DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880
www.donahueassociatesvt.com
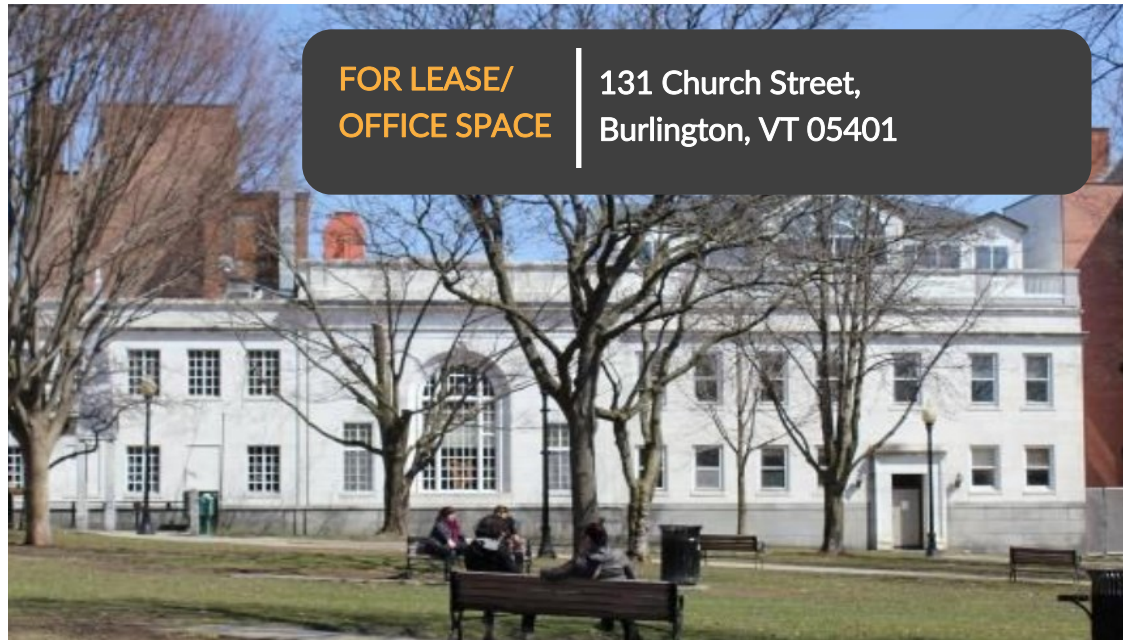
SUMMARY

Available Suites:

2nd Floor: Single Offices or combine for a small office suite

3rd Floor: 3,573 SF

Overview:

Potential to lease spaces with views overlooking either Church Street Marketplace or City Hall Park. Easy access off Burlington's award winning brick market with shops and activities steps away.

This historic brick building in the heart of downtown is the perfect location for your company. Spaces offer great natural light, a mix of private offices and open space.

Lease Price:

2nd Floor: Dependent on Suite

3rd Floor: $23.00/SF Plus Electric.

Parking: Garage parking nearby

Zoning: FD6 – Downtown Core. Approved uses include, but are not limited to, office general/medical, retail service and sales.

CONTACT US

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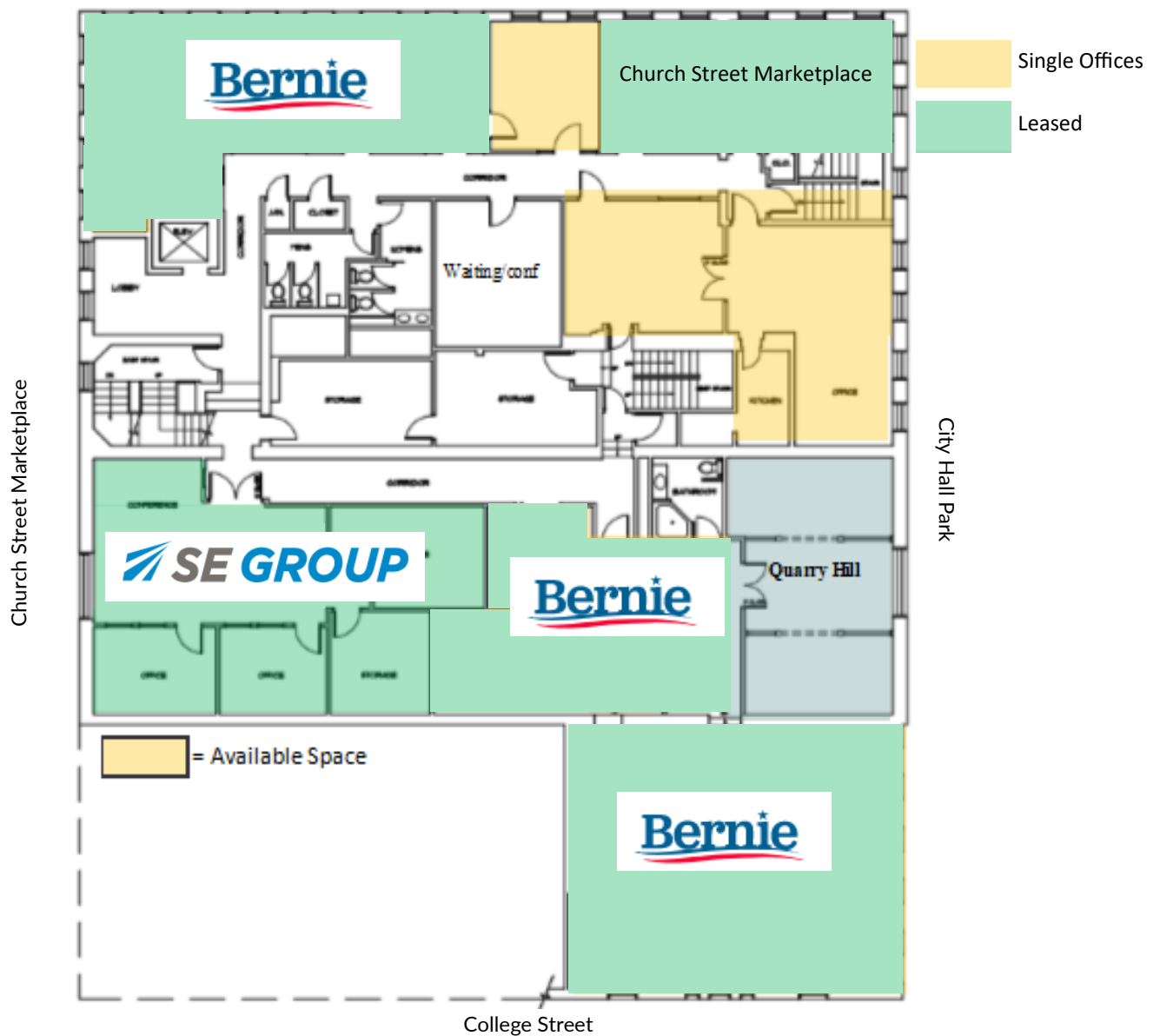www.donahuessociatesvt.com

Steve Donahue

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FLOOR PLAN—2nd Floor

Church Street Marketplace

City Hall Park

College Street

Single Offices

Leased

Bernie

Church Street Marketplace

Waiting/conf

SE GROUP

Bernie

Quarry Hill

= Available Space

Bernie

FLOOR PLAN—3rd Floor

LEASE BY OTHERS 130 RSF

RECEPTION WAITING

OFFICE 1
12'-7" x 9'

OFFICE 2
12'-7" x 10'-6"

COPY

WORK ROOM
12'-7" x 13'-11"

LARGE OFFICE
14'-4" x 14'-3"

EXIST. DOOR INSTALL PANIC BAR

NEW CONSTRUCTION 2 x 6, TYPICAL

NEW WINDOW

NOTE: 36" SILL HEIGHT 36" DESK HEIGHT

NEW WINDOW

REMOVE & RELOCATE GLASS INSTALL NEW 3' POCKET DOOR

WORKSTATION 1

WORKSTATION 2

CARPET 1/2 WALL TO J. 36"

NEW POST

SOFFIT ABOVE

ELEV.

RECEPTION

SUITE SIZE 3,514 RSF

LARGE CONF.
16' x 13'

G. OF CONFERENCE DOORS

NEW 9'-0" DBL. GLASS DOOR

EXIST. WORK STATION

Leased

DEMOLITION (TYPICAL)

SOFFIT ABOVE

BATHROOM

CHASE

WS 5

WORKSTATION 4

WORKSTATION 3

BATHROOM

RELOCATED DOOR

NEW WINDOW

NOTE: 36" SILL HEIGHT 36" DESK HEIGHT

NEW WINDOW

WEST STAIR DN

EAST STAIR DN

UP

KITCHEN/LOUNGE
12'-4" x 11'-4"

OFFICE 4
12'-7" x 9'-7"

OFFICE 3
12'-7" x 9'-7"

SHOWER

LARGE OFFICE
12' x 15'-8"
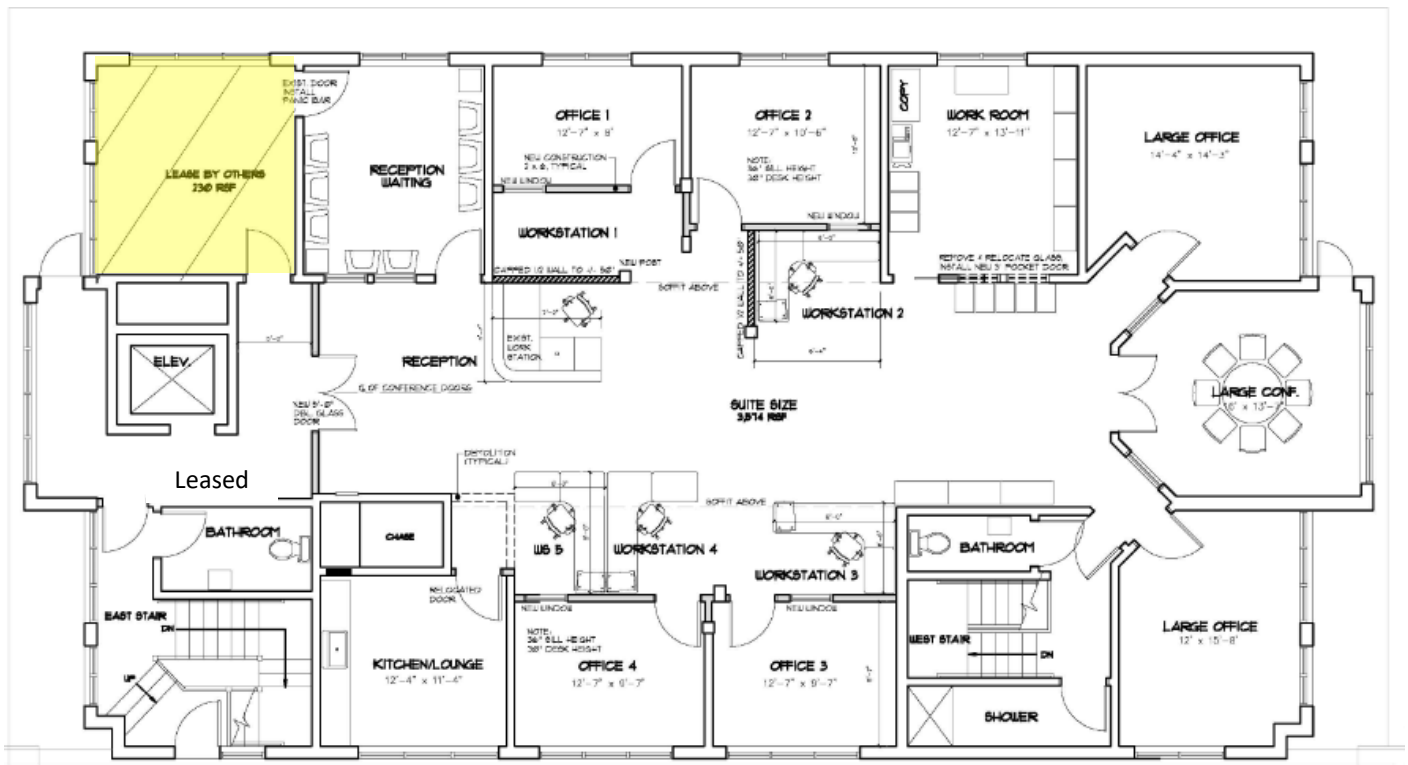
FOR LEASE/ OFFICE SPACE
131 Church Street, Burlington, VT

PHOTOS

![Donahue & Associates — Commercial Real Estate Advisors logo]

FOR LEASE/
OFFICE SPACE
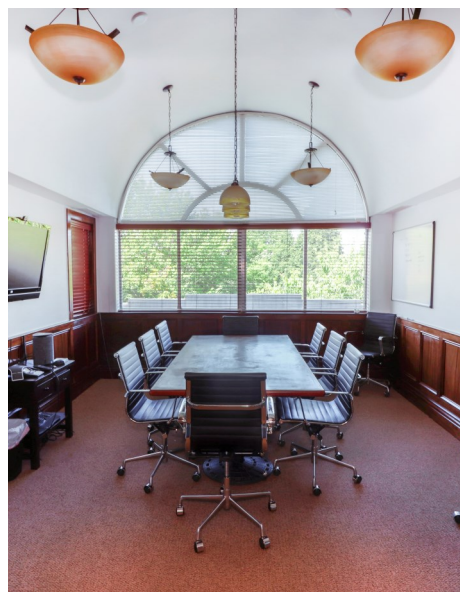## 131 Church Street, Burlington, VT

PHOTOS—3rd Floor

FOR LEASE/
OFFICE SPACE
131 Church Street, Burlington, VT

MAP