FOR LEASE

HIGH-VISIBILITY OFFICE LOCATION IN SOUTH BURLINGTON!

1795 Williston Road, Suite 200, South Burlington, Vermont



Located at the intersection of Kennedy Drive and Williston Road. This 3-story 24,000 sf professional office building provides for a high visibility location with ease of access and abundant parking. Only 1/2 mile to Burlington International airport, 1 mile to Interstate 89, and minutes to Downtown Burlington. Suite 200 is the entirety of the 2nd floor of the property, and offers incredible views, windows, natural light and layout. Space has reception and waiting area, multiple conference rooms, production room, large break room with kitchen, two shower rooms, and beautiful Birchwood built-in workstations around the perimeter of the space. Space can be leased in its entirety, or as separate suites as shown on attached plan, which can also be combined for a larger need.

SIZE:
7,912 +/- SF (can be subdivided into:) Suite A-1,374 +/- SF; Suite B-2,863 +/- SF; Suite C-1,167 +/- SF; Suite D-2,261 +/- SF.

USE:
Office, medical office, service retail

PRICE:
$16.50/SF, NNN ($7.20/SF, electricity at $1.40/SF) includes gas

AVAILABLE:
Immediately

PARKING:
Ample, on-site at no charge

LOCATION:
Corner of Kennedy Drive and US RT 2

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

YVES BRADLEY
802-363-5696
yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i
BURLINGTON, VT 05401
www.vtcommercial.com


1955 WILLISTON ROAD
KeyBank
James A. Goldsbury, CPA
Joseph A. Goldsbury, CPA
Jarrett | Hoyt
The Meehan Group Inc. -
REALTORS
Suite 330 Counseling
H&R BLOCK
NO
NO SMOKING


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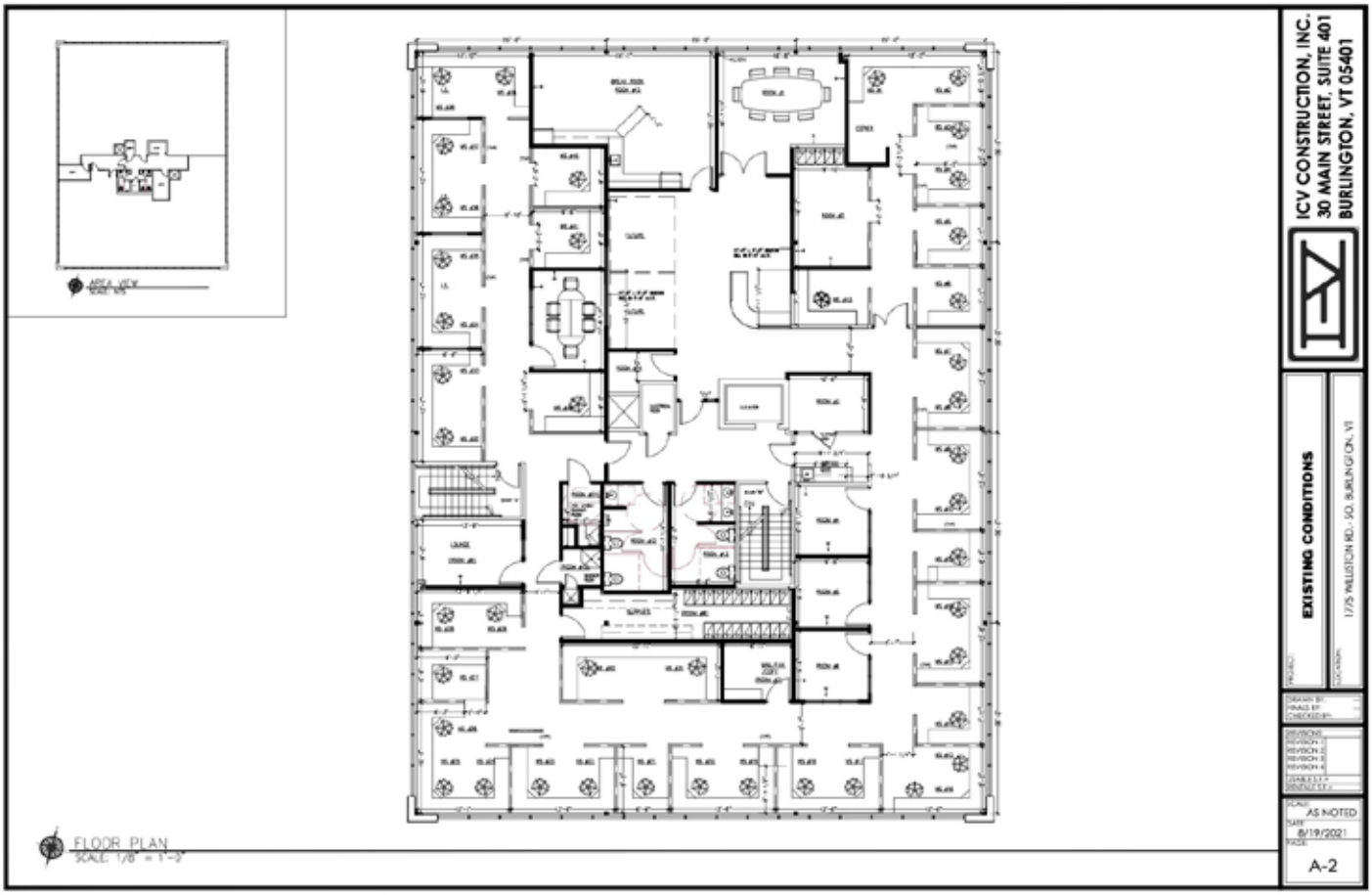


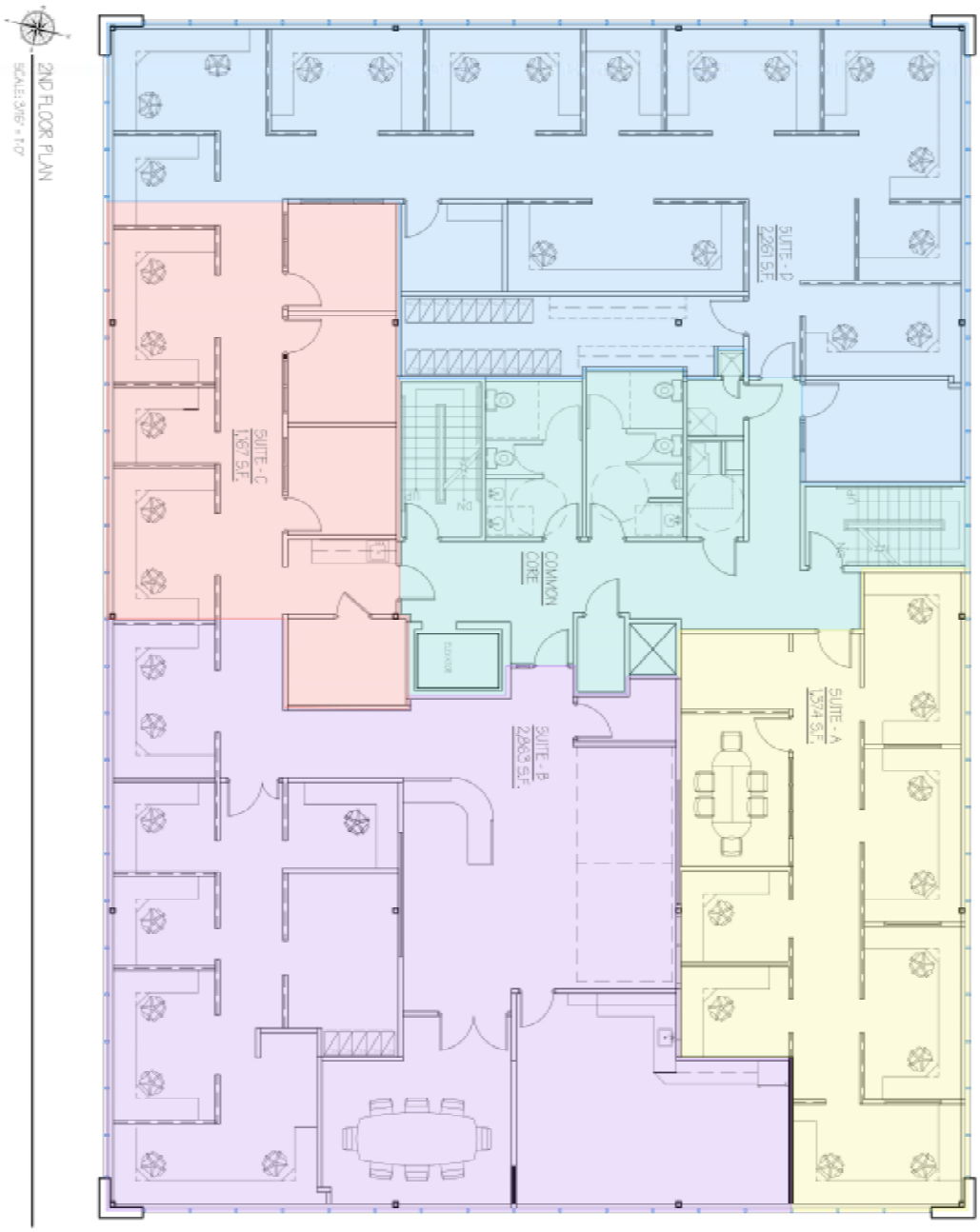

800resp


800response


CUSTOM 800 NUMBERS
More Calls. More Sales. More Profits.
EXIT




ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401
EXISTING CONDITIONS
1775 WILLISTON RD - S.O. BURLINGTON, VT
AS NOTED
8/19/2021
A-2
FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROJECT:

ICV CONSTRUCTION, INC.