

# FOR LEASE

## EASY ACCESS SOUTH BURLINGTON OFFICE

120 Kimball Ave, South Burlington, VT



Class A office space in close proximity to Interstate 89, Williston, Burlington, and the Airport. The building has a very prominent monument sign on Kimball Ave and a professional look and feel throughout. The suites which are available can be combined and have a separate entrance.

**SIZE:**

17,000 +/- SF

**ZONING:**

Office

**PRICE:**

\$16.50/sf NNN (Est.\$9.95 - Includes Gas & Electric)

**AVAILABLE:**

December 1, 2023

**PARKING:**

Ample On-site

**LOCATION:**

120 Kimball Avenue, South 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:

JOHN A. BEAL

802-864-2000

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208 FLYNN AVENUE, STUDIO 2i

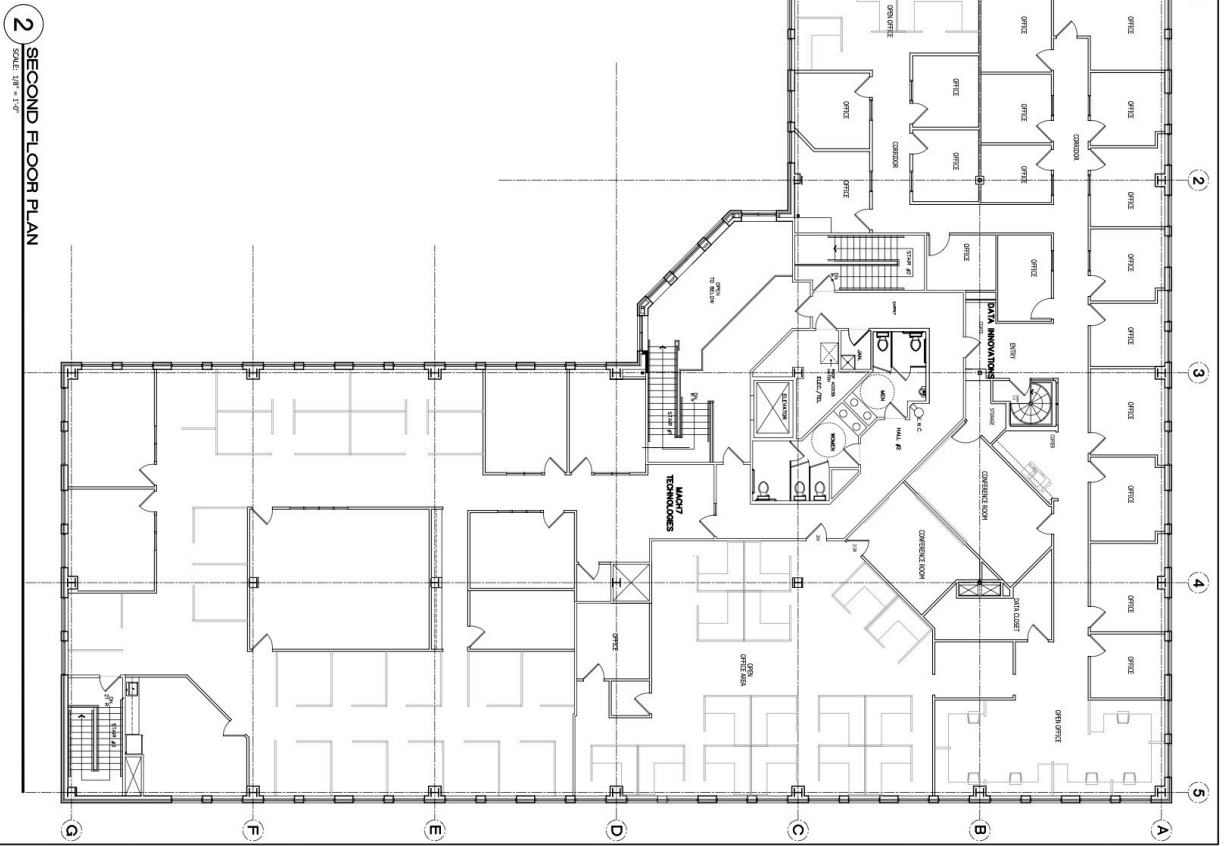
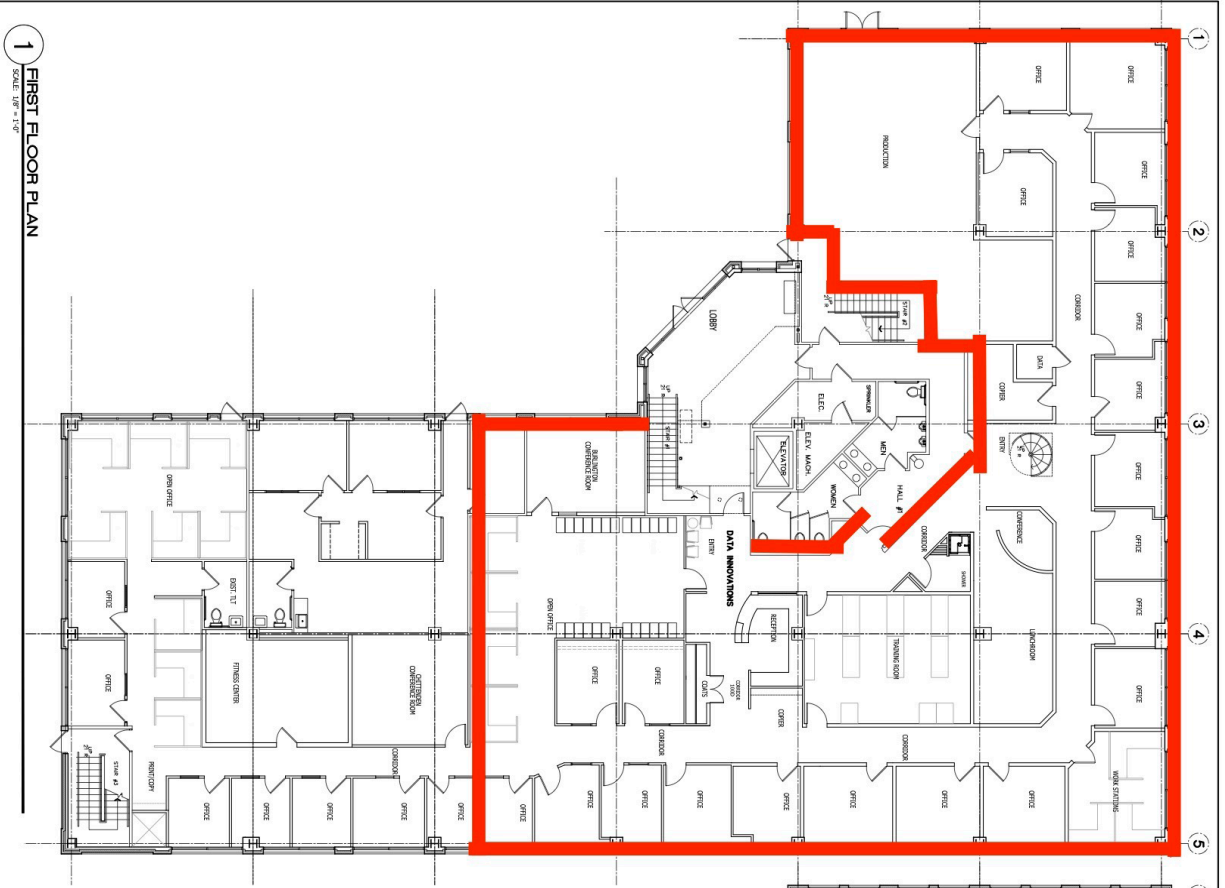
BURLINGTON, VT 05401

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<p>Sheet No.</p> <p><b>A1.1</b></p>	<p>Sheet Title:</p> <p><b>LEASE SPACE FLOOR PLANS</b></p>	<p>Scale: 1/8" = 1'-0"</p> <p>Project No. 00-0000</p> <p>Checked By: TMS</p> <p>Drawn By: JLG</p> <p>Date: 04-18-17</p> <p>Revisions:</p>	<p>Project Name:</p> <p><b>120 KIMBALL AVE - LEASE SPACE PLANS</b></p> <p><b>120 KIMBALL AVE</b></p> <p><b>SOUTH BURLINGTON, VT</b></p>	<p>SCOTT + PARTNERS ARCHITECTURE</p> <p>20 MAIN ST. ESSEX JUNCTION, VT 05452</p> <p>802.878.5151   F. 802.872.2764   SCOTT@PARTNERS.COM</p>
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