



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

SUMMARY

OVERVIEW: Multi-tenant Class A office building in The Park at Water Tower Hill. This property features an ever-changing view of the Adirondacks, Lake Champlain, and downtown Burlington. 463 Mountain View boasts an on-site health club, outdoor deck and seating, lockers, and showers as well as close proximity to BTV International Airport and easy access immediately off Exit 16, I-89.

First Floor Suite - 2,800 SF

This light filled first floor suite is ready to be customized to your specific needs. With in-house construction and on-site property management, your exact specifications will be beautifully prepared. Allow 45-60 days from lease execution for completion of your custom office space.

Lease Rate: Market Price/SF NNN

4th Floor Suite— 3,555+/- SF

This light filled fourth floor suite is ready to be customized to your specific needs. As with the first floor suite, construction and property management are provided in-house. Allow 45-60 days from lease execution for completion of your custom office space.

Lease Rate: Market Price/SF NNN

CONTACT US

Donahue & Associates

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**FOR LEASE/
OFFICE SPACE**

463 Mountain View Drive,
Colchester, Vermont



Parking: Ample on-site

Zoning: COM—Office Building. Approved uses include, but are not limited to, general office, research/lab facility, medical office, personal or business services.

Current Tenants:



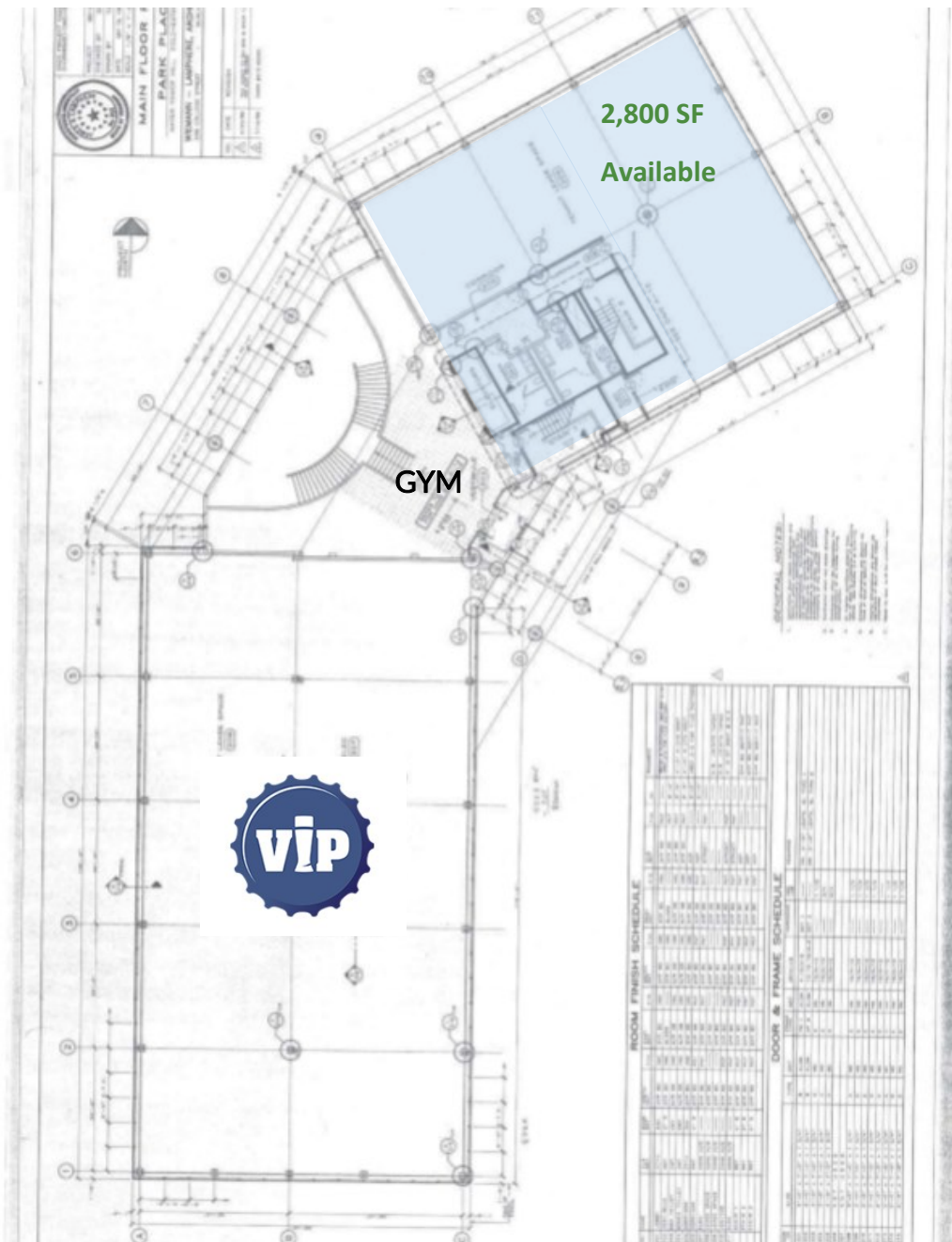


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463 Mountain View Drive, Colchester, VT 05408

FLOOR PLAN—1st



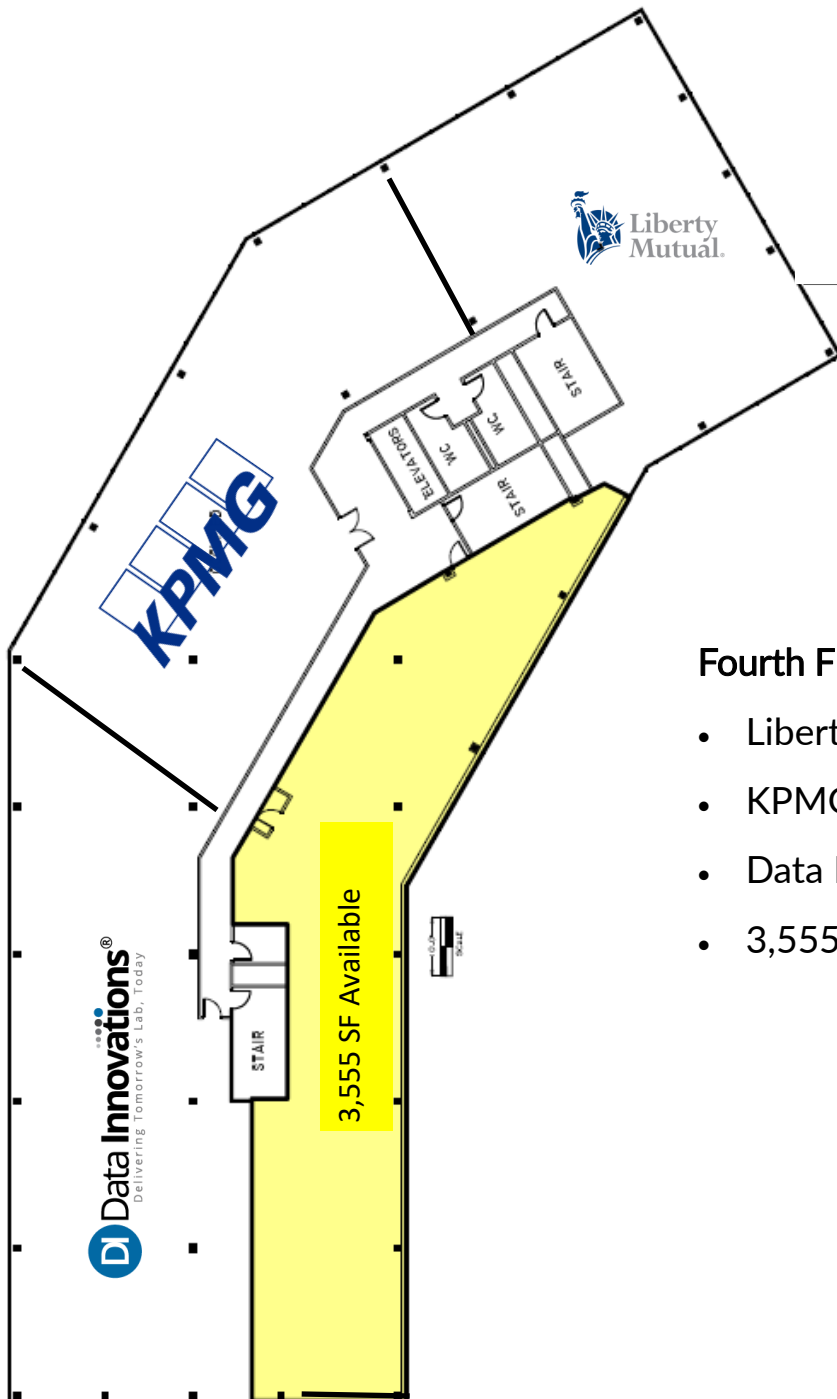


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FLOOR PLAN—4th



Fourth Floor Tenants

- Liberty Mutual
- KPMG
- Data Innovations
- 3,555 SF Available

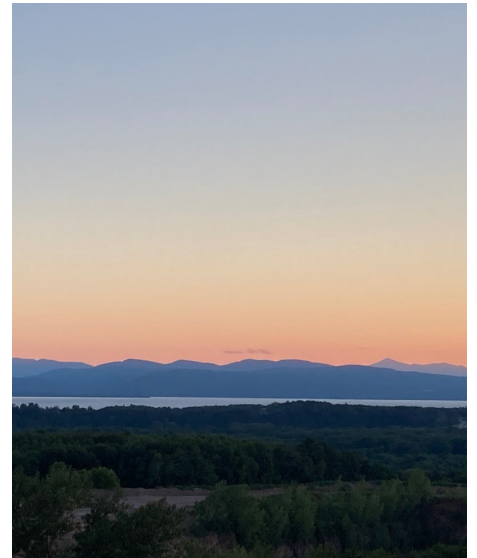


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PHOTOS





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MAP



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