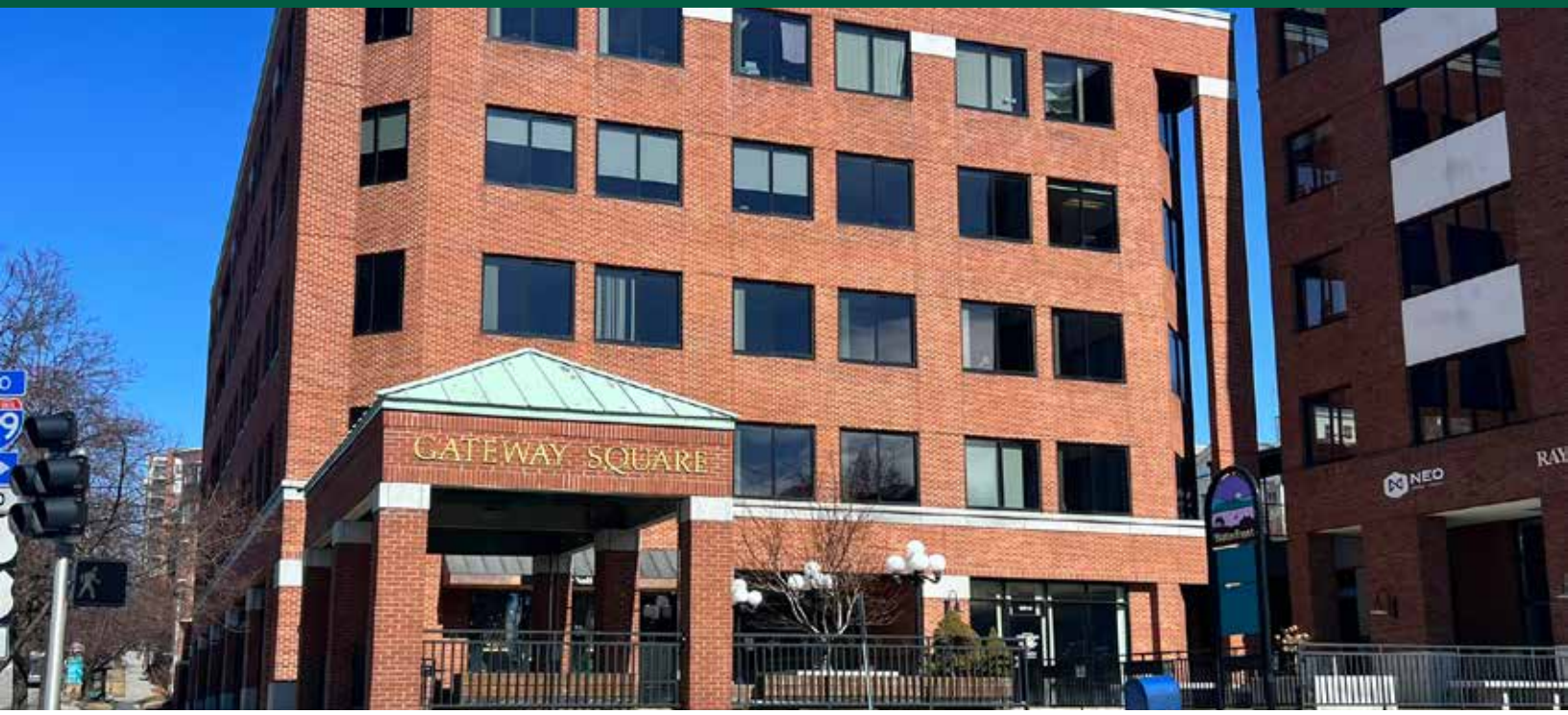
FOR LEASE

BEAUTIFUL MAIN STREET OFFICE WITH LAKE VIEWS

30 Main Street, Suite 330, Burlington, Vermont



This beautiful third floor office space is located in the prestigious Gateway Block, situated on the corner of Main Street and College Street in Burlington's Waterfront District. Located on the north side of the building, the suite offers views to the north, east, and west, providing great light all day long, as well as lovely views of Lake Champlain and the Adirondacks. Building is secure, and locks down after hours. Highly professional setting for employees and clients, and easy access with the attached parking garage. Walk to the waterfront and Battery Street restaurants, or up the hill two blocks to the Church Street Marketplace.

SIZE:
4,822 +/- SF

USE:
Office, Medical Office

PRICE:
$18.50/SF NNN (NNN:$9.85/SF; Electricity $1.87/SF)

AVAILABLE:
Immediately

PARKING:
On-site in attached 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.

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

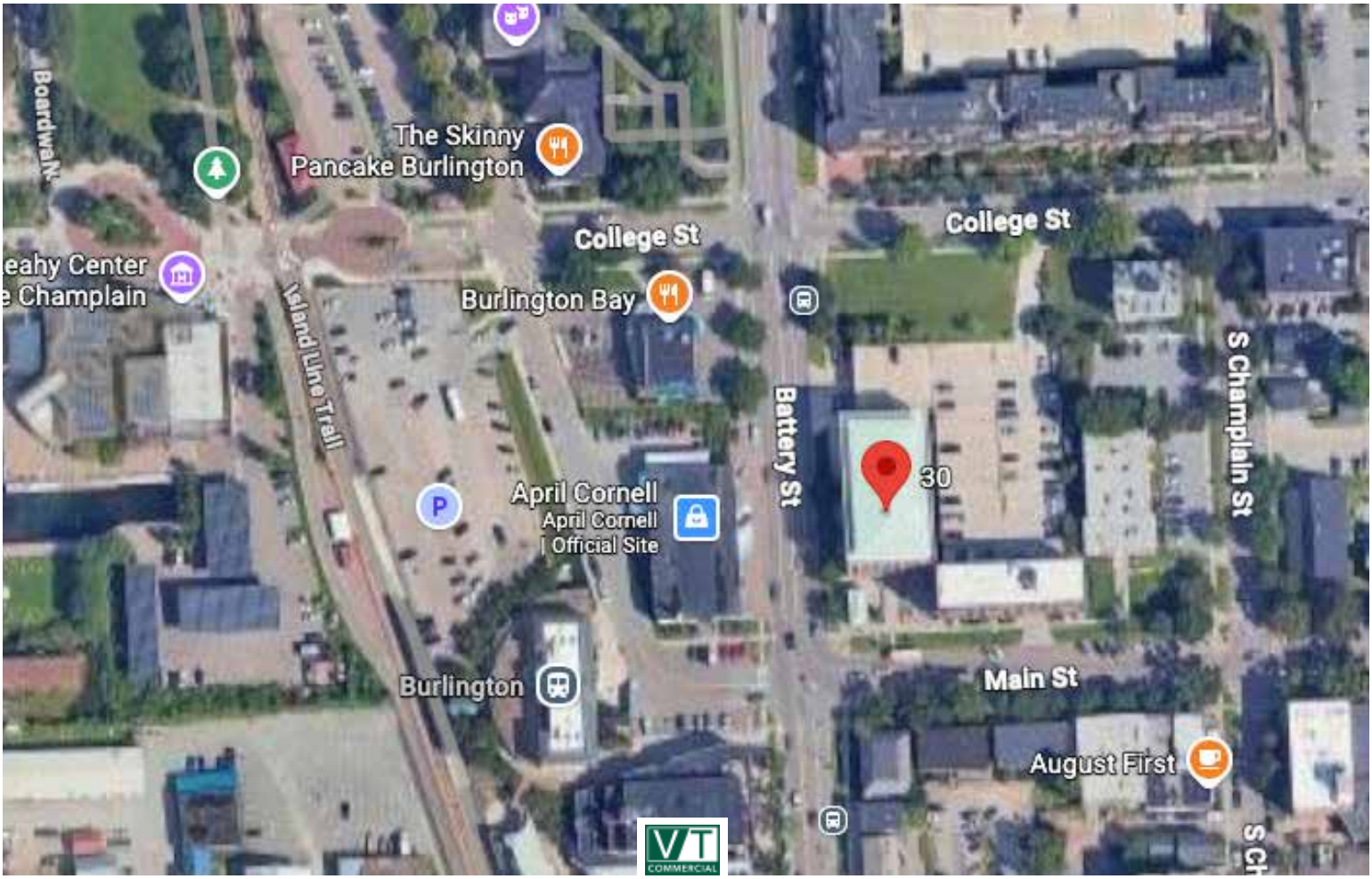

EXIT



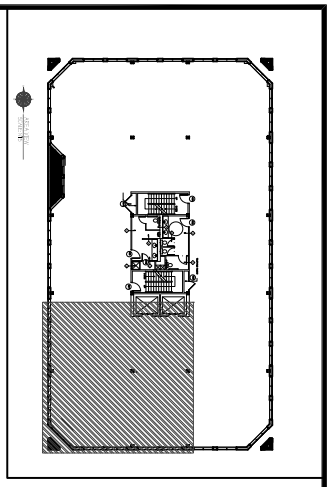


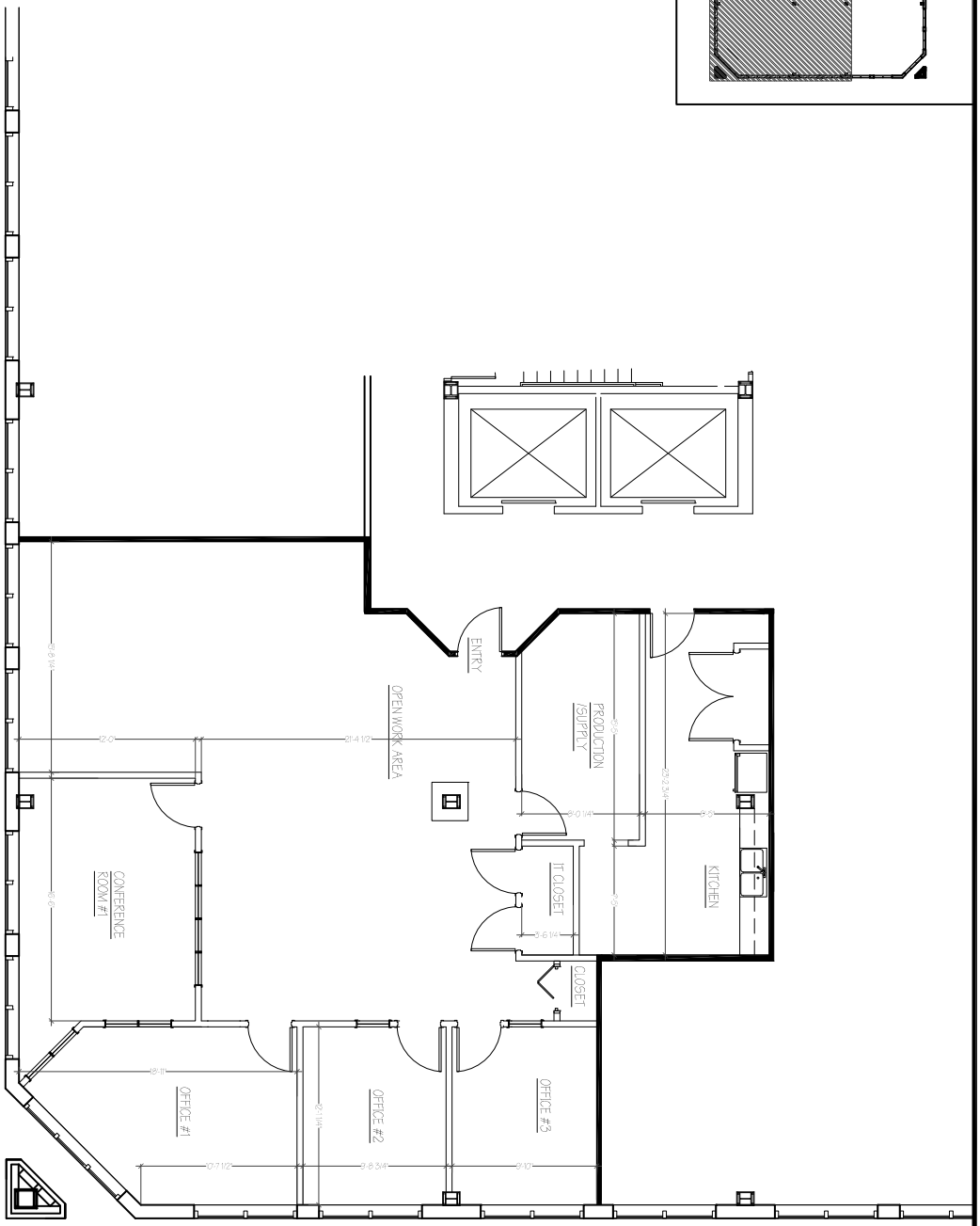





The Skinny Pancake Burlington
College St
College St
Burlington Bay
Battery St
S Champlain St
30
April Cornell
April Cornell | Official Site
Island Line Trail
Burlington
Main St
August First

PLAN VIEW
SCALE: 1/8" = 1'-0"





SCALE: 1/8" = 1'-0"	REVISIONS:	DRAWN BY:	PROJECT: EXISTING CONDITIONS - SUITE 310
DATE: 05/07/2025	REVISION 1	FINALS BY:	LOCATION: 30 MAIN STREET, BURLINGTON VERMONT
PAGE: A-3.1	REVISION 2	CHECKED BY:	ICV CONSTRUCTION, INC. 30 MAIN STREET, SUITE 401 BURLINGTON, VT 05401
USABLE S.F.=	REVISION 3		
RENTABLE S.F.=	REVISION 4		