

FOR LEASE

GATEWAY SQUARE, BURLINGTON FOR LEASE

40 Main Street, Suite 200, Burlington, Vermont



Situated on the corner of Main and Battery Streets, 40 Main St. is a 5 story – 30,000 sf Class A commercial building that is part of the Gateway Square complex. Offering a mix of office and ground level retail spaces, the building is attached to a 324 vehicle three-story parking garage available for tenants and customers alike. Each level of the building offers amazing south/west-facing Lake and Adirondack views. Located in Burlington's Waterfront district but also a short walk to Church Street and all the area amenities. Suite 200 is the entirety of the second floor, with incredible views, lots of sunlight, and direct access off the second level of the attached parking garage. Space is ready to configure to your exact requirements!

SIZE:

5,923 +/- SF

USE:

General office, medical, service retail

PRICE:

\$18.50/SF, NNN (\$8.97/SF; Electricity \$1.65/SF), Gas included

AVAILABLE:

Immediately, following required renovations

PARKING:

On-site in private garage for monthly fee

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:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





