



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



**FOR LEASE/
OFFICE SPACE**

463 Mountain View Drive,
Colchester, VT 05408

SUMMARY

Available Suites:

1st Floor - 2,270 SF and 7,503 SF. Office space with two offices, conference room and open area.

2nd Floor—1,602 SF and 9,661 SF. Open office layout with great natural light.

3rd floor— Up to 9,400 square feet with perimeter offices, large conference rooms, open flex space with incredible views.

4th Floor—Three suites available; 1,275 SF, 3,900 SF and 4,248 SF. Perimeter offices, 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

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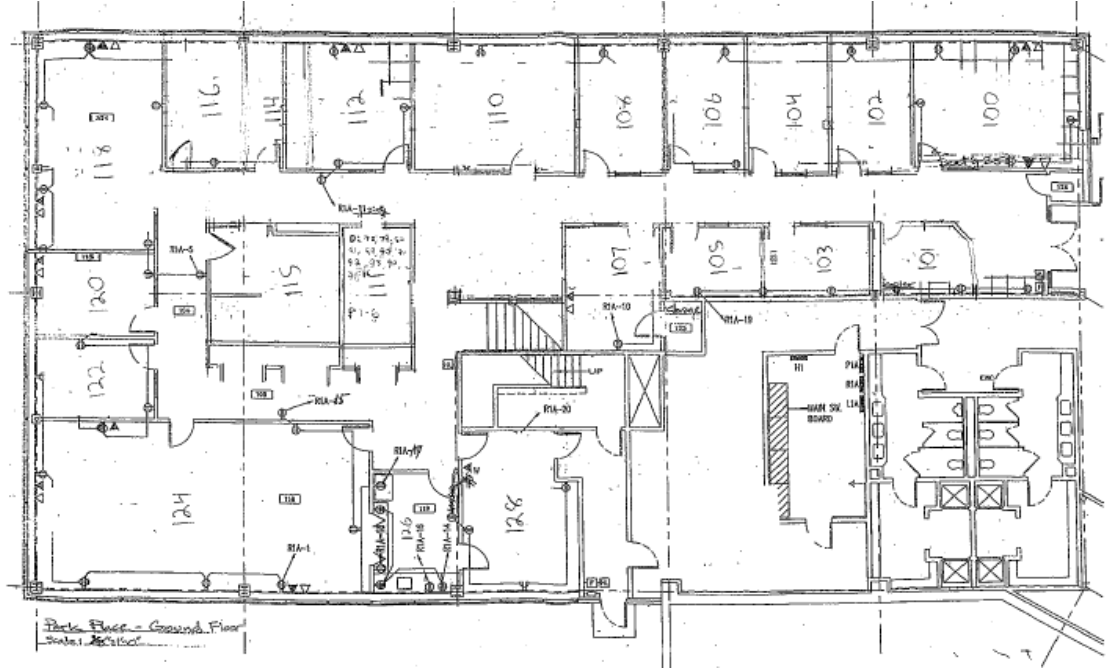
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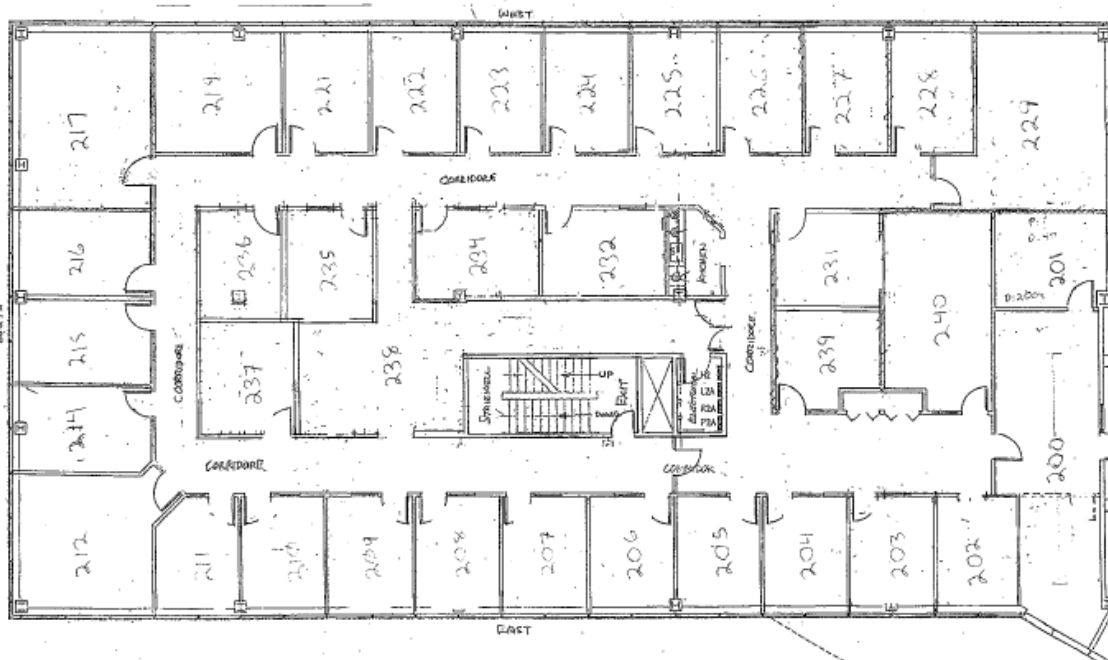
FLOOR PLAN—1st

First Floor

- 7,503 SF



Spaces Can be Combined...



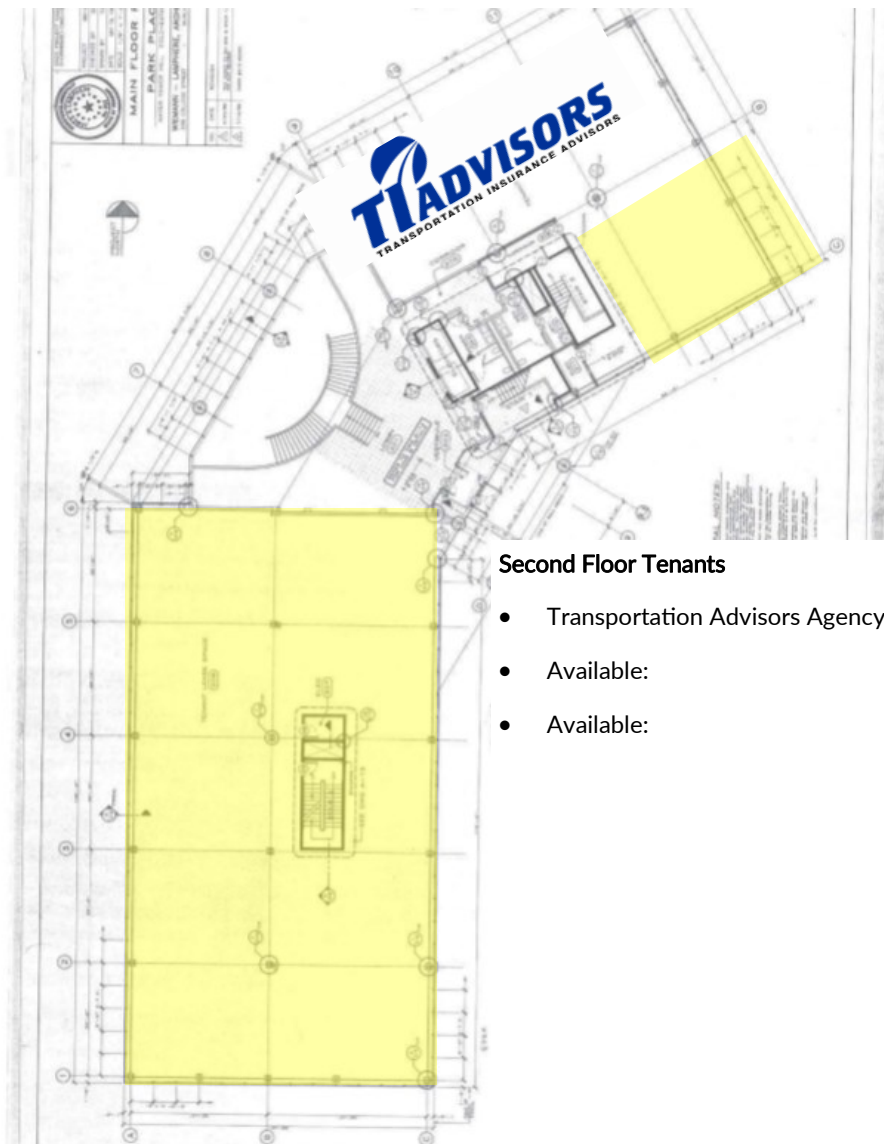
Second Floor

- 9,661 SF

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FLOOR PLAN—2nd



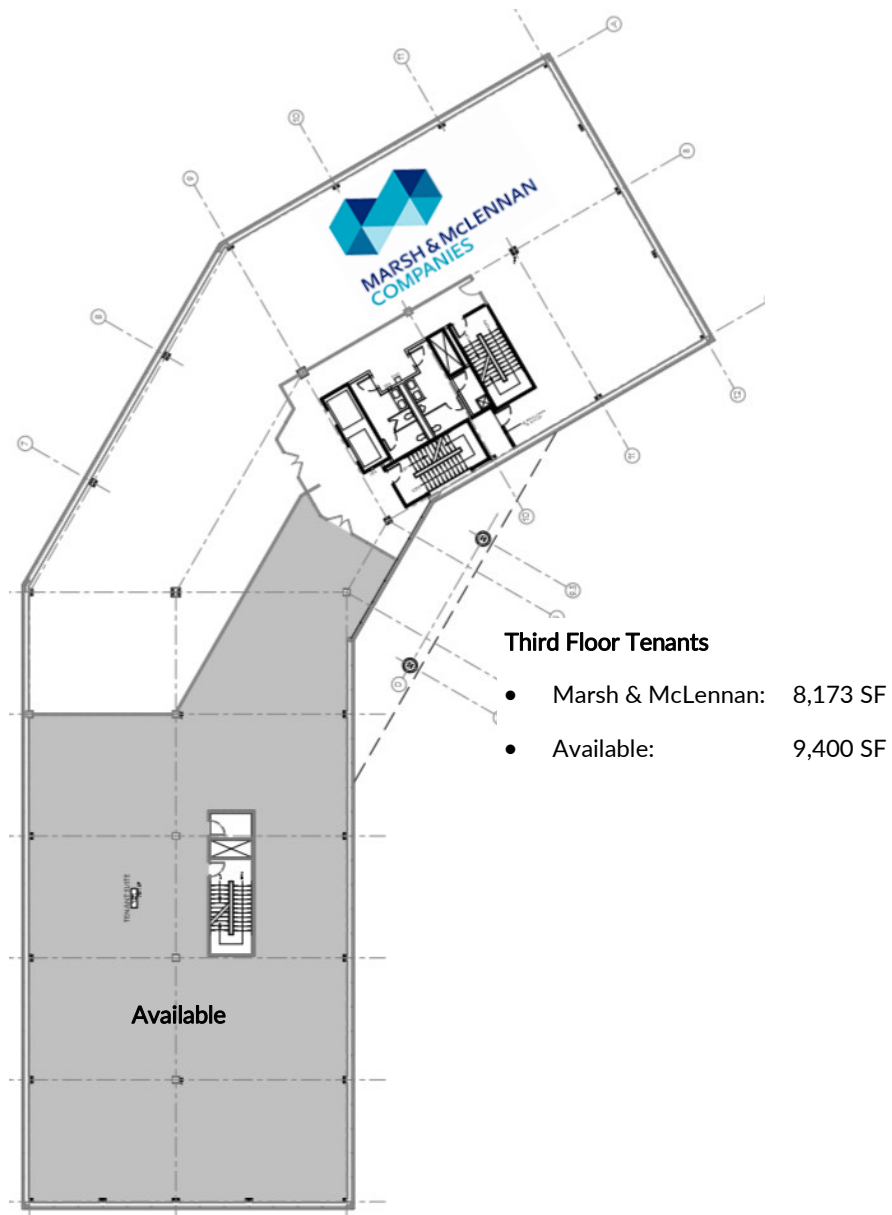
Second Floor Tenants

- Transportation Advisors Agency: 2,805 SF
- Available: 1,602 SF
- Available: 9,661 SF

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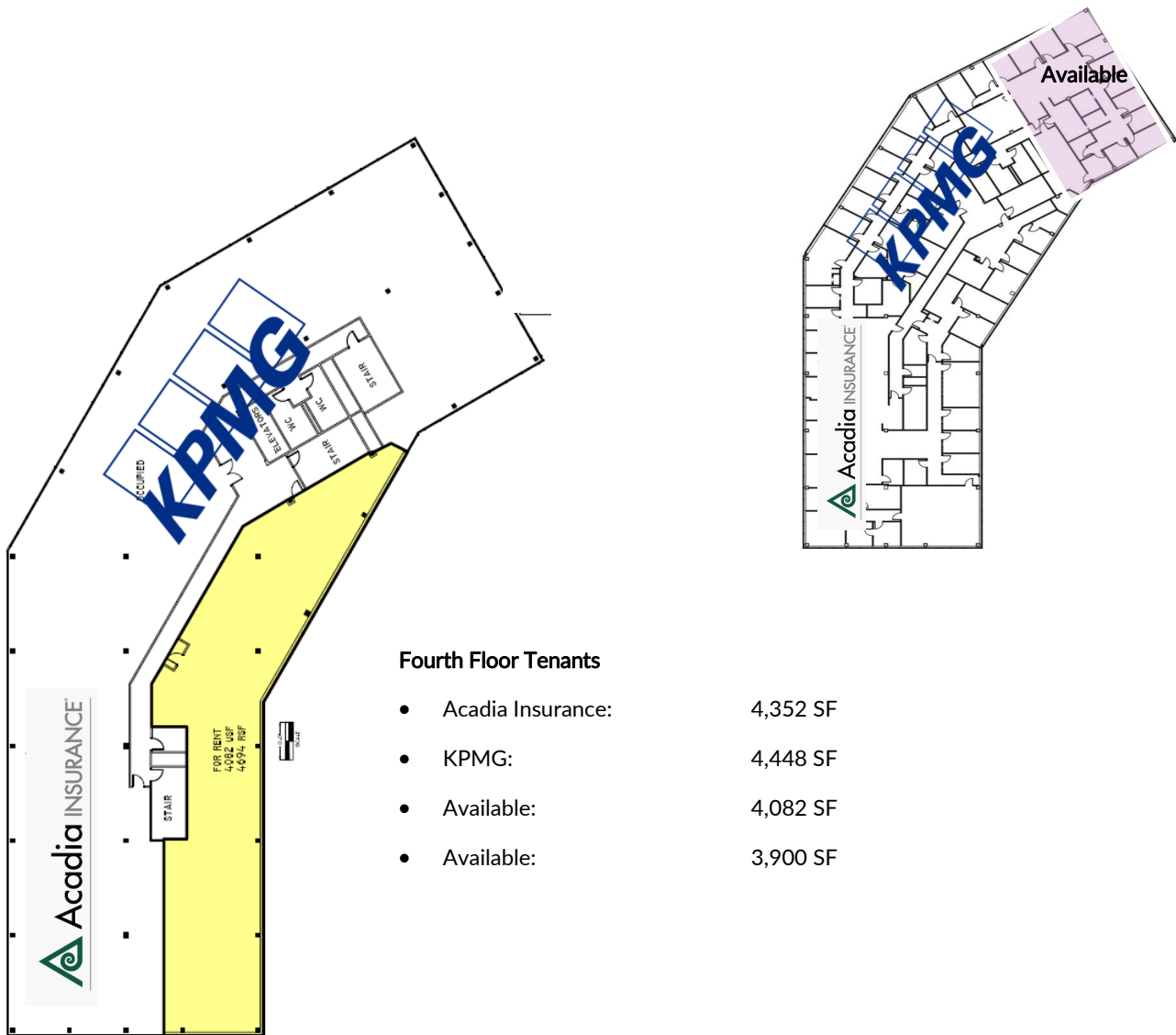
FLOOR PLAN—3rd



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FLOOR PLAN—4th

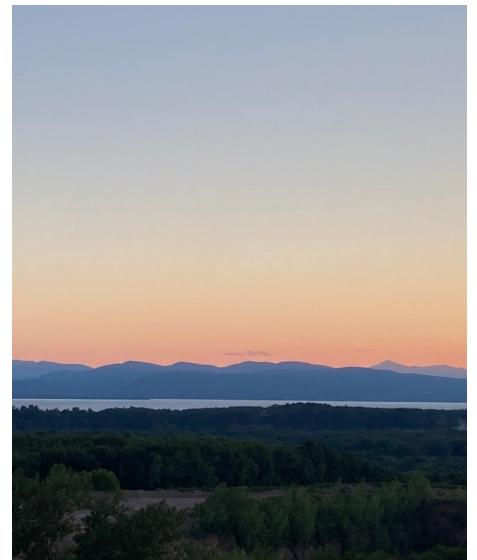




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PHOTOS



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MAP

