

FOR LEASE

BEAUTIFUL OFFICE SPACE WITH INCREDIBLE VIEWS!

40 Main Street, Suite 550, Burlington, Vermont



Located on the southeast corner of the Gateway Square Building, this top floor suite offers floor to ceiling glass windows, and incredible views of Lake Champlain, the Adirondack Mountains and the City of Burlington. Property is located on the edge of Burlington's Battery Street/Waterfront District. Layout consists of large, well-lit reception area, peripheral offices, and comes with the use of two common conference rooms located on the same floor. This is incredible space! On bus line, close to amenities such as the Church Street Marketplace, Burlington Bike Path, and multiple cafes and restaurants.

SIZE:

1,777 +/- SF

USE:

General office, medical office

PRICE:

\$19.50/SF, NNN (\$7.19/SF), plus electric (\$1.65/SF)

AVAILABLE:

Immediately

PARKING:

Available for a monthly fee in attached parking garage

LOCATION:

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:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





