

# FOR LEASE

## NEW CONSTRUCTION!!

17 Park Street, Essex Junction, VT



1 SOUTHEAST PERSPECTIVE

VT Commercial is pleased to offer this new construction project to the market. Building 3, at Essex FIVE CORNERS, only two suites available (3,361 SF and 1,500 SF) located at street level for retail, office or service users. Designed with windows facing Park Street and a wide open layout. Apartments planned for above, approximately 100 next door and over 200 planned for across the street. This is a captive audience of folks right at your door step. Professional, Class A building with attention to detail and parking garage out back. Come be a part of this exciting project.

**SIZE:**

1,500 SF and 3,361 SF

**USE:**

Retail, Office, Service

**PRICE:**

\$20/SF NNN (\$7/SF includes gas for heat)

**AVAILABLE:**

Fall of 2025

**PARKING:**

Some on site

**LOCATION:**

Five Corners - Essex Jct. VT

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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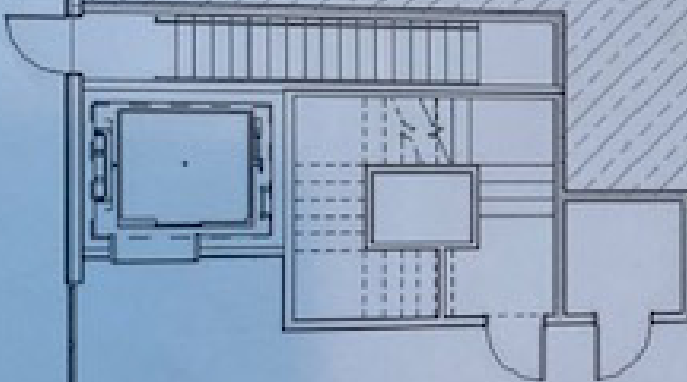
[www.vtcommercial.com](http://www.vtcommercial.com)



17 PARK ST. ~~WATER~~  
FIRST FLOOR

3361 SF

COMMERCIAL SPACE - 1  
AREA 1711 + 142 (TOTAL 2153)  
1711 SF



2916 SF

COMMERCIAL SPACE - 2  
AREA 1711 + 142 (TOTAL 2153)  
1711 SF