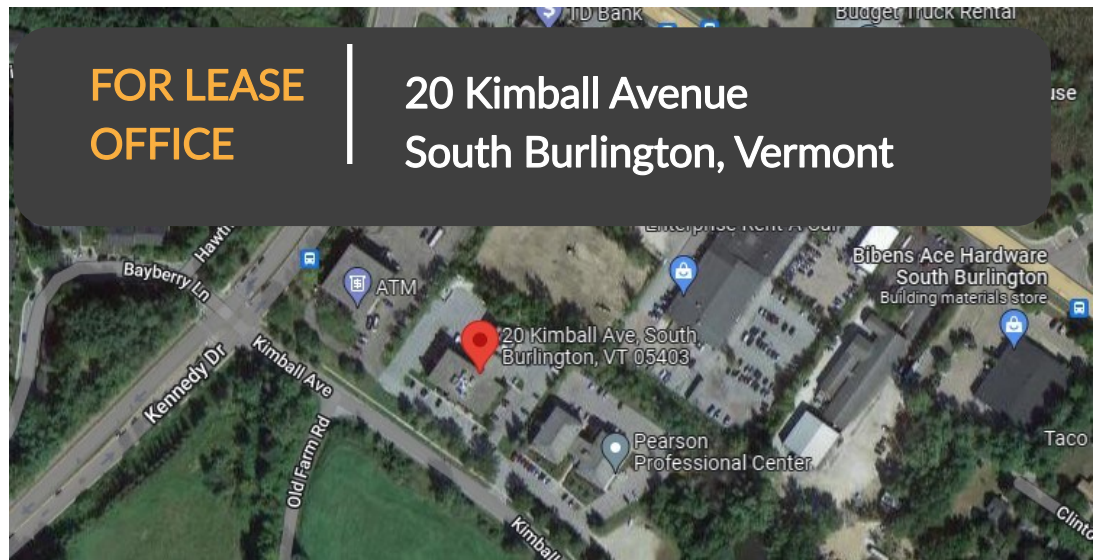




**DONAHUE**  
ASSOCIATES  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

[www.donahueassociatesvt.com](http://www.donahueassociatesvt.com)



## SUMMARY

### Available Suites

#### First Floor

Suite 102—1,394 SF \$1,350 per month

Suite 104—1,829 SF \$1,450 per month

Suite 108—1,035 SF \$1,200 per month

#### Second Floor

Suite 201A—2,750 SF—\$3,896 per month

Suite 202 - 2,100 SF— \$3,500 per month

#### Third Floor

Suite 303— 637 SF—\$650 per month

Suite 306—975 SF - \$1,300 per month

**Parking:** Ample on-site

**Zoning:** Commercial 1—Limited Retail. Approved uses include, but are not limited to, general office, medical office, family child care, radio, recreation, and limited retail.

### Overview

20 Kimball Ave has been home to several local and national companies that seek affordable professional office space in a centrally located area for the last several decades. Located within a mile of Burlington International Airport and several area restaurants and other conveniences, as well as 3-4 miles from both Interstate Exit 12 and Exit 14, this property is sought after for its location and value.

Available suite sizes range in size from 300 SF to several thousand square feet.

Each floor is service by elevator and its own bathroom core.

Parking conveniently surround the building on all sides with multiple access points to the buildings common areas.

The flexibility in the size of suites will allow a tenant to expand conveniently if needed.

## CONTACT US

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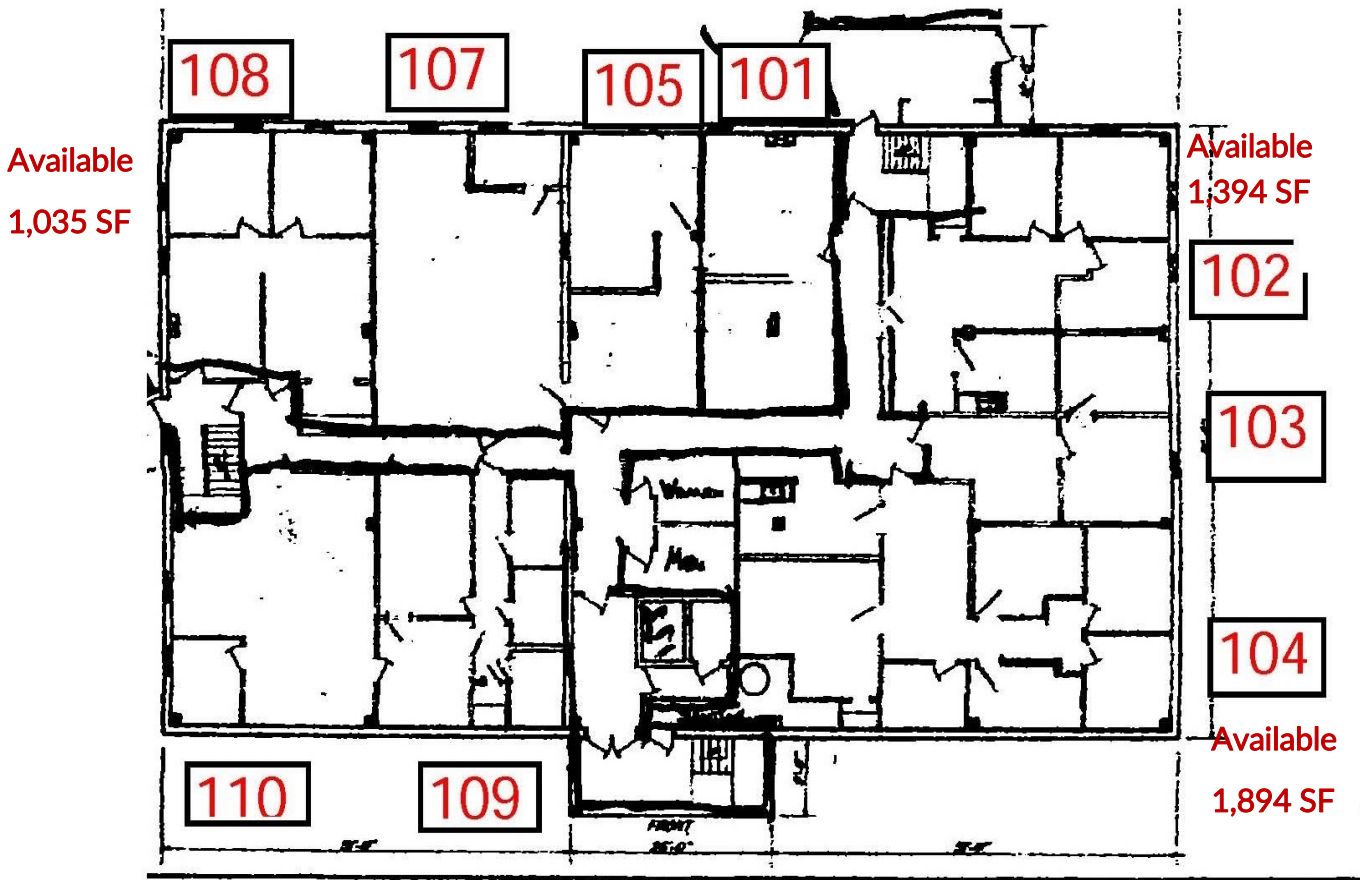
**Steve Donahue**

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# FOR LEASE/OFFICE

## 20 Kimball Ave. South Burlington, VT

### FLOOR PLAN - LEVEL 1



### CONTACT US

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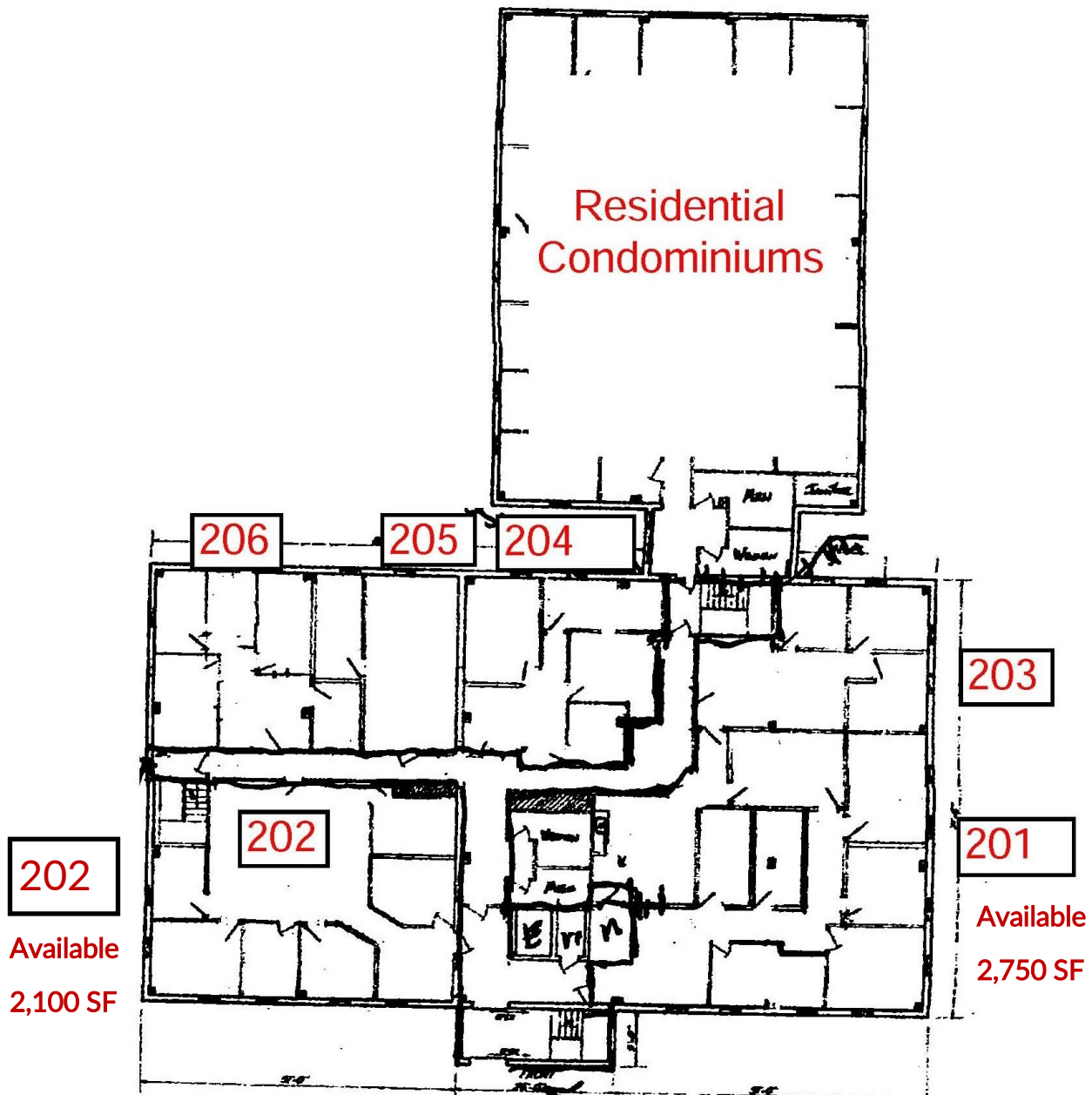


**Steve Donahue**  
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# FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

## FLOOR PLAN - LEVEL 2



## CONTACT US

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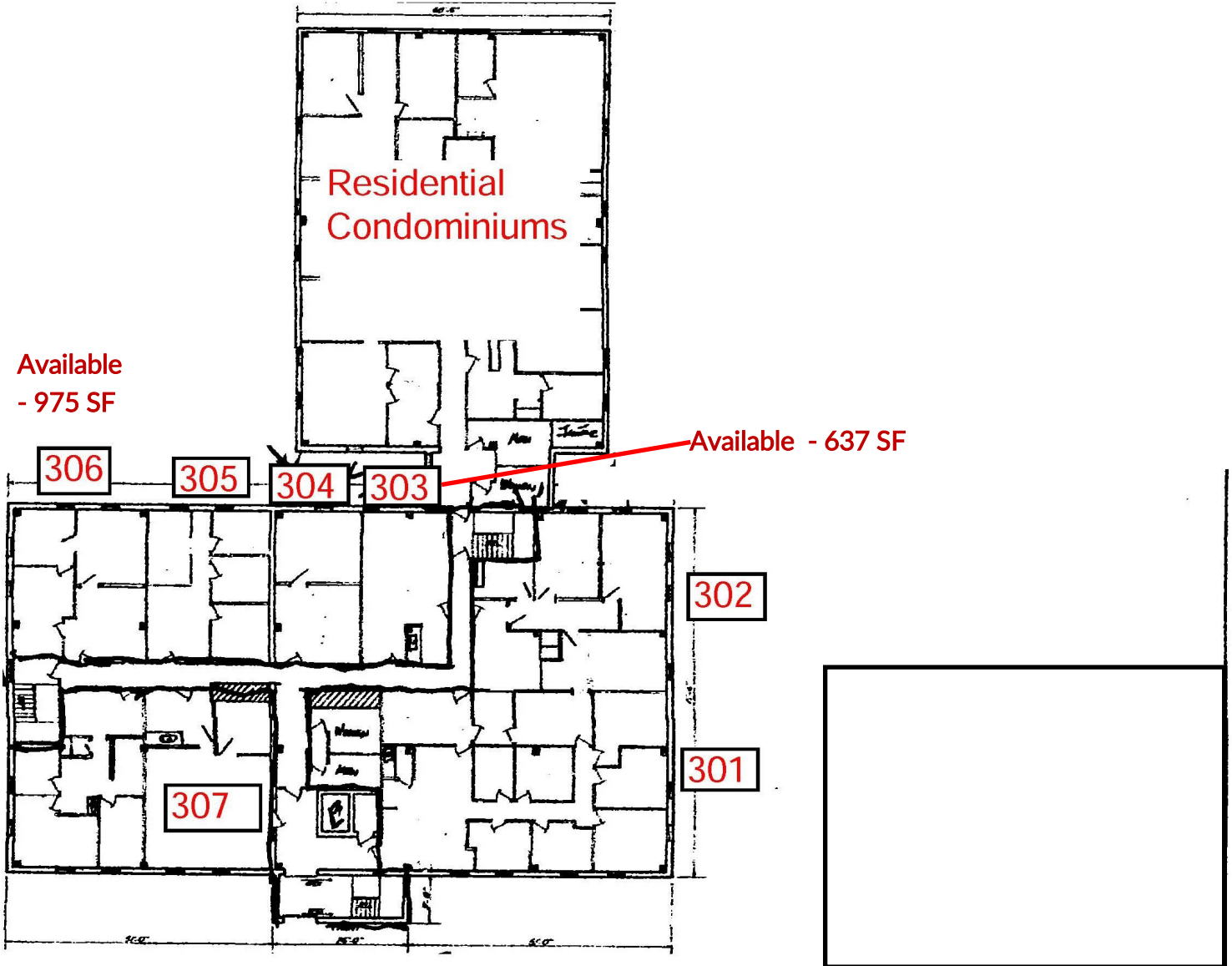
Steve Donahue  
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# FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

## FLOOR PLAN - LEVEL 3



## CONTACT US

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