

FOR LEASE

GREAT RETAIL OR SERVICE SPACE ON LOWER MAIN STREET

40 Main Street, Suite 120, Burlington, Vermont



40 Main Street is a prominent downtown Burlington office property offering bright, efficient workspace, exceptional Lake Champlain views, convenient on-site parking, and immediate access to the waterfront, Church Street Marketplace, restaurants, and downtown amenities. This small ground floor suite is highly visible, and offers an incredible all glass storefront. Space has its own bathroom, and has previously seen use as a salon, a florist, and a barber shop. Traffic Count: $\pm 17,000$ ADT on Main Street (US Route 2).

SIZE:

790 +/- SF

USE:

General office, retail, food service, service retail

PRICE:

\$20.00/SF, NNN. (\$8.97/SF (includes natural gas),
Electricity \$1.65/SF)

AVAILABLE:

Immediately

PARKING:

On-site in attached parking garage on a fee basis,
metered parking on street

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



