

FOR LEASE

CLASS A DOWNTOWN OFFICE SPACE - INCREDIBLE VIEWS!

76 Saint Paul Street, Unit #5, Burlington, VT



This Class A Office property in the heart of Burlington's Downtown District offers incredible 360-degree views of Lake Champlain and the Adirondacks, the South End, the Hill Section, and the downtown. The opportunity is there to lease the entirety of the 5th floor, or potentially to subdivide it to accommodate your use. Glass and sunlight are everywhere, and the elevator opens directly into your own private lobby. Current layout includes multiple conference rooms, production areas, private offices, and large bullpen areas for convivial working environments. Large kitchen and break room provide opportunity to not only take a break, but also to host clients and collaborating partners in style. Custom fit-up is certainly possible, based on your own requirements. Parking is in an attached, private parking facility on a monthly fee basis. Walk to restaurants and shopping, as well as the waterfront!

SIZE:

9,803 +/- SF

USE:

Office

PRICE:

\$22.00/SF Gross, plus Utilities and Parking

AVAILABLE:

Immediately

PARKING:

On-site on a monthly fee basis

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:

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