

# FOR LEASE

## GREAT SMALL OFFICE AT KILBURN AND GATES BUILDING!

33 Kilburn Street, Suite 226, Burlington, VT



Great street-level space located in the South End at the Kilburn and Gates Building. Recently remodeled, this space is large as well as beautiful, boasting high ceilings, exposed beams, and a dedicated entrance. Office is beautifully appointed and has its own bathroom as well. Current layout includes large front room with high ceilings, and rear room recently upgraded with professional sound attenuation finishes and equipment. Ideal for recording studio, private calls and Zoom meetings, and absolute quiet. This was an expensive room to create, and we want you to use it—Come be a part of the Enterprise District and see where it all happens!!

**SIZE:**

1,020 SF

**USE:**

Office, medical, retail, production, services

**PRICE:**

\$14.50/SF, NNN (\$5.64/SF)

**AVAILABLE:**

Immediately

**PARKING:**

Ample, on-site

**LOCATION:**

Burlington's South End

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:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

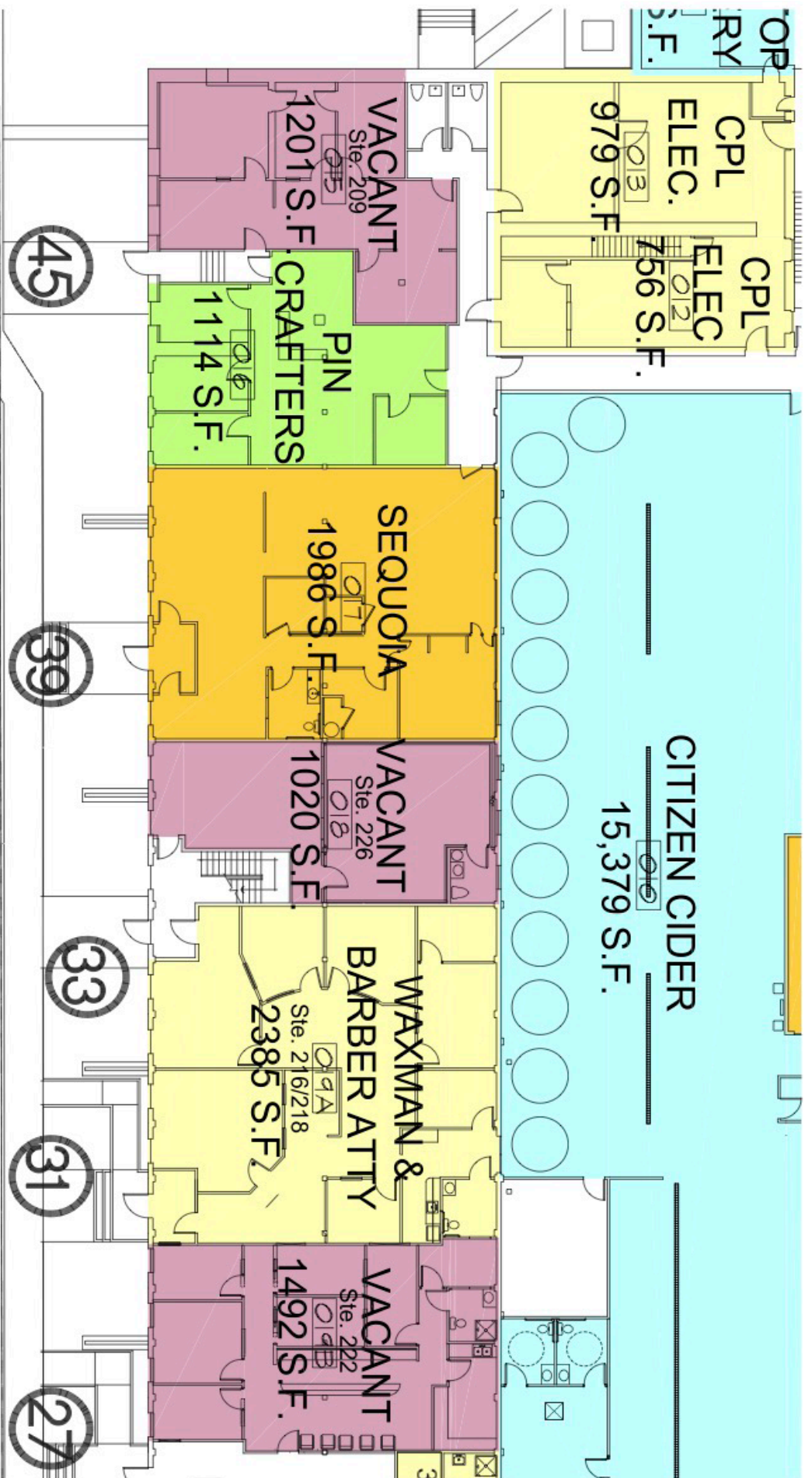
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







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