

# FOR LEASE

## SPECTACULAR CHURCH STREET LOCATION!

89 Church Street, Burlington, VT



Located in the historic Howard Opera House building on Church Street, on the block in between College and Bank Streets, this 4,344 SF offers a prominent high visibility location, hardwood floors, and incredible display windows, and a beautiful storefront. Recently fully renovated, the space offers high ceilings, exposed brick, spiral duct work, and an incredible retail environment. There is a convenient rear loading/shipping/delivery area, storage space both behind the retail area as well as in the lower level of the building. Private office and bathroom in rear, with a large open retail area in front. Available March 1, 2024, and priced aggressively. This is one of the best retail spaces on Church Street.

**SIZE:**  
4,334 +/- SF

**USE:**  
Retail, office, restaurant, fitness, cafe, and many more

**PRICE:**  
\$25.00/SF, NNN (\$14.30/SF), plus utilities

**AVAILABLE:**  
March 1, 2024

**PARKING:**  
On-street and in nearby parking garages

**LOCATION:**  
Church Street Marketplace, 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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