

# FOR SUBLEASE

## BEAUTIFUL BATTERY STREET OFFICE FOR SUBLEASE!

180 Battery Street, Suite 210, Burlington, Vermont



Custom built for Mamava, this space offers incredible light, high ceilings, and a clean, fresh experience. Layout consists of open bull-pen and reception area, cubicle space for 8-10, four private offices and a kitchenette. Ceilings are industrial and open, there is borrowed light and glass throughout, and the whole space is modern and crisp. This office is at Waterfront Plaza, located on lower Battery Street in one of the newest and most beautiful buildings along Burlington's waterfront. Property is secure, and offers secure and private parking in an attached two-level parking garage. On-site restaurant (Kismet) as well as freshly-made chocolate and espresso at Nu Chocolat. Restaurants and shops along the waterfront are a short walk away, as is Perkins pier and the Burlington Marina.

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**AVAILABLE SPACE:**

2,163 SF

**USE:**

General Office

**PRICE:**

\$18.50/SF, NNN (\$8.43/SF); Electricity \$1.40/SF

**AVAILABLE:**

Immediately

**PARKING:**

Available on-site in private parking garage on a fee basis

**LOCATION:**

Burlington's historic waterfront district

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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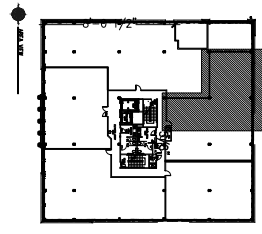




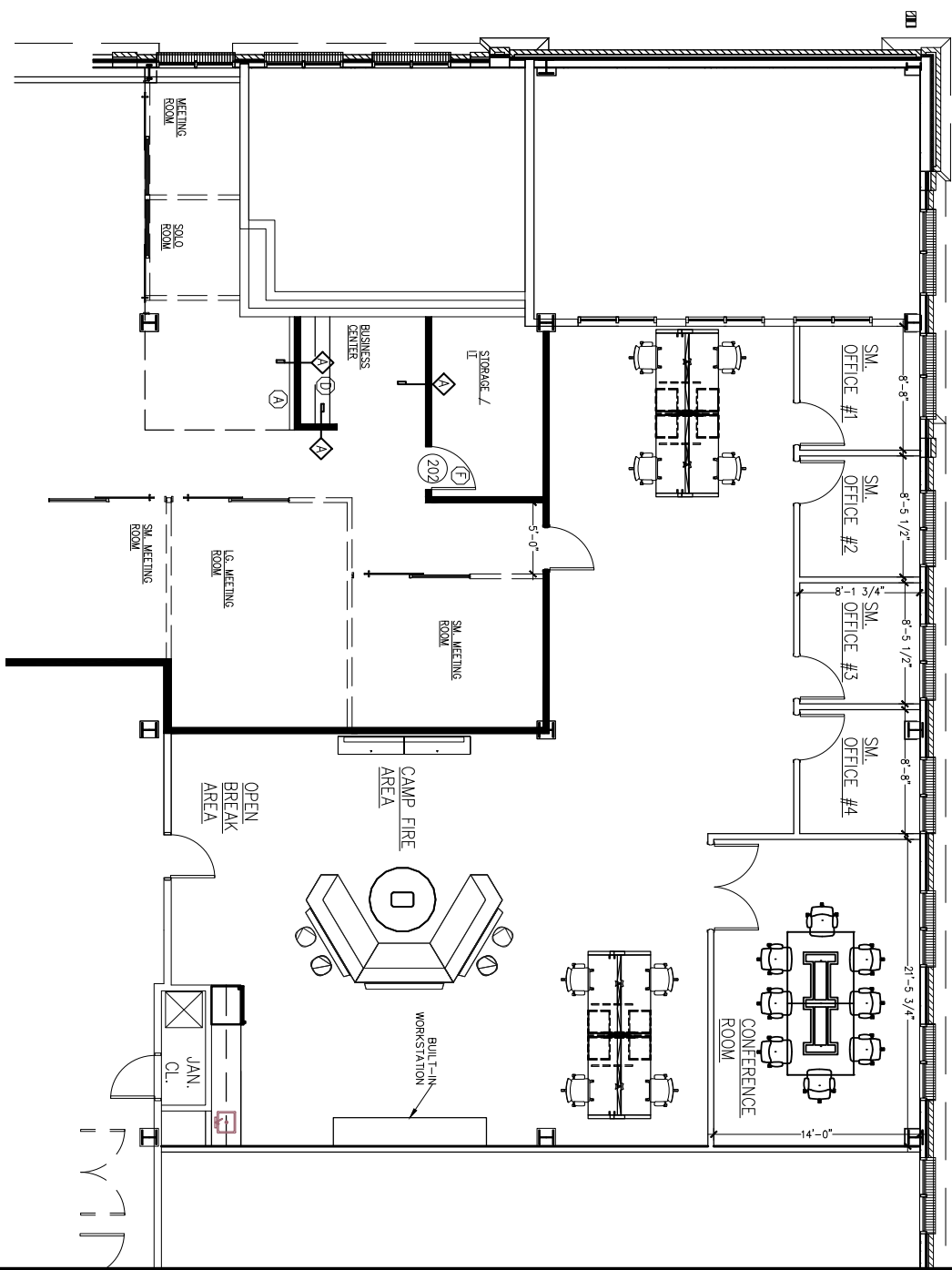








PARTIAL 2ND FLOOR  
SCALE: 1/8" = 1'-0"





**ICV CONSTRUCTION, INC.**  
30 MAIN STREET, SUITE 401  
BURLINGTON, VT 05401

PROJECT: **MAMAVA**

LOCATION: 180 BATTERY ST.- BURLINGTON, VT

SCALE: NTS DATE: 12/12/2019 PAGE: A-2	REVISION 1 REVISION 2 REVISION 3 REVISION 4	DRAWN BY: [blank] CHECKED BY: [blank]
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