



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



SUMMARY

Available Suites:

1st Floor - 2,270 SF and 7,503 SF. Large open office spaces with lots of natural light and ability to custom design.

2nd Floor—1,602 SF –2,500 SF. Open office with light from three sides. Design build the space of your dreams.

3rd floor— Up to 4,000 square feet with long wall of windows and potential to custom design a space for your business.

4th Floor—One suite available: 4,694 SF. Perimeter office, large open flex space and views in multiple directions.

Overview: Multi-tenant office building in The Park at Water Tower Hill . An ever changing view of the Adirondacks, Lake Champlain, and downtown Burlington.

Lease Price: \$15-16.50/SF NNN (est. \$6.94/SF) plus Utilities (estimated \$2.50/SF)

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:



CONTACT US

Donahue & Associates

(802) 862 -6880

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Steve Donahue

Steve@donahueassociatesvt.com



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FOR LEASE/ OFFICE SPACE

463 Mountain View Drive, Colchester, VT 05408

FLOOR PLAN—1st

First Floor

- 7,503 SF



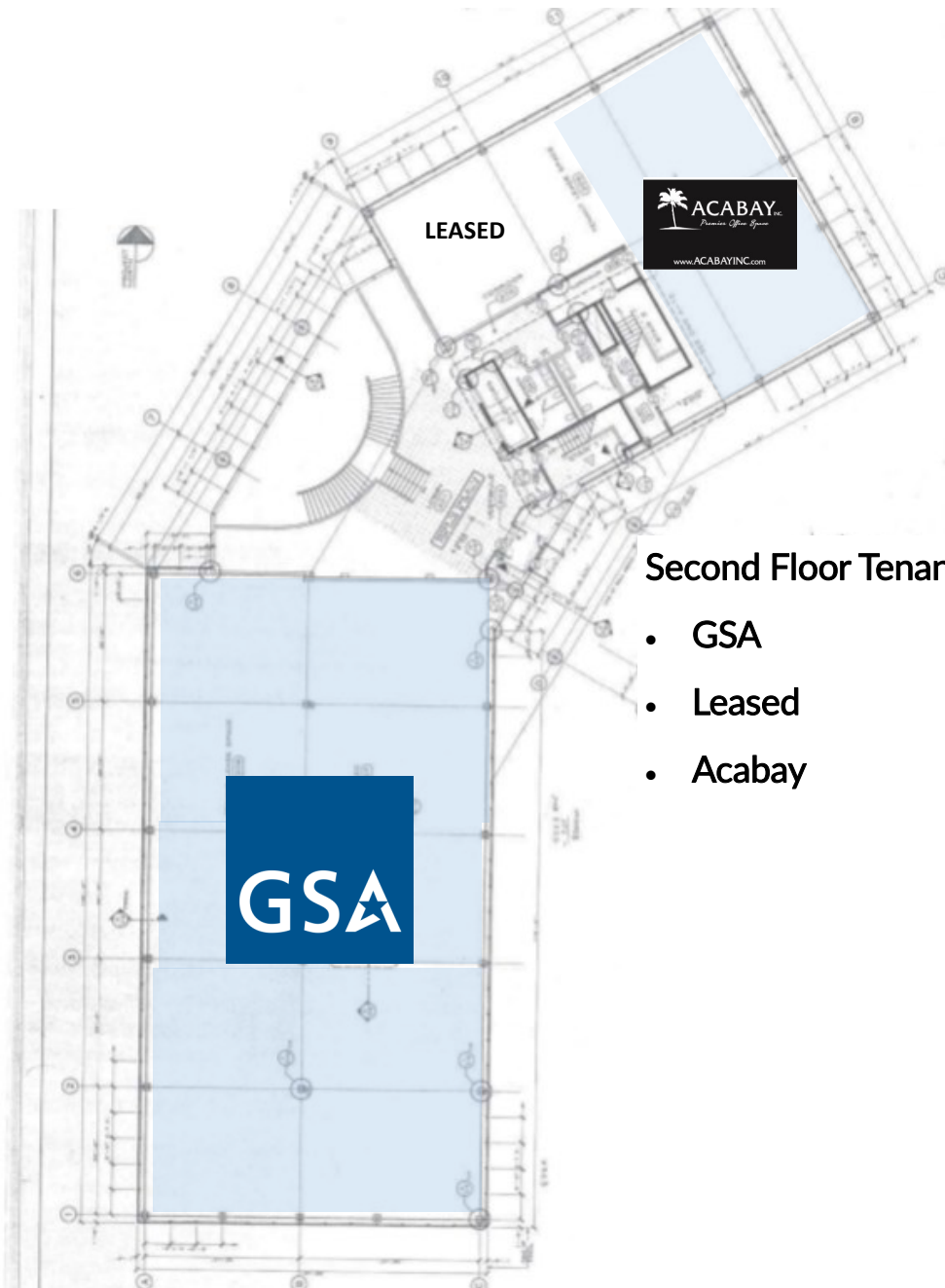


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FLOOR PLAN—2nd



Second Floor Tenants

- GSA
- Leased
- Acabay

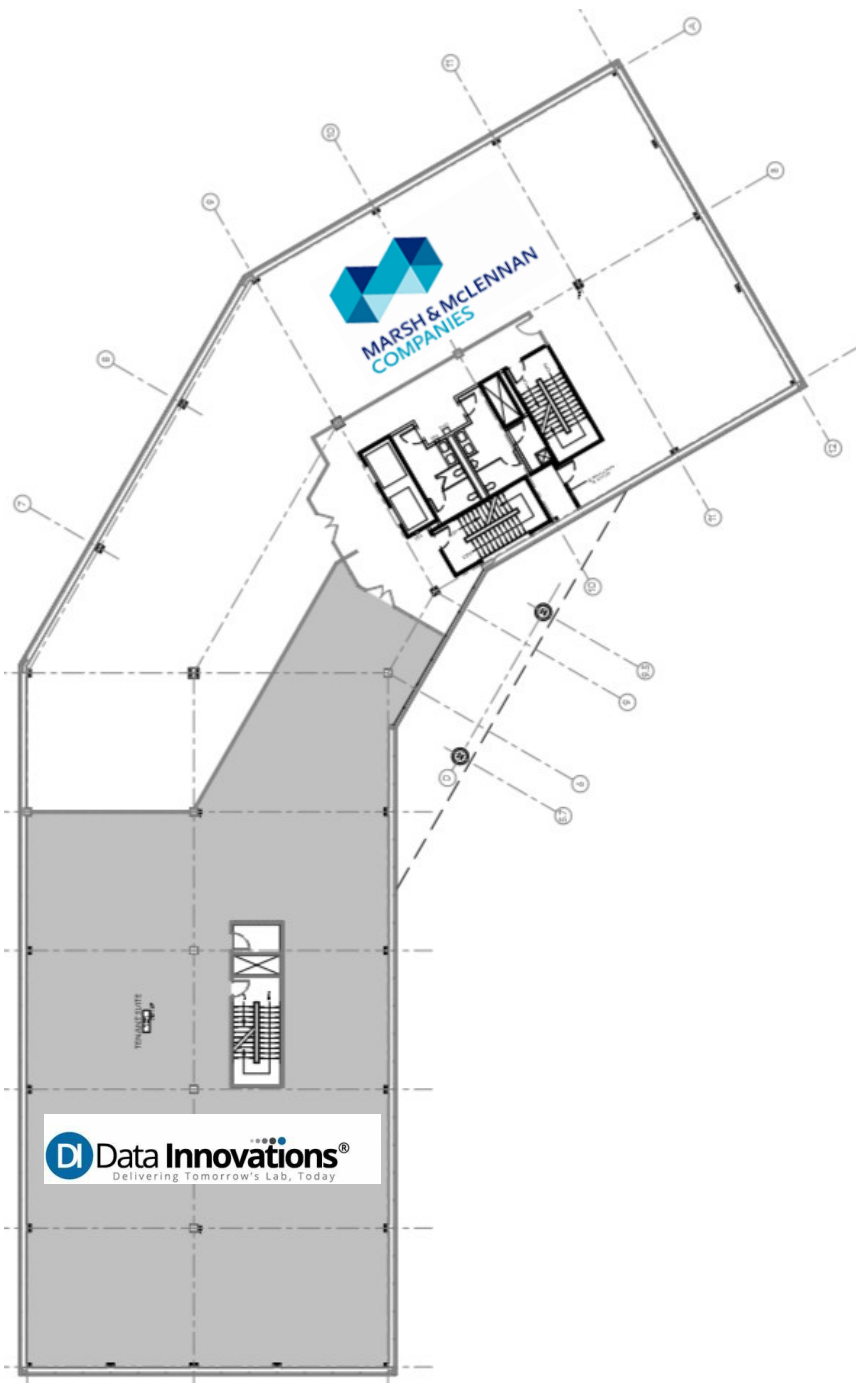


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FLOOR PLAN—3rd



Third Floor Tenants

- Marsh & McLennan
- Data Innovations

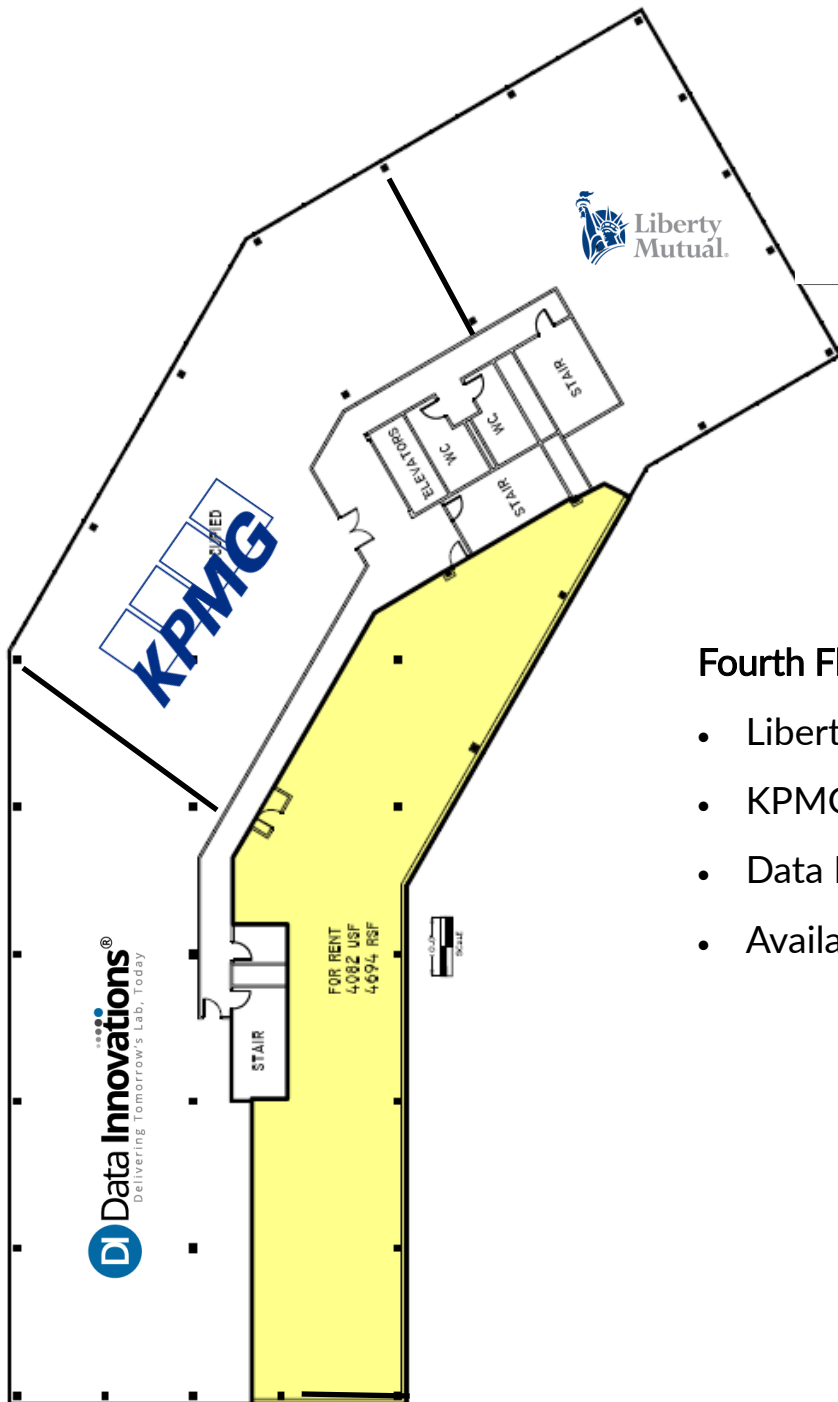


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FLOOR PLAN—4th



Fourth Floor Tenants

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

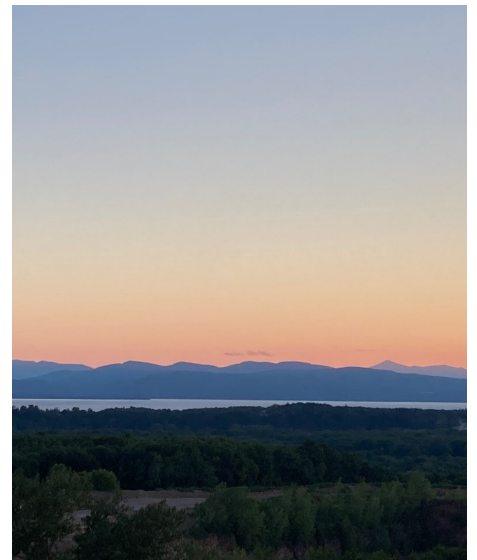


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PHOTOS





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MAP



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