

FOR LEASE

SUNNY BEAUTIFUL OFFICE SUITES IN A HISTORIC BUILDING

299-301 College Street, Burlington, Vermont



Located in the historic 301 College Street building, these office spaces offer everything that a tenant could wish for, in a sunny, light-filled setting. Beautiful historical details abound, including some areas of original hardwood flooring, fireplaces, moldings and hardware from Burlington's historic past. If there is one adjective to describe these spaces, it is that they are simply comfortable. Great location close to downtown, but outside of the core area. It is a short walk to the YMCA for fitness, City Market for provisions, or Church Street for retail and restaurants. Make an appointment to come and see these wonderful spaces while they are available!

SIZE:

289 +/- SF; 570 +/- SF; 1,600 +/- SF

USE:

General office, medical office, spa treatments, service retail

PRICE:

\$550/mo and \$900/mo absolute gross; \$2,550/month modified gross

AVAILABLE:

Immediately

PARKING:

On site

LOCATION:

Central 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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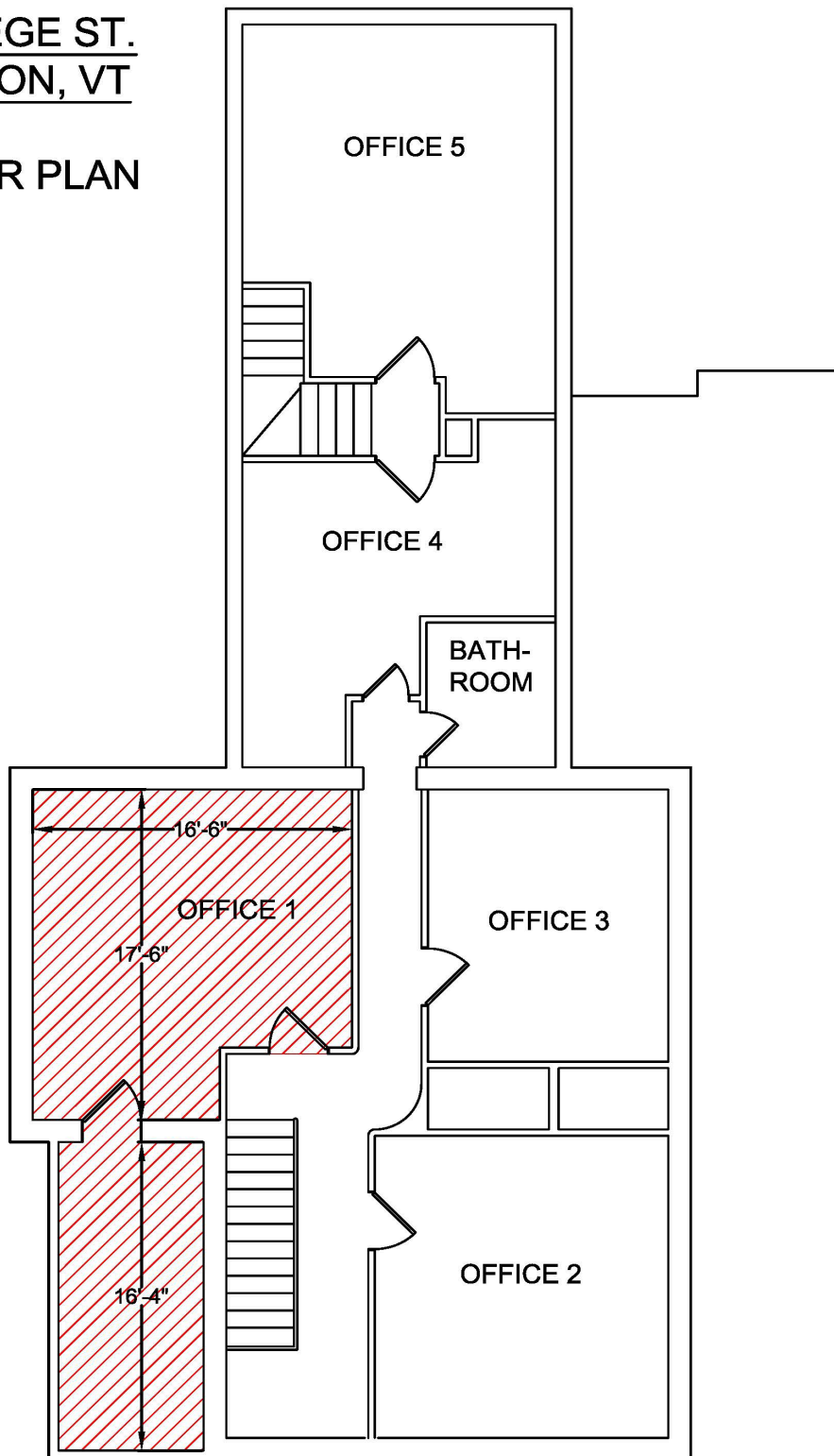






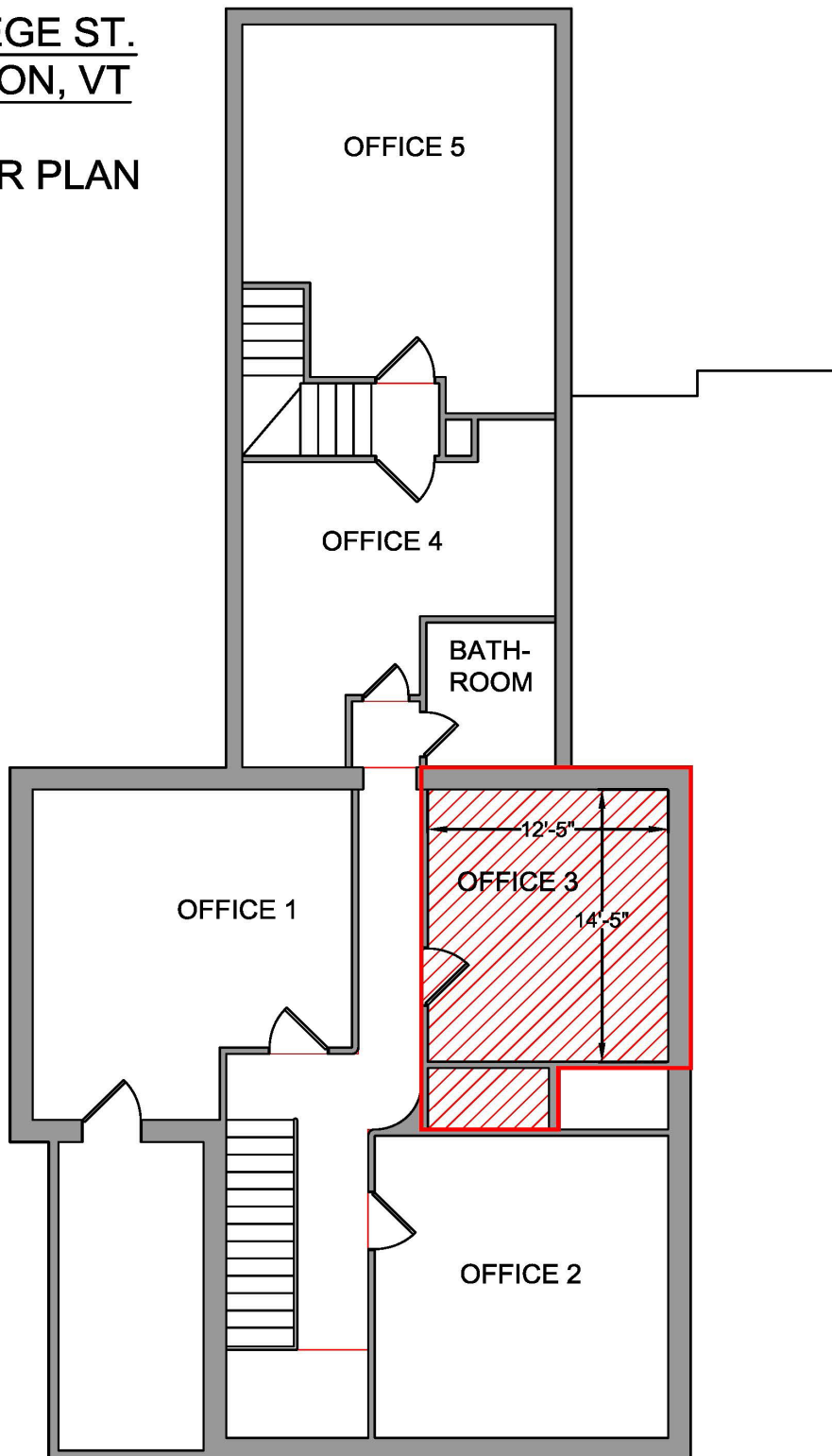
301 COLLEGE ST.
BURLINGTON, VT

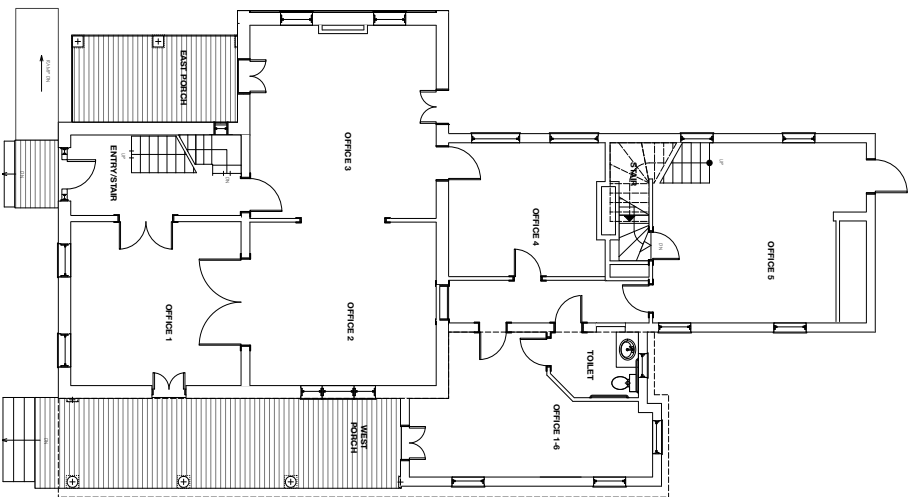
2ND FLOOR PLAN



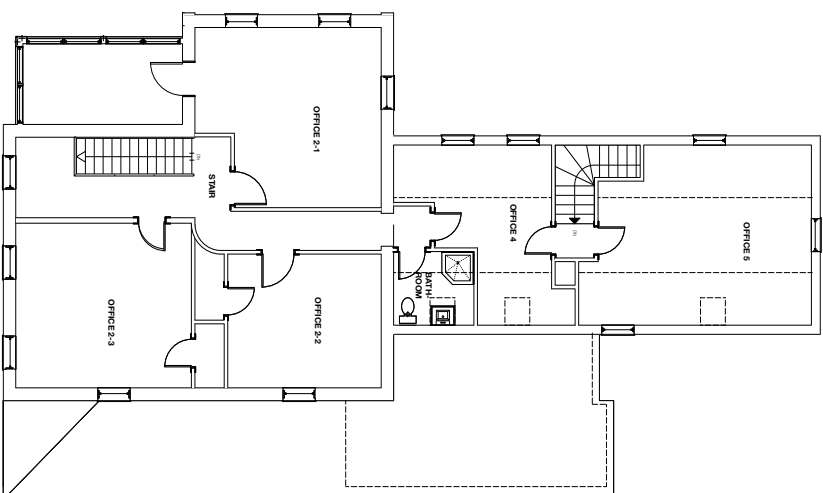
301 COLLEGE ST.
BURLINGTON, VT

2ND FLOOR PLAN





FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"
0 10 15 20 FT



SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"
0 10 15 20 FT



301 COLLEGE

BURLINGTON VT

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EXISTING CONDITIONS

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DATE: 07/26/2024
DRAWN: ADC
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