



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

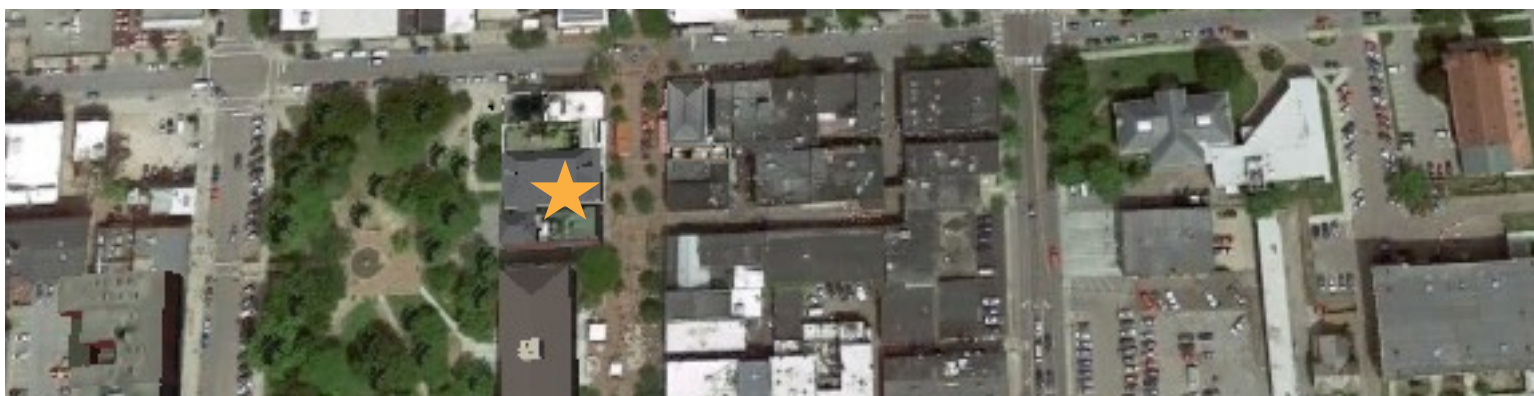
802-862-6880

www.donahueassociatesvt.com



**FOR LEASE/
OFFICE SPACE**

131 Church Street,
Burlington, VT 05401



SUMMARY

Available Suites—

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

Suite 207 214 SF—Private office

Suite 213—982 SF—Open studio style overlooking City Hall Park

3rd Floor: - Suite 300— 3,573 SF Penthouse suite overlooking new City Hall Park with westerly views. Multiple private offices, large conference room private kitchen, and more.

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 Prices—

2nd Floor: Dependent on which space chosen to lease but rates are competitive with flexible terms.

3rd Floor: This move in ready Penthouse space available at \$23.00/SF plus electric with flexible lease terms.

Parking: Available off site in either covered parking garage or open air surface lots.

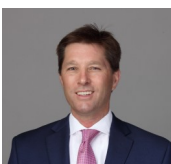
Zoning: FD6 – Downtown Core. Approved uses include, but are not limited to, office general/medical, retail service and sales.

CONTACT US

Donahue & Associates

(802) 862-6880

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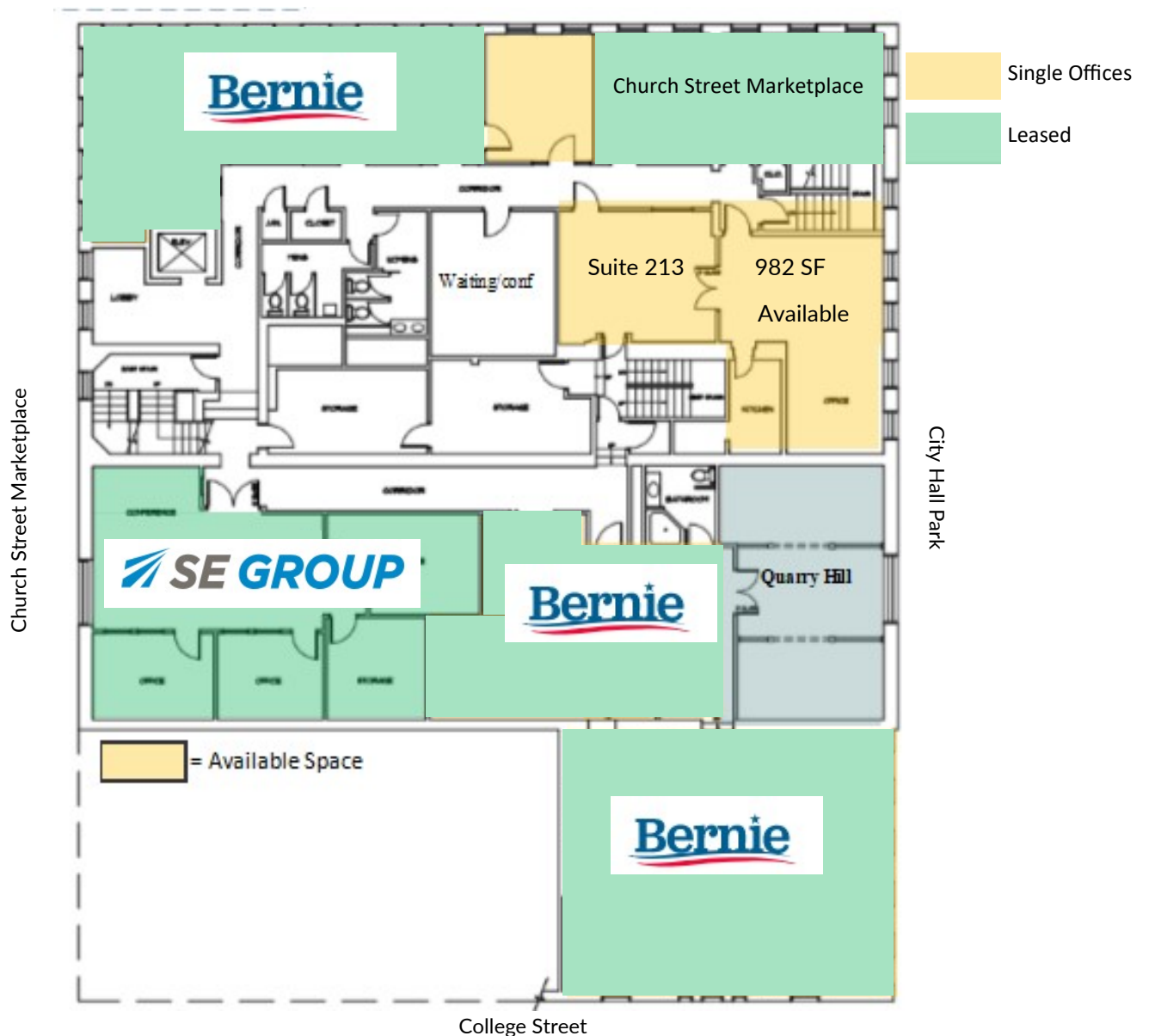


Steve Donahue

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

FLOOR PLAN—2nd Floor





Leased

Lease by Others 130 REF.

RECEPTION WAITING

OFFICE 1
12'-7" x 8'

OFFICE 2
12'-7" x 13'-6"

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

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

RECEPTION

RECEPTION WAITING

WORKSTATION 1

WORKSTATION 2

WORKSTATION 3

WORKSTATION 4

OFFICE 3
12'-7" x 11'-7"

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

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

BATHROOM

BATHROOM

SHOWER

LARGE CONF.
16' x 13'-7"

LARGE OFFICE
12' x 15'-8"

SUITE SIZE 3,573 SF

Suite 300 - 3,573 SF AVAILABLE





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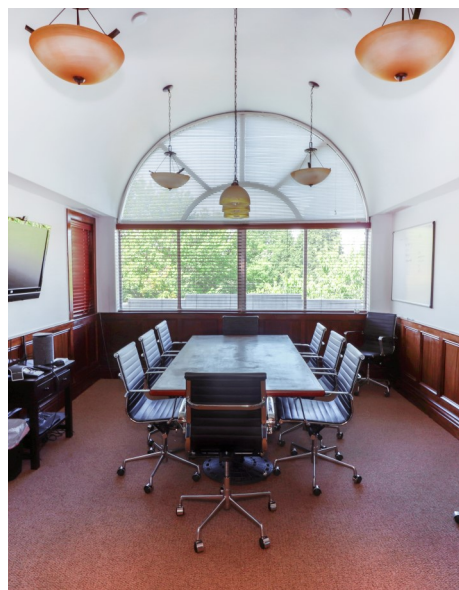
PHOTOS





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

PHOTOS—3rd Floor





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MAP



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