

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:

LINDA I. LETOURNEAU

802-343-2107

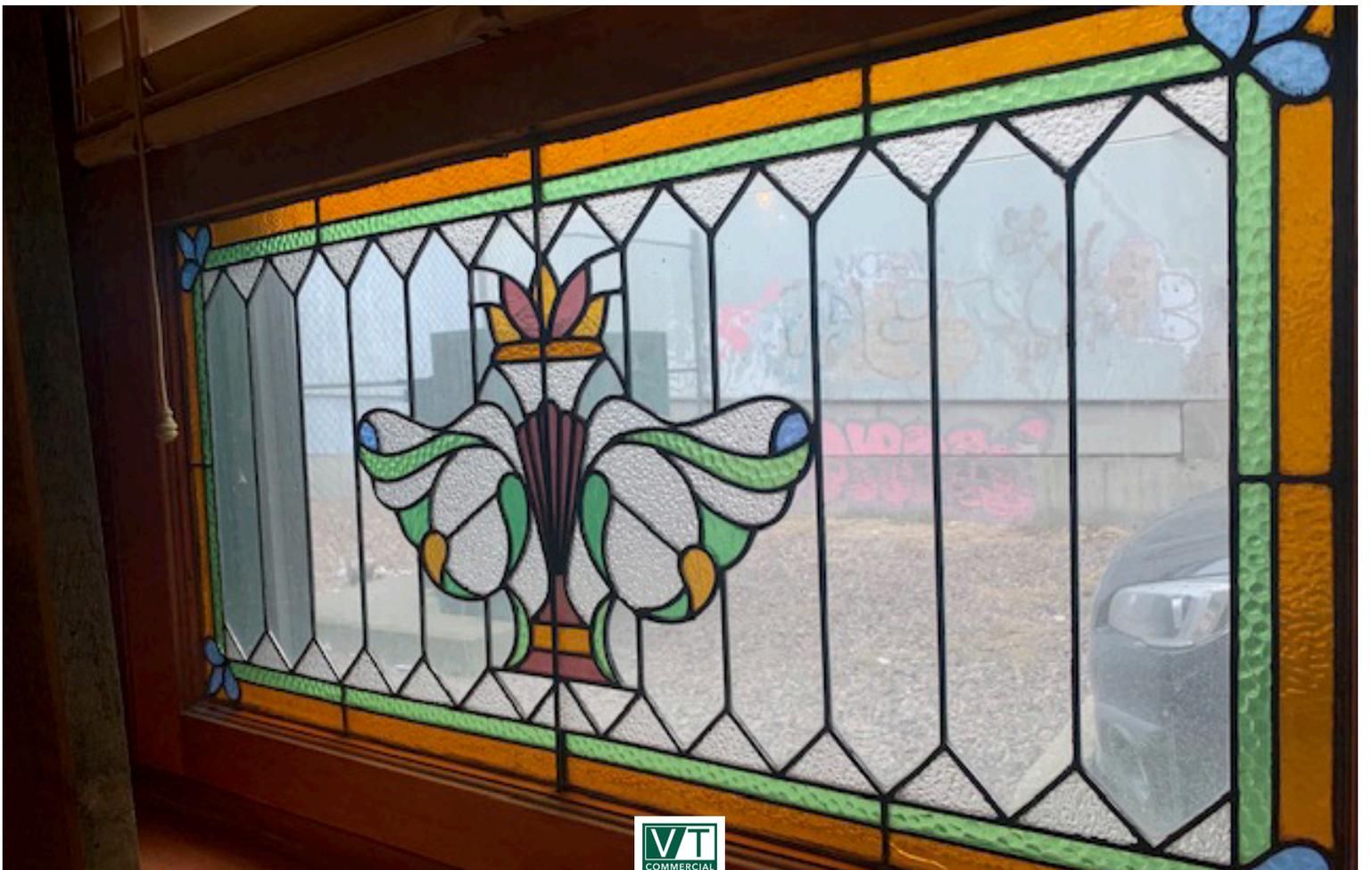
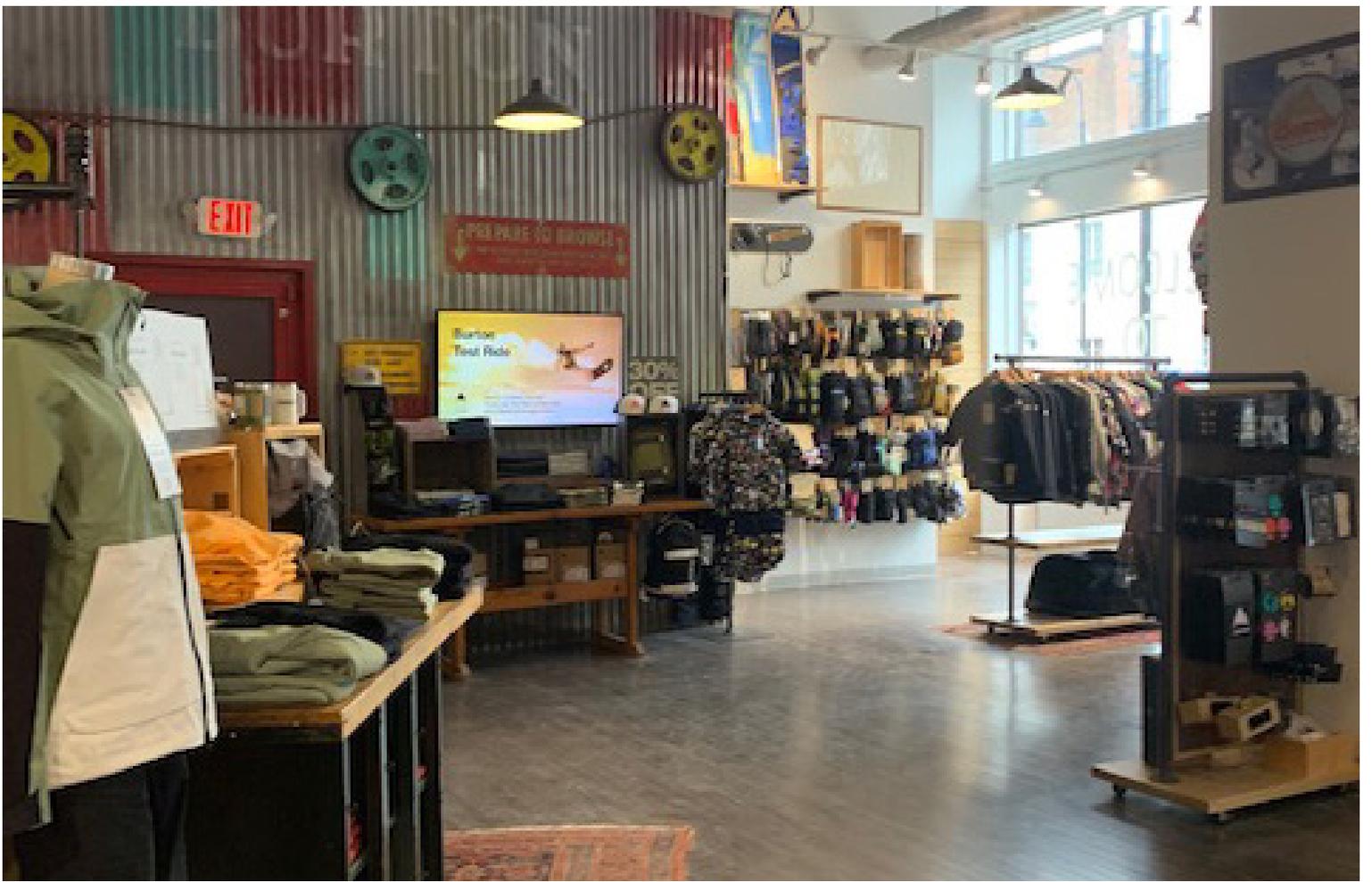
linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

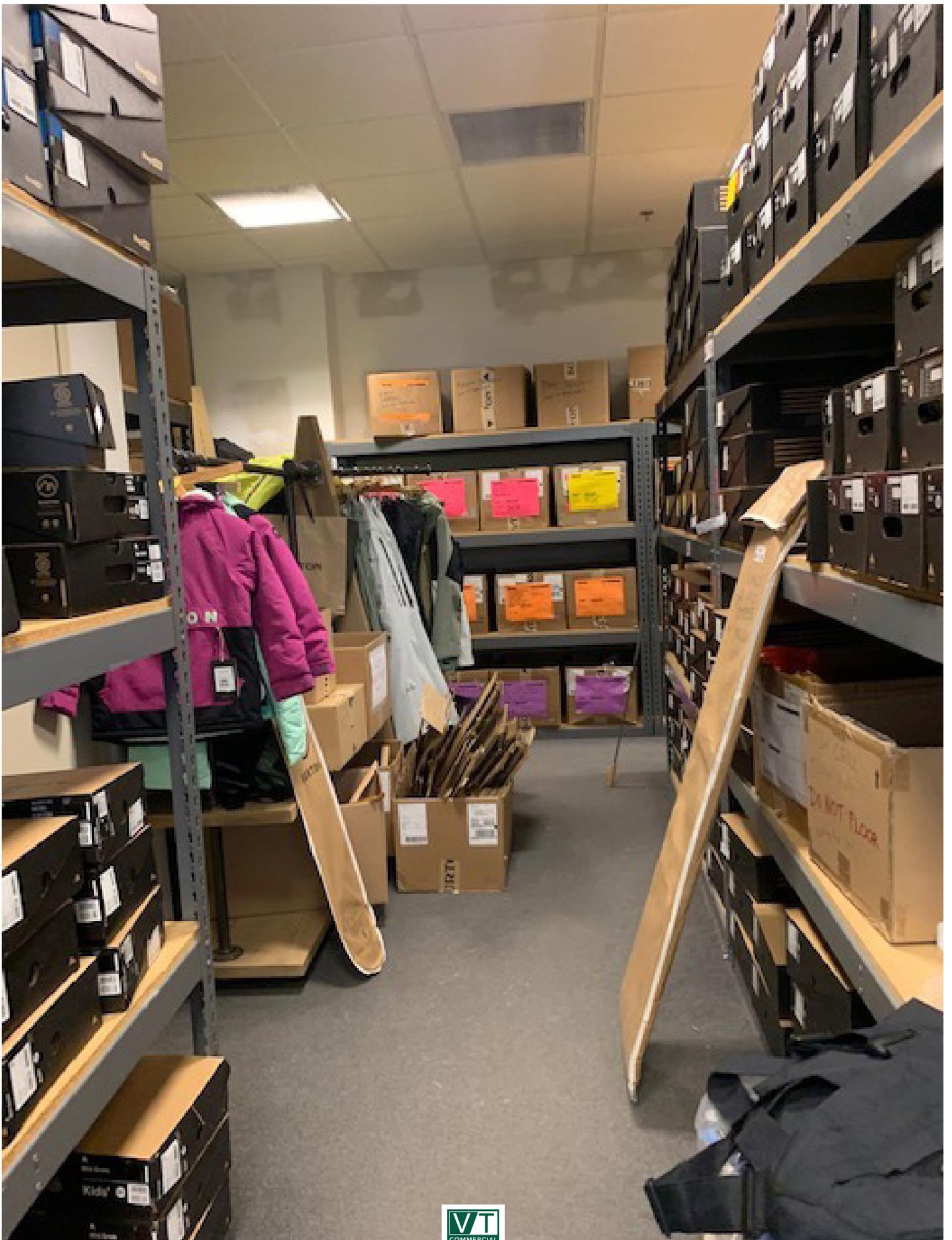












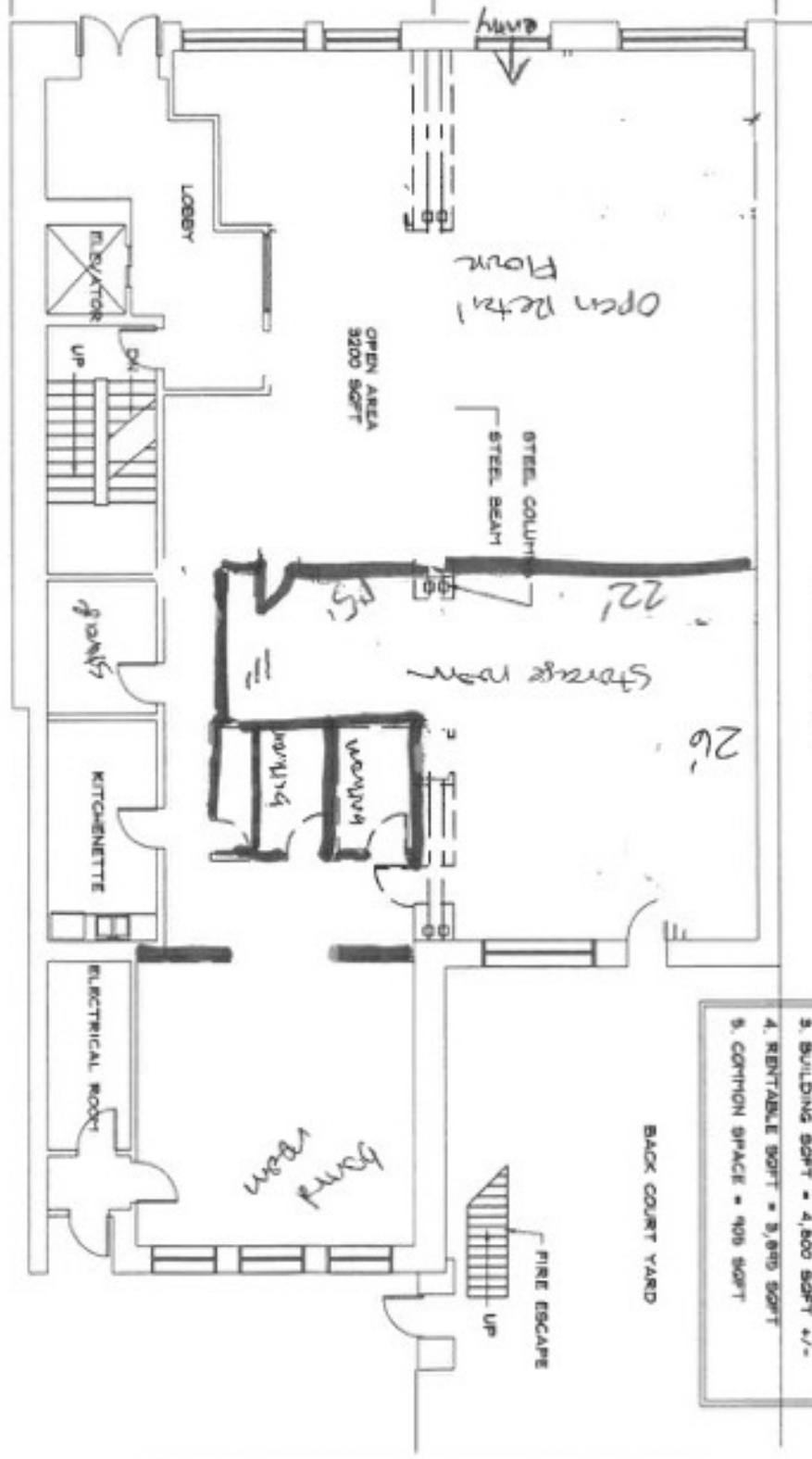
COLLEGE STREET

82'-0"

25'-6"

MERCHANTS BANK
DRIVE-THRU

1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



EXISTING BUILDING

- GENERAL NOTES:
1. DASHED LINES ARE NON BEARING WALLS AND CAN BE REMOVED.
 2. SOLID LINES ARE WALLS TO REMAIN.
 3. BUILDING SOFT = 4,800 SOFT +/-
 4. RENTABLE SOFT = 3,975 SOFT
 5. COMMON SPACE = 475 SOFT

BACK COURT YARD

FIRE ESCAPE
Up

Back room

Storage room

Open Retail

OPEN AREA
3200 SOFT

STEEL COLUMN
STEEL BEAM

LOBBY

ELEVATOR

Up

pantry

KITCHENETTE

ELECTRICAL ROOM

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1/8" = 1'-0"
 PROJECT: _____
 SHEET: A2

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

