

# FOR LEASE

## PINE STREET FLEX SPACE

277 Pine Street, Burlington, VT



Great location just off of Pine Street and within walking distance to downtown Burlington. Flex space with a large overhead door. Upstairs has 3 rooms, kitchen, and bathroom w/ shower. Call us today as this listing will not last long.

**SIZE:**

2,000+/- SF

**PERMITTED USE:**

Flex

**PRICE:**

\$16.50/SF NNN (NNN Est. \$2.65)

**AVAILABLE:**

Immediately

**PARKING:**

On-Site

**LOCATION:**

Pine Street, 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:

JOHN BEAL

802-598-1168

jb@vtcommercial.com

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BURLINGTON, VT 05401

www.vtcommercial.com





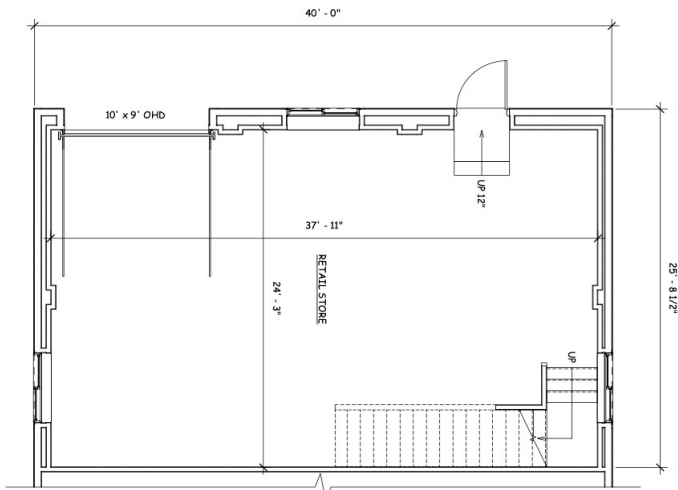






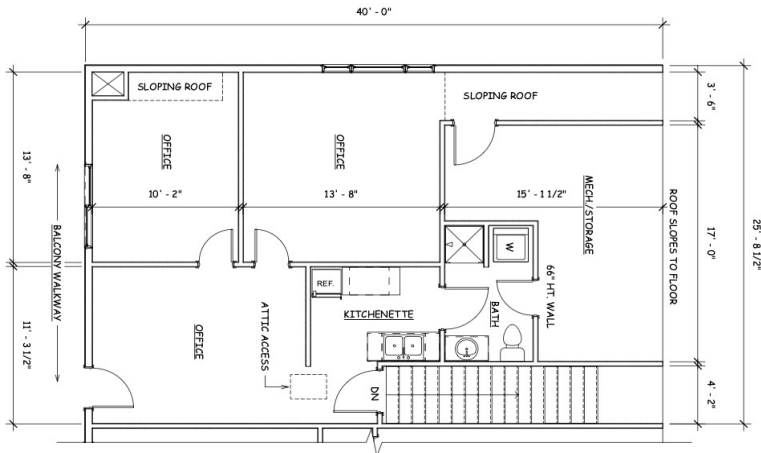






① TENANT #1 FIRST FLOOR PLAN  
1/4" = 1'-0" AREA = 1,034 sqft

TOTAL AREA = 1,881 sqft  
\* AREA CALCULATED TO OUTSIDE OF EXTERIOR WALLS & CENTRINES OF SEPARATION WALLS \*



② TENANT #1 SECOND FLOOR PLAN  
1/4" = 1'-0" AREA = 748 sqft  
STORAGE AREA = 199 sqft

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

A-1

277 PINE STREET  
EXISTING CONDITIONS  
BURLINGTON, VERMONT



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SCALE: 1/4" = 1'-0"  
DATE: 8/3/2023  
DRAWN BY: WGT  
CHECKED BY: SG  
PROJECT: 277 PINE  
SHEET TITLE:  
TENANT #1

