

Dynamic Lease Opportunities

Hickok & Boardman Place

346 Shelburne Street, Burlington, Vermont



The iconic Hickok & Boardman Place, perhaps Burlington's most recognizable property located in an ideal setting along US Route 7, Shelburne Street, has some truly outstanding office suites available in a variety of sizes! Enjoy easy access via a signalized intersection, outstanding natural light and views with large windows, free unlimited parking, beautifully finished conference/meeting facility (as available, pay for use basis), pure gross leases including utilities and all common area charges, Class A office environment and lobby space, professionally managed and landscaped, and best of all— a Burlington address without being in the Downtown district. These are must see spaces! Call us for a personal tour of the property.

For more information, please contact:

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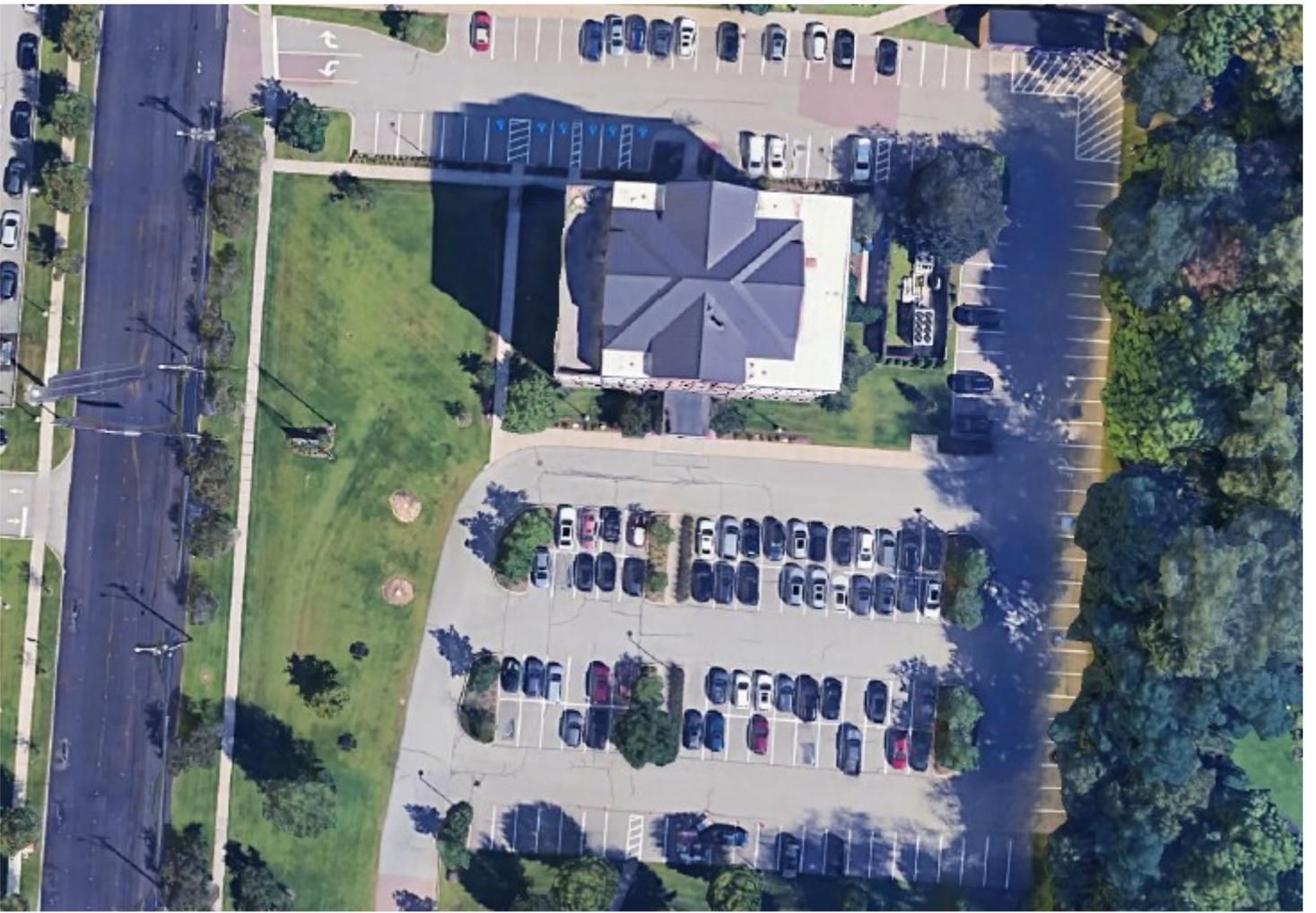
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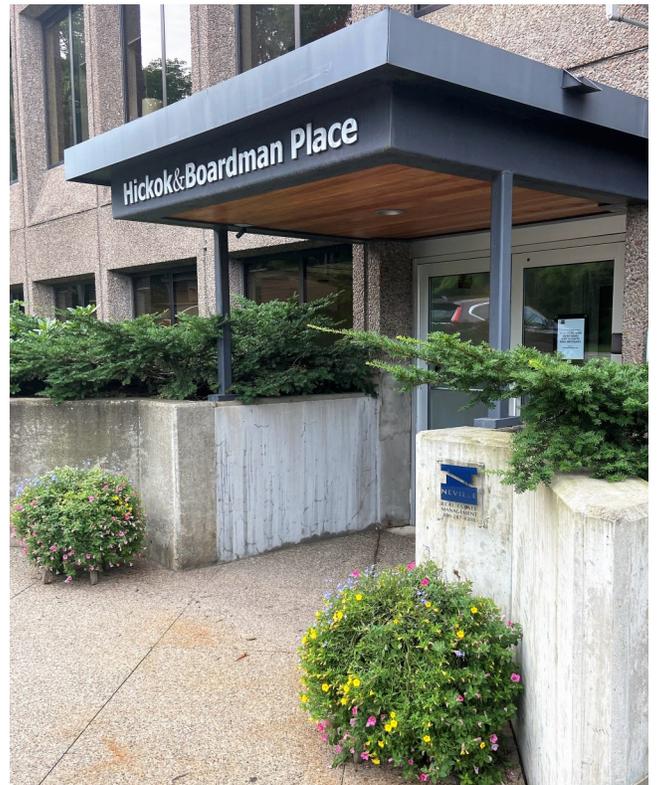
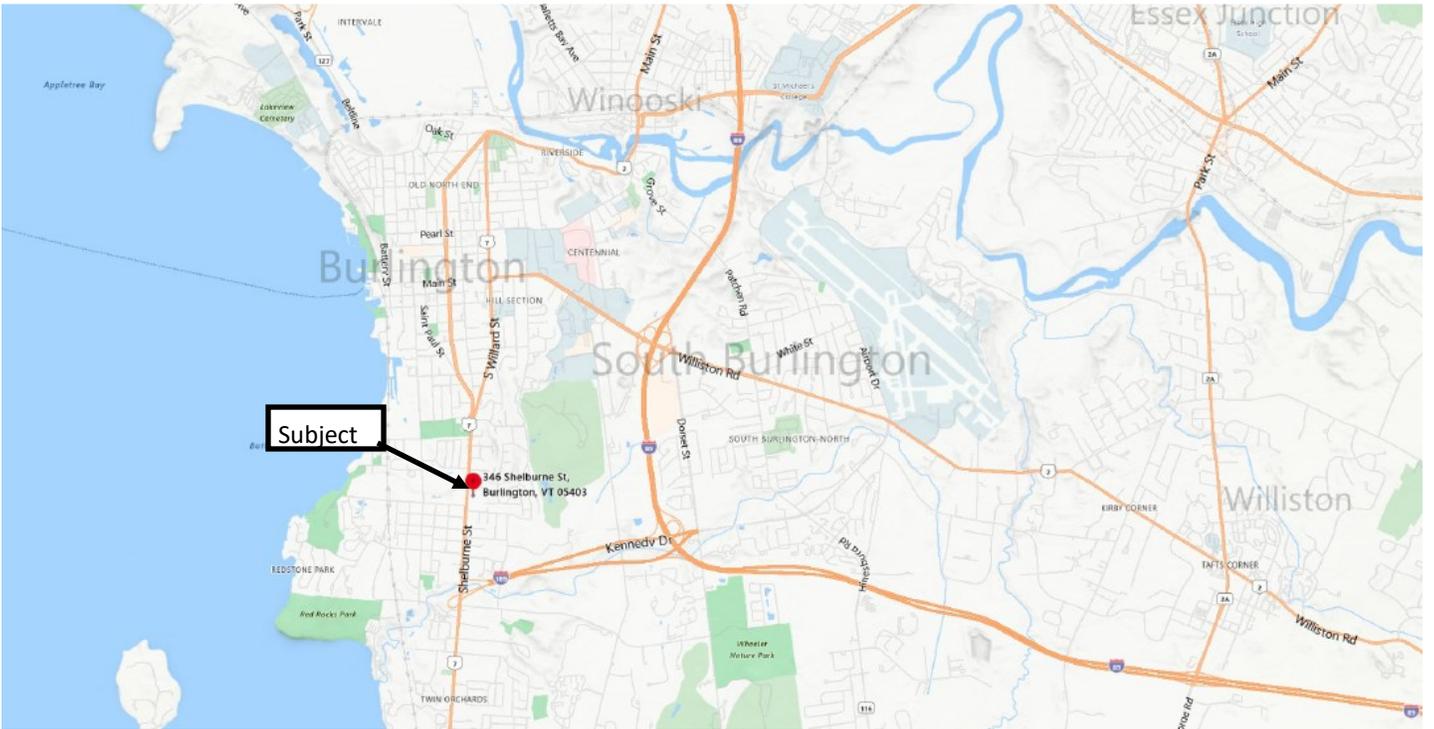
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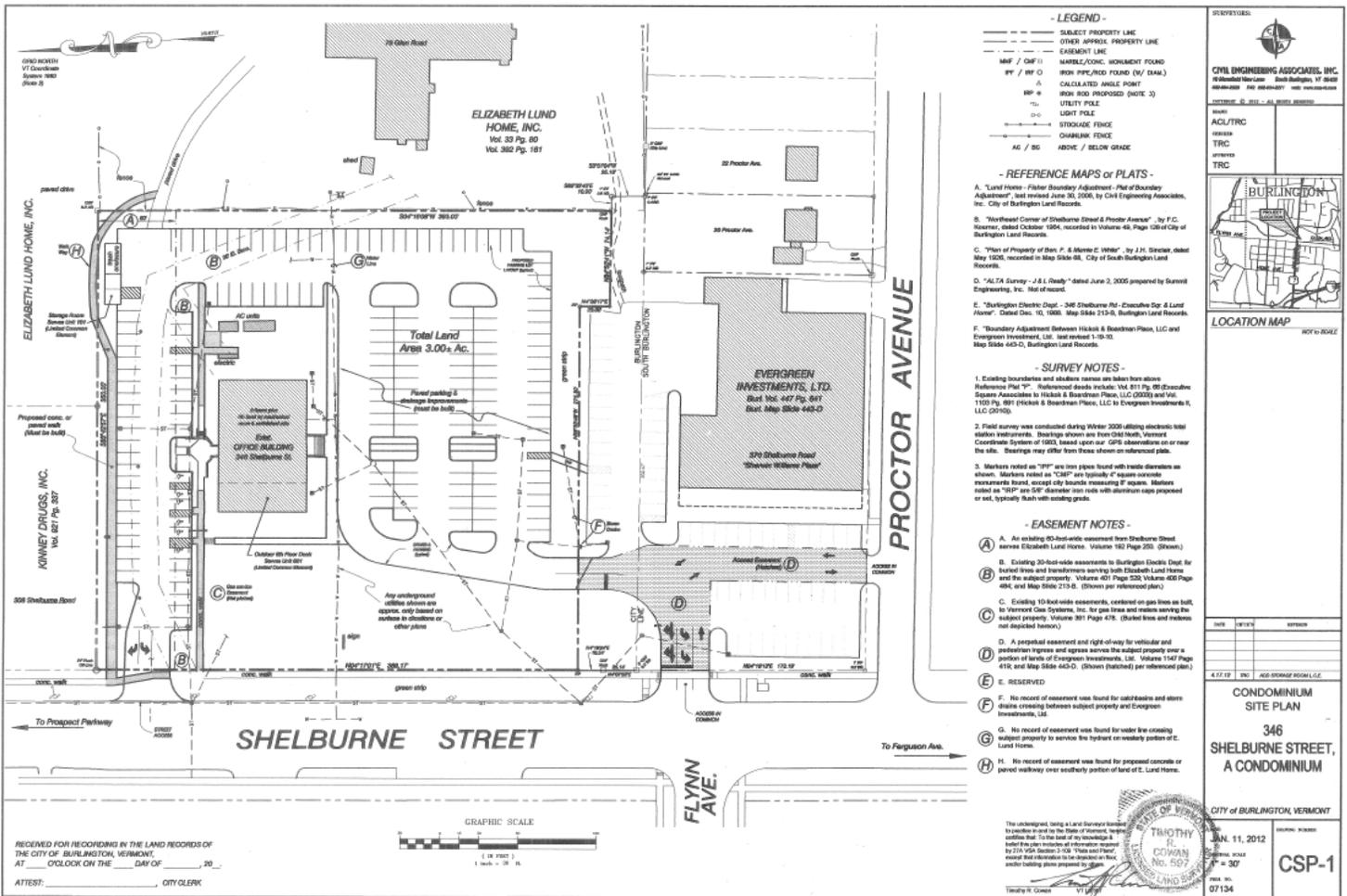
BURLINGTON, VT 05401

www.vtcommercial.com









CIVIL ENGINEERING ASSOCIATES, INC.
 80 Woodland Street, Burlington, VT 05401
 Telephone: 802-255-1111 Fax: 802-255-1112
 License No. 00111 - PLAT SURVEYING

PROJECT:
 346 Shelburne St.
 CONDOMINIUM SITE PLAN

DATE: JAN 11, 2012
SCALE: 1" = 30'

PROJECT NO.: CSP-1

CITY OF BURLINGTON, VERMONT

THOMAS J. COVINO
 LICENSED PROFESSIONAL SURVEYOR
 No. 597

LOCATION MAP

LEGEND

- ACU/TRC
- STAIRS
- TRC
- TRC

Property Details

Style: High-rise office space

Built: 1971

Square feet: 3rd floor, 6,595 sf; 5th floor, 3,200 sf to 6,595 sf

Plus ground floor professional conference room

Permitted use: Office, Neighborhood Activity Center zoning

Parking: Ample, free on-site parking

Access: Signalized intersection south of building

ADA: Fully compliant

Windows: Oversize insulated aluminum on all sides

Class A environment and lobby space

Professionally managed building and landscaping

Westerly views towards Lake Champlain & Adirondacks

Easy access with two means of egress

Close to multiple retail, restaurant & service facilities

Modern restrooms and lobby areas

Flexible lease terms

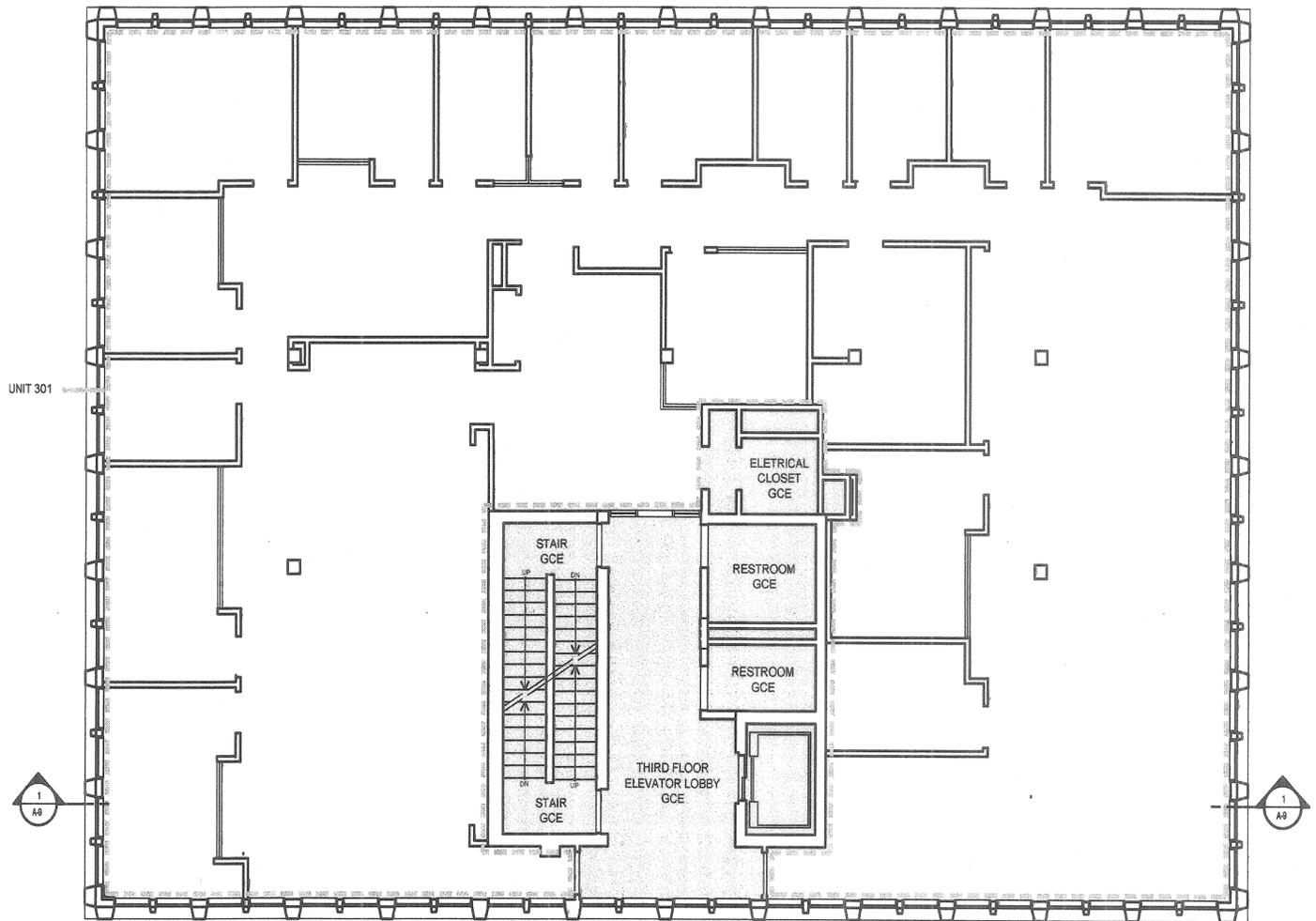
Availability— 3rd floor, November 2025; 5th floor, Summer

Gross lease rates **including everything!** \$28.00 to \$29.30/sf



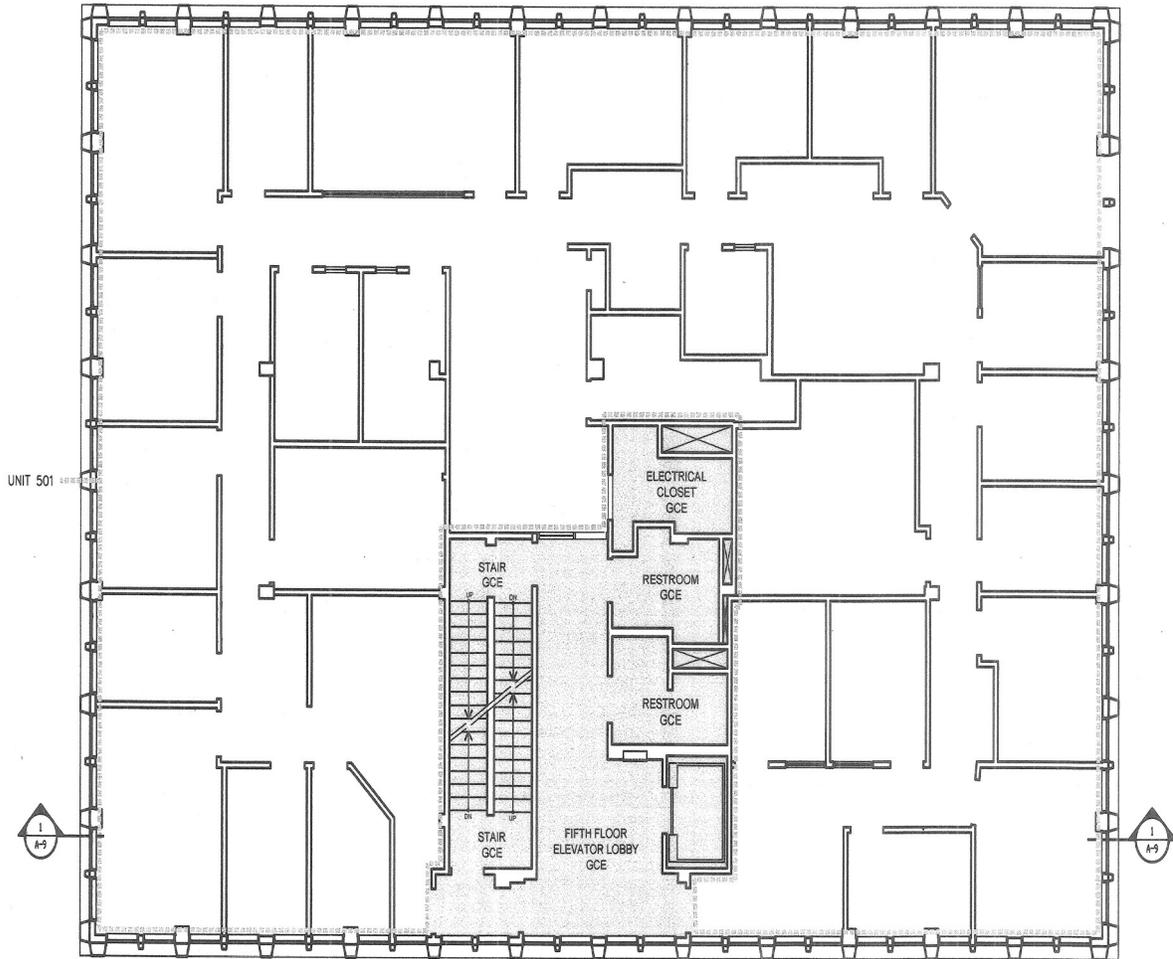
Third Floor

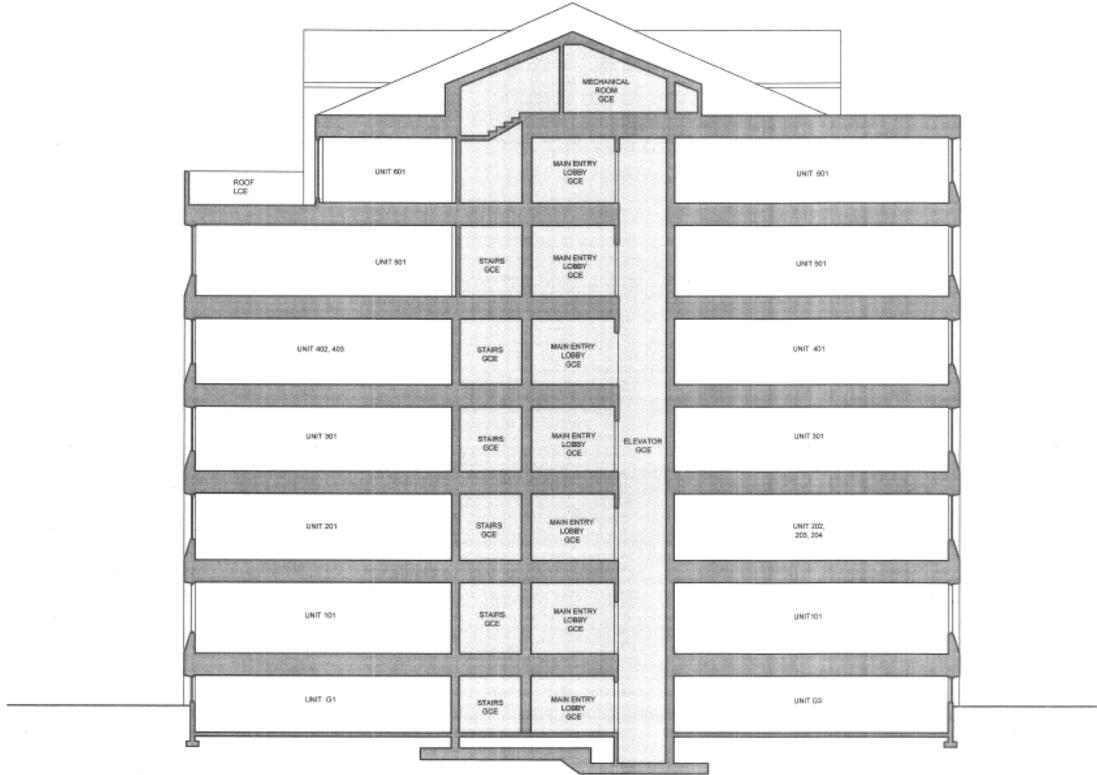
Available for Lease



Fifth Floor

Available for Lease or Sale with Possible Lease Back!





1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

- LEGEND:**
- INDICATES ALL PARTITIONS AND WALLS
 - INDICATES GENERAL COMMON ELEMENTS
 - INDICATES EXTENT OF UNIT/SUITE
 - UNIT X INDICATES UNIT NUMBER
 - SUITE XXX INDICATES SUITE NUMBER
 - INDICATES BUILT IN WORKSTATION KNEE WALL

- NOTES:**
1. ALL INTERIOR NON STRUCTURAL WALLS SHOWN ARE LIMITED COMMON ELEMENTS APPROPRIATE TO THE UNIT IN WHICH THEY ARE LOCATED. ALL OTHER WALLS ARE GENERAL COMMON ELEMENTS.
 2. LEGH= LIMITED COMMON ELEMENTS
 3. GCE= GENERAL COMMON ELEMENTS
 4. ALL EXTERIOR STAIRWAYS, ROOF AREAS, COLUMNS AND SHAFTS ARE GENERAL COMMON ELEMENTS (GCE).
 5. SEE BUILDING PLANS FOR INTERIOR AND EXTERIOR ALTERATIONS AND/OR CHANGES TO TYPICAL BUSE UNITS/SUITE DESIGNS.
 6. THE PLANS REPRESENTED IN THESE DOCUMENTS WERE NOT VERIFIED IN FIELD BY YOKEL. BUILDING INFORMATION WAS COMPILED FROM VARIOUS DOCUMENTS AS PROVIDED BY THE OWNER.



I HEREBY CERTIFY THAT THIS ARCHITECTURAL PLAN PORTION OF THE CONDOMINIUM MAP FOR HICKOK & BOARDMAN PLACE CONTAINS THE PLAN INFORMATION AS REQUIRED BY SECTION 2-119 OF THE VERMONT COMMON INTEREST OWNERSHIP ACT.

**346 SHELBURNE STREET,
A CONDOMINIUM
CONDOMINIUM MAP
BURLINGTON, VERMONT**

TITLE:	Building Section
DATE:	APRIL 2012
SHEET:	A-9



SUMMARY

This is a very rare opportunity to occupy a statement property that is among the most recognizable in the Greater Burlington Area. It has enjoyed 50+ years of excellence and offers a continuation of the same for new tenants!

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