



VT Commercial is pleased to offer this retail storefront located at 162 College Street in downtown Burlington. This building is across from City Hall Park and only about 20 footsteps to the popular Church Street! Building signage, attractive facade, wood floors, some exposed rebar and beams. Exposed HVAC and steel beams (Currently the Burton downtown store) Front of the house has an open retail showroom that is approx 3200 SF. Over 700 SF of storage, two bathrooms, a kitchenette, storage closets and a large fancy conference room at the back.

SIZE:

3200 SF

USE:

Retail

PRICE:

\$30/SF NNN \$10.50 plus 21.5% of utilities (gas, electric, w/s)

AVAILABLE:

April 2023

PARKING:

Some in attached garage at market rate

LOCATION:

Central Downtown 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:

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82-08

$$\underline{25^2 = 6^4}$$

Open Retail!
Flour

OPEN AREA
9200 SCOTT

STEEL BEAM

~near 28245

26

22

51

LOBBY

FILED/ACTOR	
-------------	--

UP

4/10/15

KITCHENETTE

ELECTRICAL MODEL

BACK COURT YARD

FIRE ESCAPE

4001
RUCG

GENERAL NOTES:
1. DASHED LINES ARE NON BEARING WALLS AND CAN BE REMOVED.
2. SOLID LINES ARE WALLS TO REMAIN.
3. BUILDING SLOFT = 4,800 SLOFT +/-
4. RENTABLE SLOFT = 3,000 SLOFT
5. COMMON SPACE = 900 SLOFT

MERCHANTS BANK
DRIVE-THRU

EXISTING FIRST FLOOR PLAN

$$10^{-1} = 0.1$$

MERCHANT'S BANK
AS-BUILT CONDITIONS
COLLIER STREET, BALTIMORE



EXPOSURE TIME
IN LUNG TISSUE

A2