

# 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:**

2,500 - 10,000 +/- SF Available

**ZONING:**

Office

**PRICE:**

\$13.75/sf NNN (Est.\$8.20)

**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:

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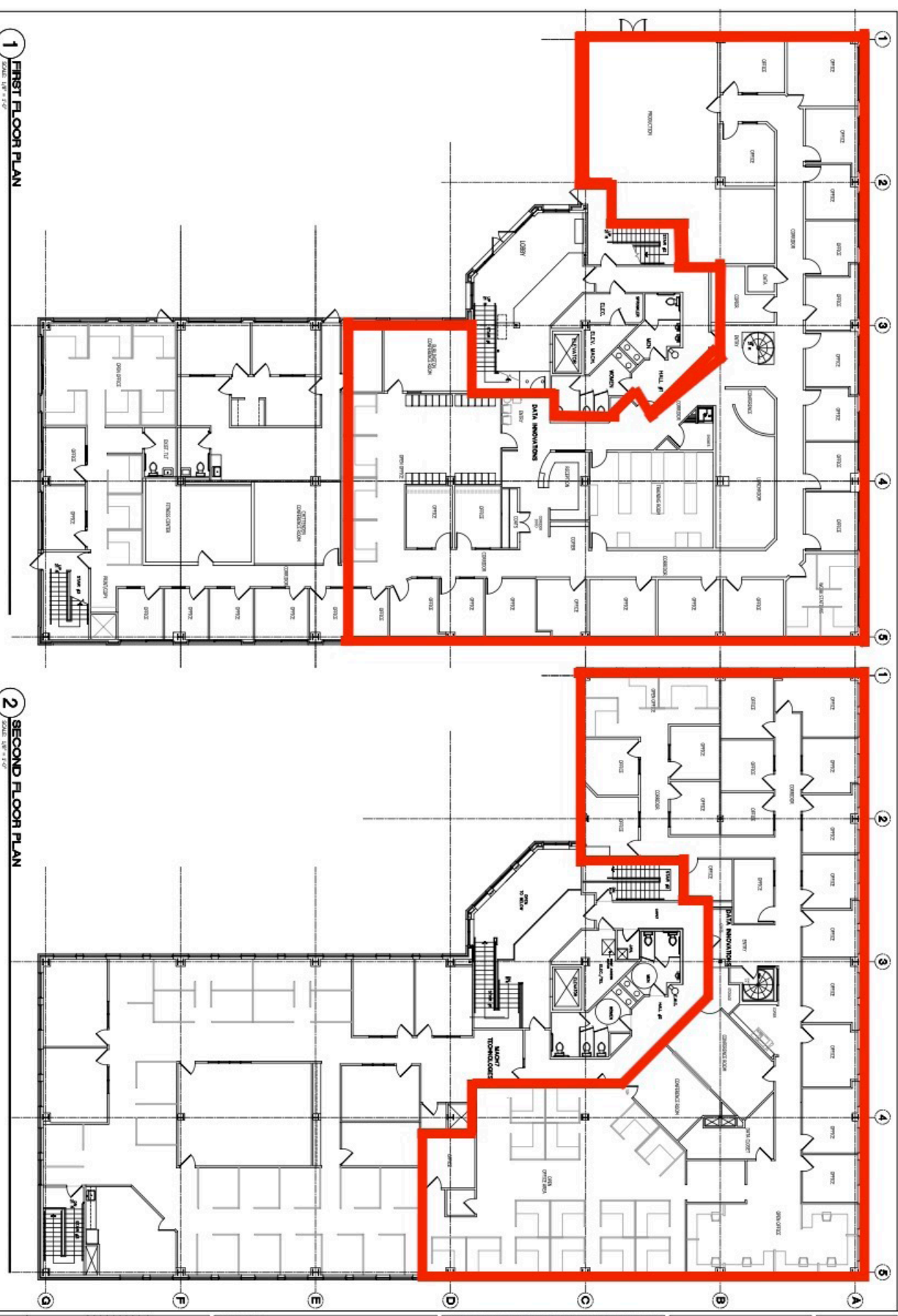






**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



SHEET NO. <b>A1.1</b>	OTHER (S) LEASE SPACE FLOOR PLANS	SCALE: 1/8" = 1'-0" DRAWN BY: JLG CHECKED BY: JLG DATE: 04-15-17	PROJECT NAME: <b>120 KIMBALL AVE - LEASE SPACE PLANS</b> <b>120 KIMBALL AVE</b> <b>SOUTH BURLINGTON, VT</b>	 20 MAIN ST. CORNER JUNCTION, VT 05402 TEL: 872.272.4242 FAX: 872.272.4243 WWW.SCOTTANDPARTNERS.COM
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