



**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.

### Ground Floor Suite - 2,800 +/- RSF

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

**Rate:** \$13.00-\$14.00/SF NNN (\$8.30/SF, including natural gas), depending on term and delivery conditions

### 4th Floor Suite— 2,755 +/- SF

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

**Rate:** \$14.00-\$15.00/SF NNN (\$8.30/SF, includes natural gas), depending on term and buildout

## CONTACT US

**Donahue & Associates**

(802) 862 -6880

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**FOR LEASE/  
OFFICE SPACE**

463 Mountain View Drive,  
Colchester, Vermont



**Lease Price:** \$13.00-\$15.00/SF NNN (\$8.30/SF, including natural gas), depending on term and delivery conditions

**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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## FLOOR PLAN—1st

### First Floor

- 7,503 SF





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## FLOOR PLAN—2nd



### Second Floor Tenants

- GSA
- Leased
- Acabay

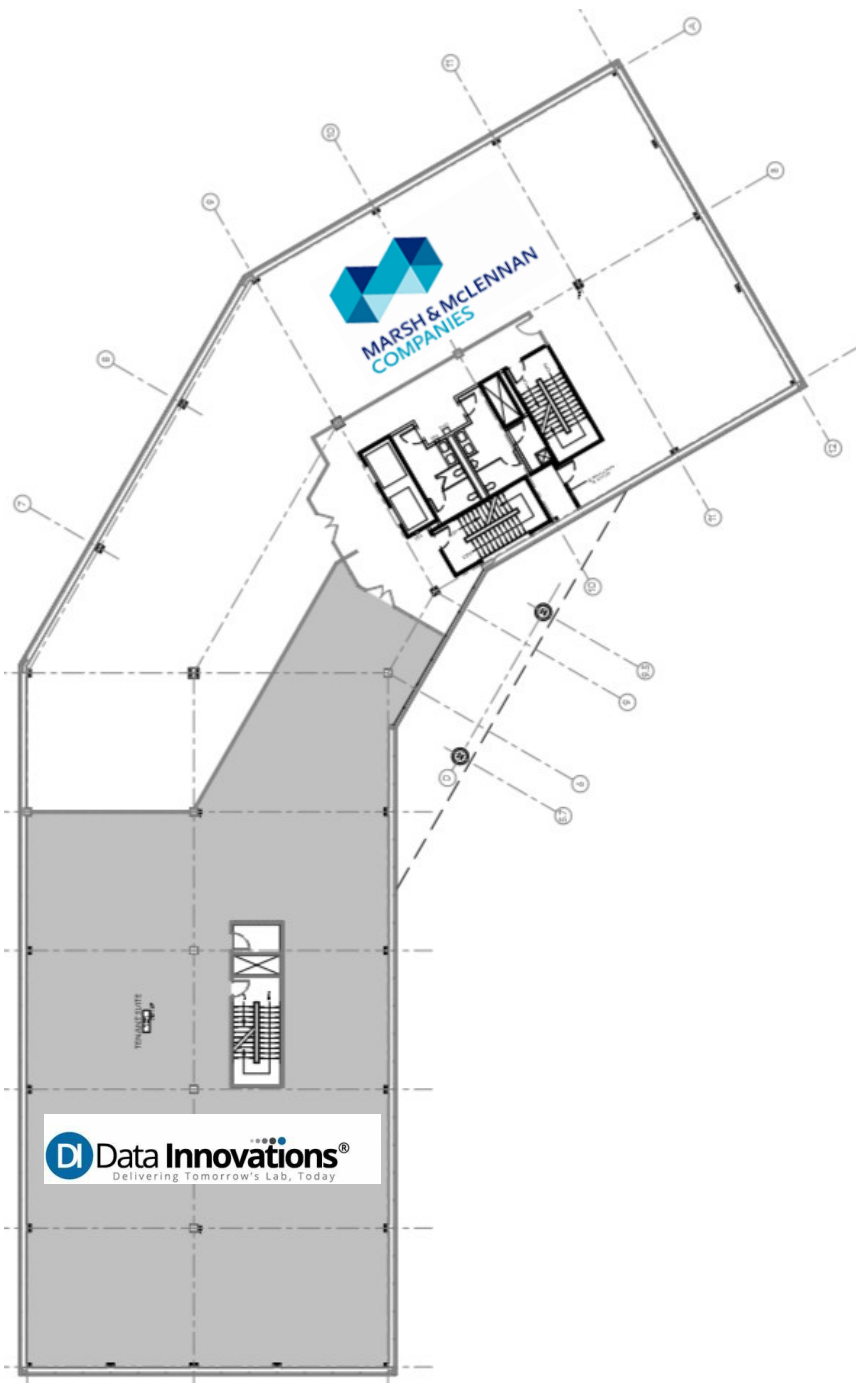


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## FLOOR PLAN—3rd



### Third Floor Tenants

- Marsh & McLennan
- Data Innovations

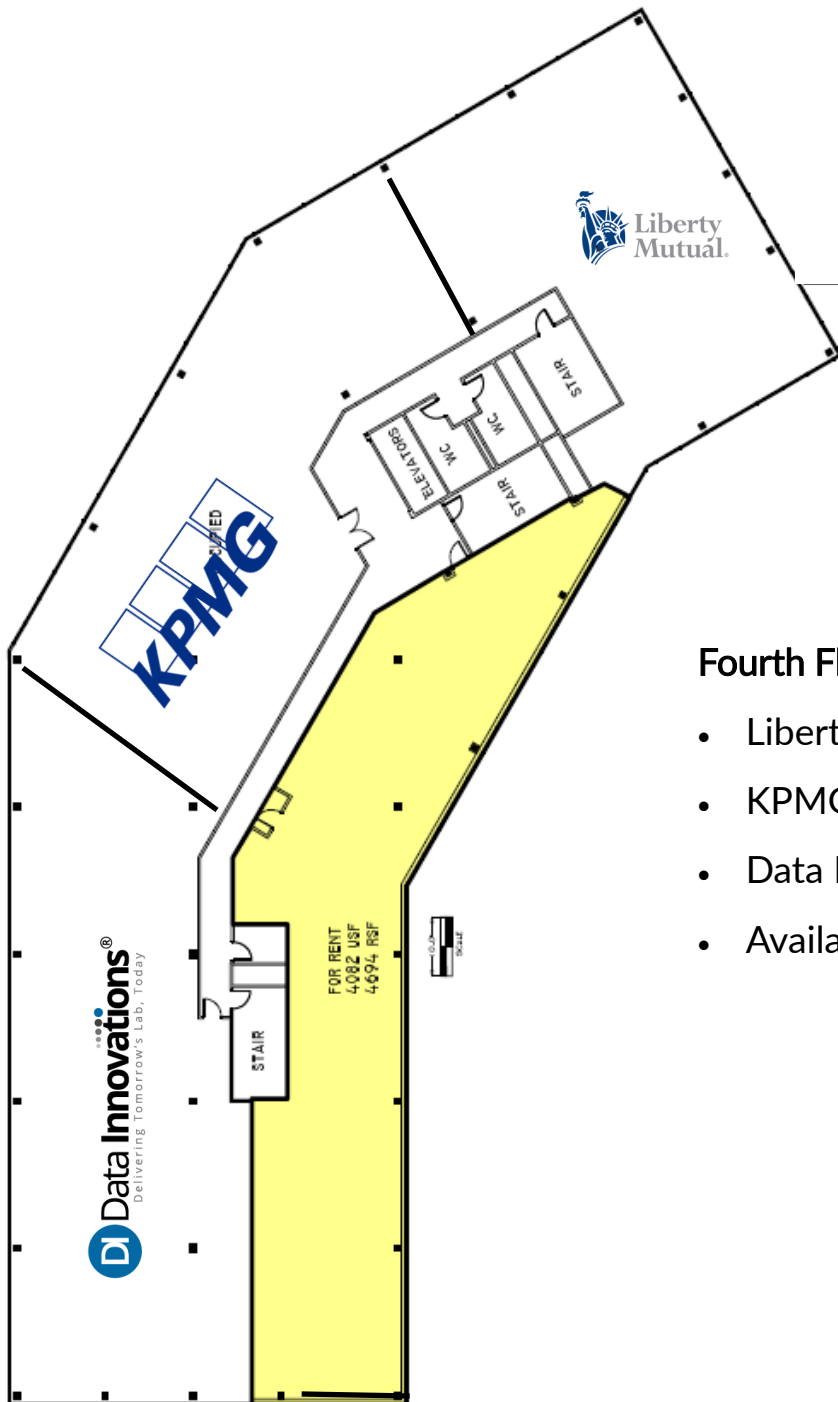


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## FLOOR PLAN—4th



### Fourth Floor Tenants

- Liberty Mutual
- KPMG
- Data Innovations
- Available 4,694 SF

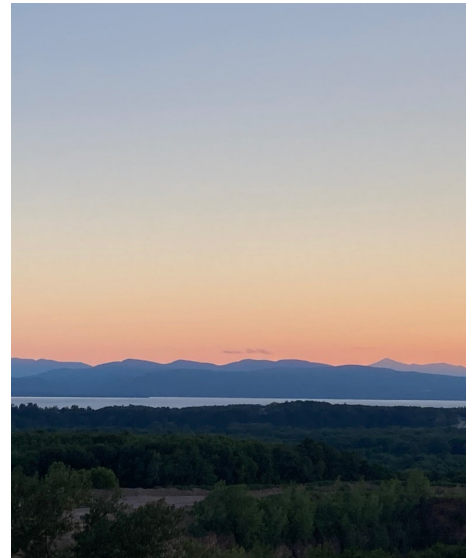


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## PHOTOS





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MAP



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