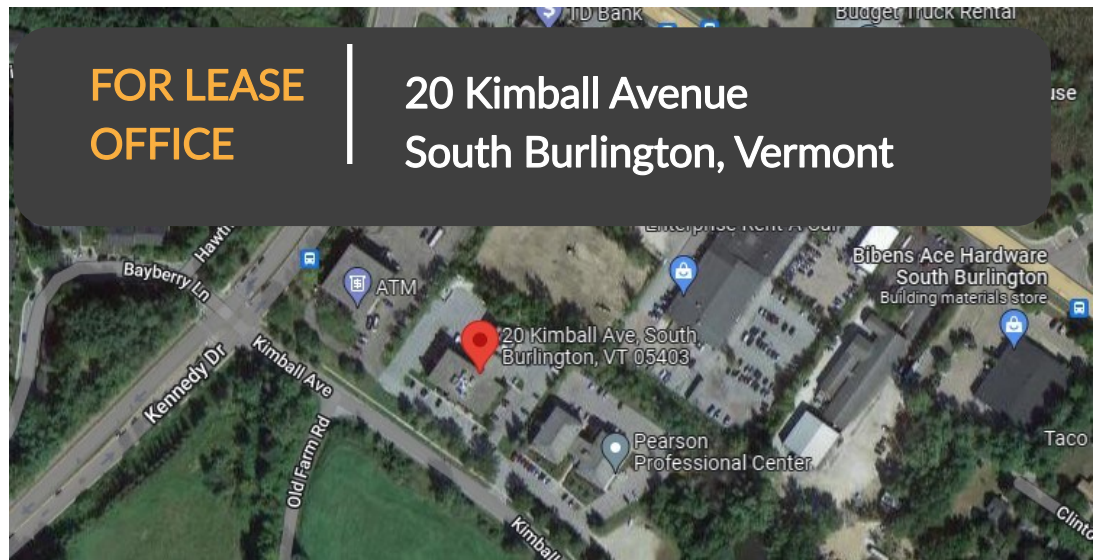




DONAHUE
ASSOCIATES
 COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



SUMMARY

Available Suites

First Floor

- Suite 102—1,030 SF \$950 per month
- Suite 104—2,035 SF \$1,250 per month
- Suite 108—1,060 SF \$1,200 per month

Second Floor

- Suite 200 - 2,155 SF \$2,200 per month
- Suite 201—2,600 SF \$3,275 per month

Third Floor

- Suite 302— 1500 SF \$1250 per month
- Suite 303— 650 SF \$200 per month
- Suite 306— 900 SF \$1,050 per month
- Suite 308—920 SF \$1,150 per month

Parking: Ample on-site

Zoning: Commercial 1—Limited Retail. Approved uses in-

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 floors is serviced by elevator and its own bathroom.

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

The flexibility of suite sizes allow a tenant to expand conveniently, if needed.

CONTACT US

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Steve Donahue

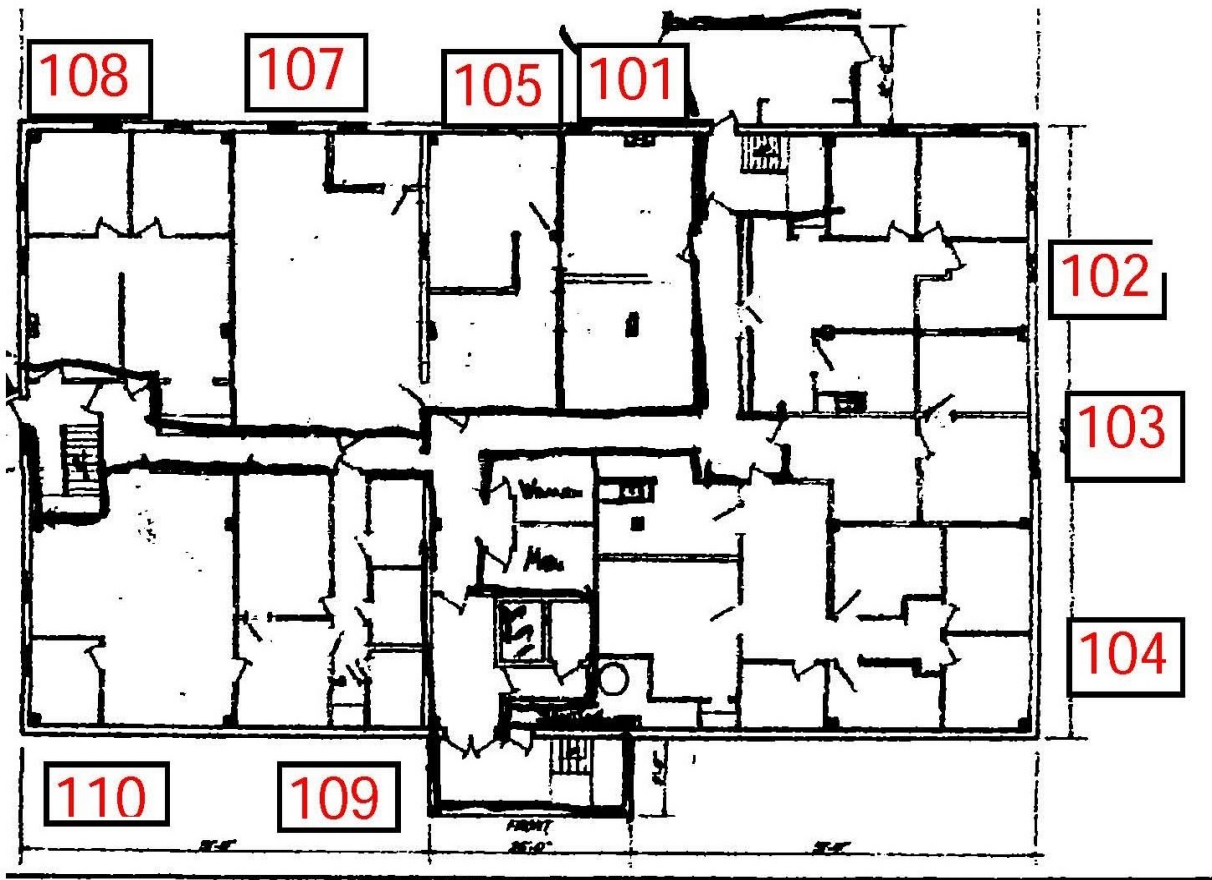
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FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL 1



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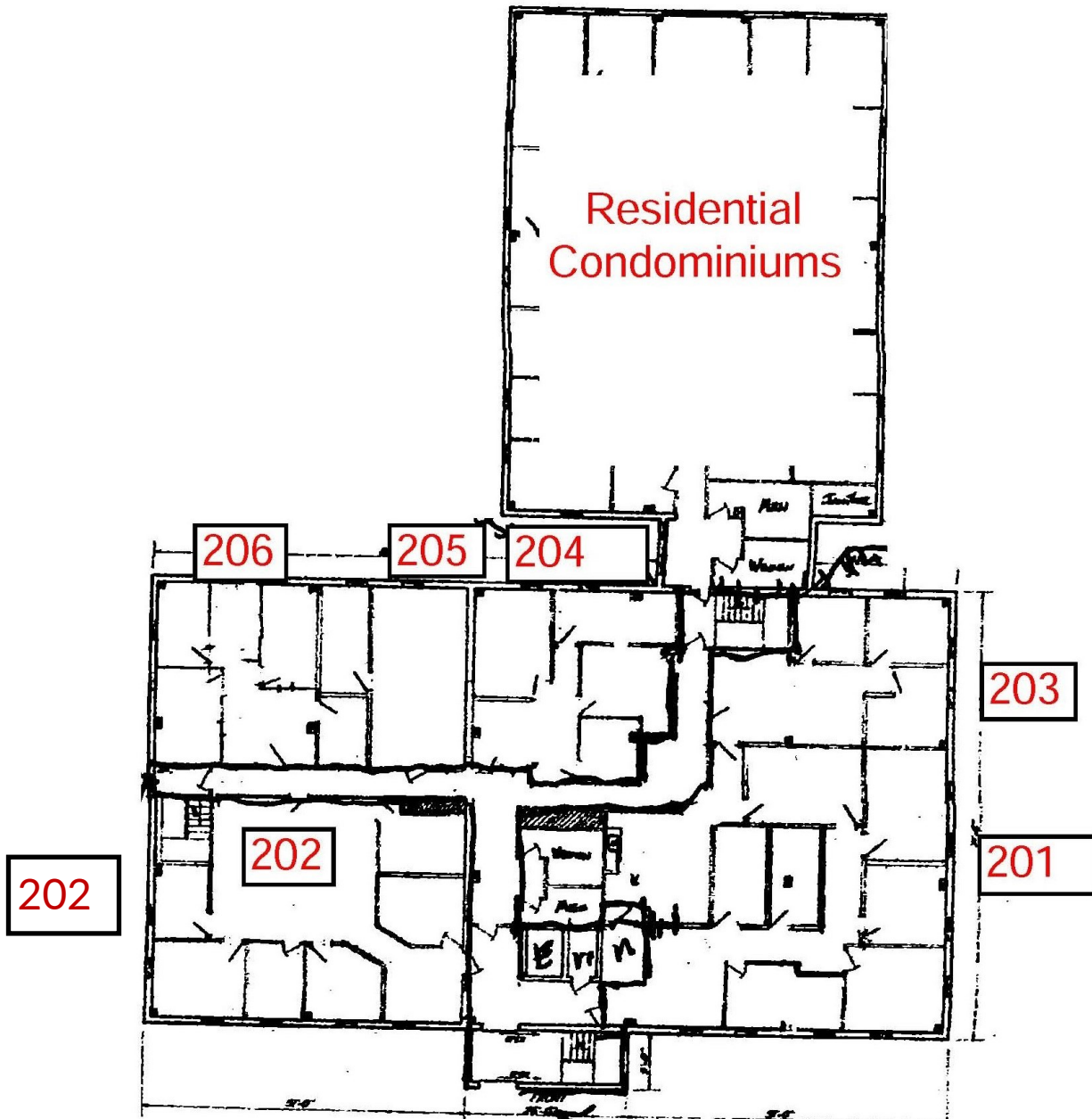


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FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL 2



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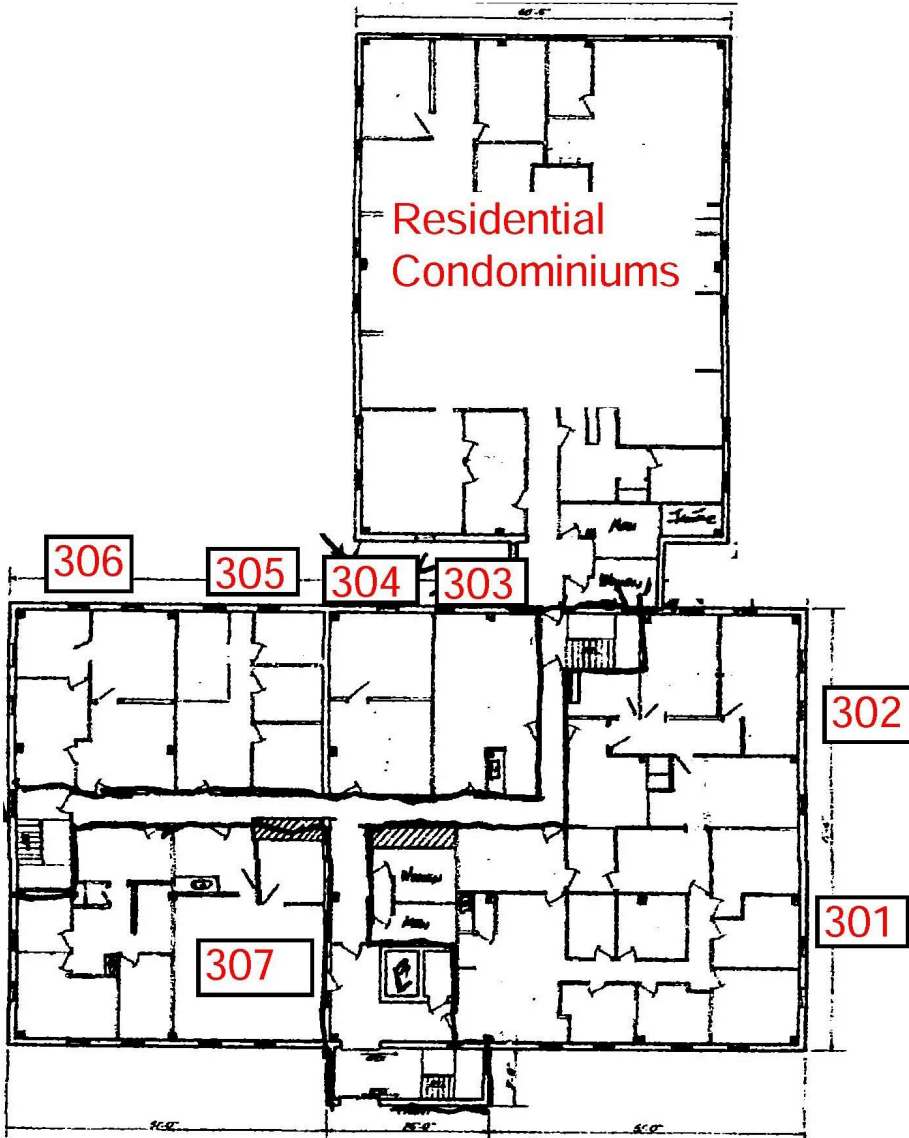


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FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL 3



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