

# FOR SALE

## SCENIC CENTRAL VERMONT OFFICE OPPORTUNITY

2096 Airport Road, Berlin, VT



Situated in Berlin, Vermont, just minutes from the Edward F. Knapp State Airport, this well-positioned office building offers a rare combination of functionality, visibility, and scenic surroundings. The property contains approximately 13,200 ± square feet and is set on 2.33 ± acres, providing a campus-style environment with ample parking and expansion flexibility.

**SIZE:**  
13,200 +/- SF on 2.33 +/- Acres

**USE:**  
Office

**PRICE:**  
\$1,695,000

**AVAILABLE:**  
Immediately

**PARKING:**  
On site

**LOCATION:**  
2096 Airport Road, Berlin

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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## Additional Property Info

Constructed in 1998, the building was designed for long-term professional use and includes a backup generator, ensuring continuity of operations during power outages—an important feature for medical, governmental, or mission-critical office users. Elevated above the surrounding landscape, the property enjoys expansive views over Washington County, creating an attractive and productive work environment.

The site offers convenient access to Interstate 89 and the greater Central Vermont region while maintaining a quiet, professional setting. The combination of building quality, location, and infrastructure makes this property well suited for owner-occupants, investors, or tenants seeking a reliable and well-located office facility.

Ideal for medical, governmental, or institutional users seeking a reliable facility with backup power, convenient regional access, and proximity to Central Vermont Medical Center and state offices. Additionally, the property is a compelling owner-occupant opportunity offering long-term operational stability, attractive surroundings, and room for growth in a highly accessible Central Vermont location. Lastly, from an investment standpoint, this is a well-located office asset in a stable regional market supported by government, healthcare, and professional employment, offering strong long-term fundamentals.

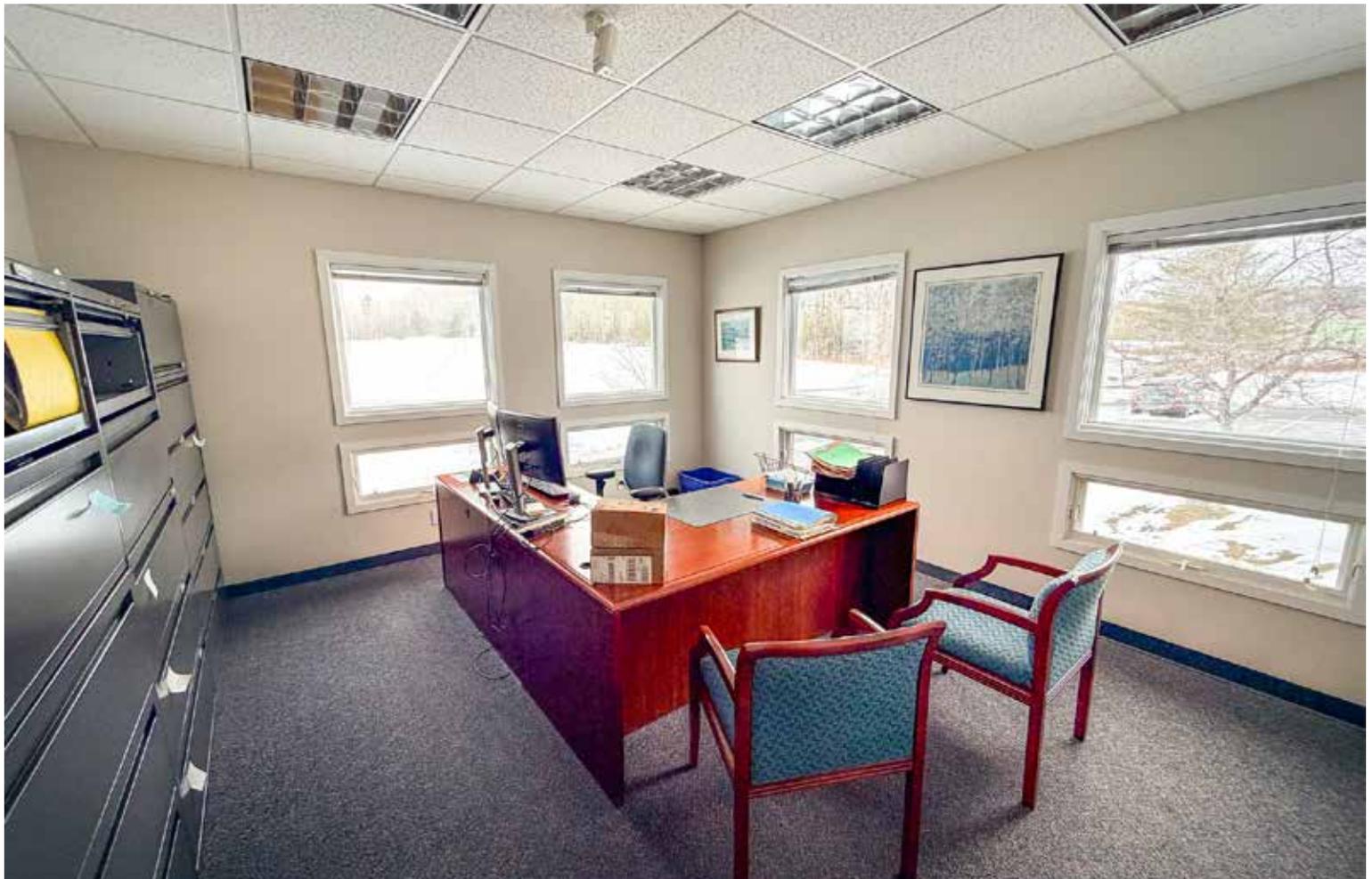


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## More About the Area

The property is centrally located within the Barre–Berlin–Montpelier corridor, the governmental, medical, and commercial hub of Central Vermont. Montpelier, Vermont's state capital, anchors the region with a strong concentration of state offices, professional services, and institutional users. Berlin has emerged as a key commercial node, benefiting from direct interstate access, proximity to Central Vermont Medical Center, and a growing inventory of office and mixed-use properties.

Barre contributes additional workforce depth and regional services, while the surrounding area offers a stable economic base supported by healthcare, government, education, and professional employment. The region's quality of life, combined with its central location and accessibility, continues to attract organizations seeking a balance between operational efficiency and employee appeal.

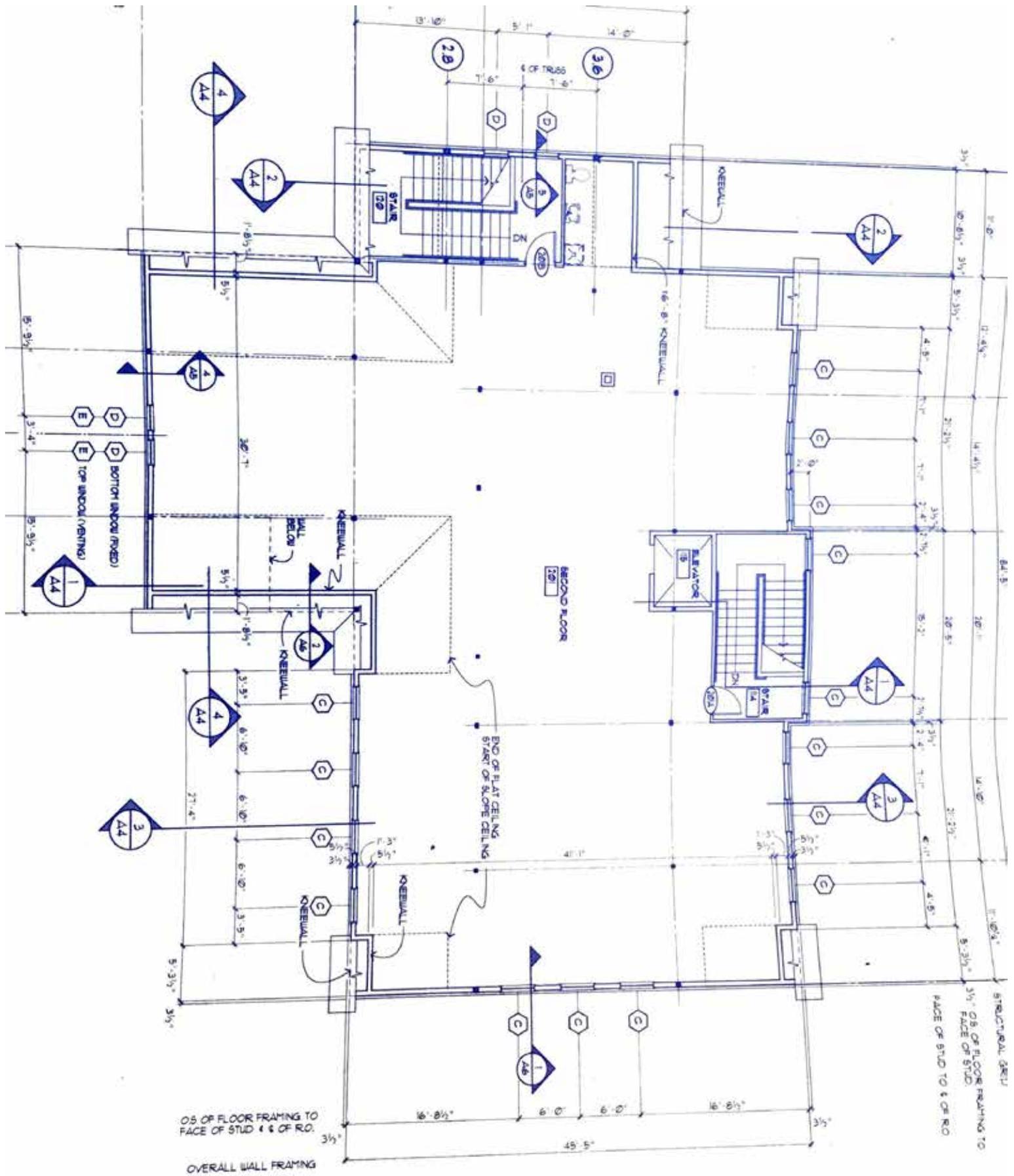












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PROFESSIONAL





# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

### RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

### You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

### Brokerage Firms May Offer

#### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

### THE BROKERAGE FIRM NAMED BELOW PRACTICES

#### DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] *Declined to sign*