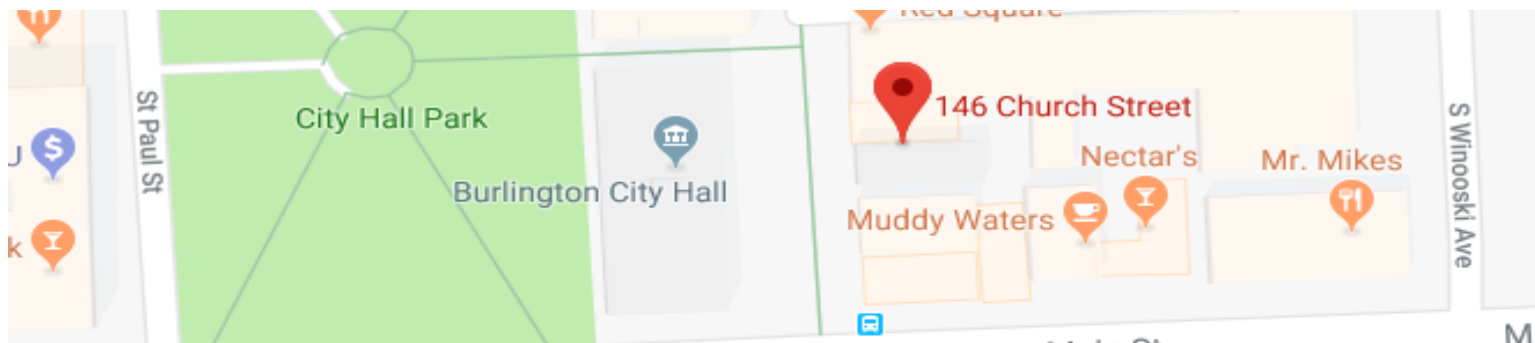




802-862-6880
www.donahueassociatesvt.com



SUMMARY

Available Suite: 2,265 SF street level, plus basement that houses many back of house services and uses. Seasonal Patio seating available via Church Street Marketplace.

Overview: Prime location located on the first block of Church Street in an established restaurant location. Expand in summer to outdoor patio for patrons to enjoy the scenes and weather of Church Street. Previously licensed for 88 seats indoors. The space is to be delivered as a brand new "vanilla box". Owner has completely gutted the space and it is ready for your design!

This is a hot block for food and entertainment —Honey Road, RiRa's, Sweetwater's, Gaku Ramen, Bangkok Bistro, Red Square, Red Onion Deli and many more!

Lease Price: \$28.00/SF NNN (Estimated at \$10.28/SF - RE Taxes, Insurance and Church Street Marketplace Fees). Plus gas electric, water, sewer, and trash.

Parking: Garage parking nearby

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

CONTACT US

Donahue & Associates

(802) 862 -6880

www.donahueassociatesvt.com



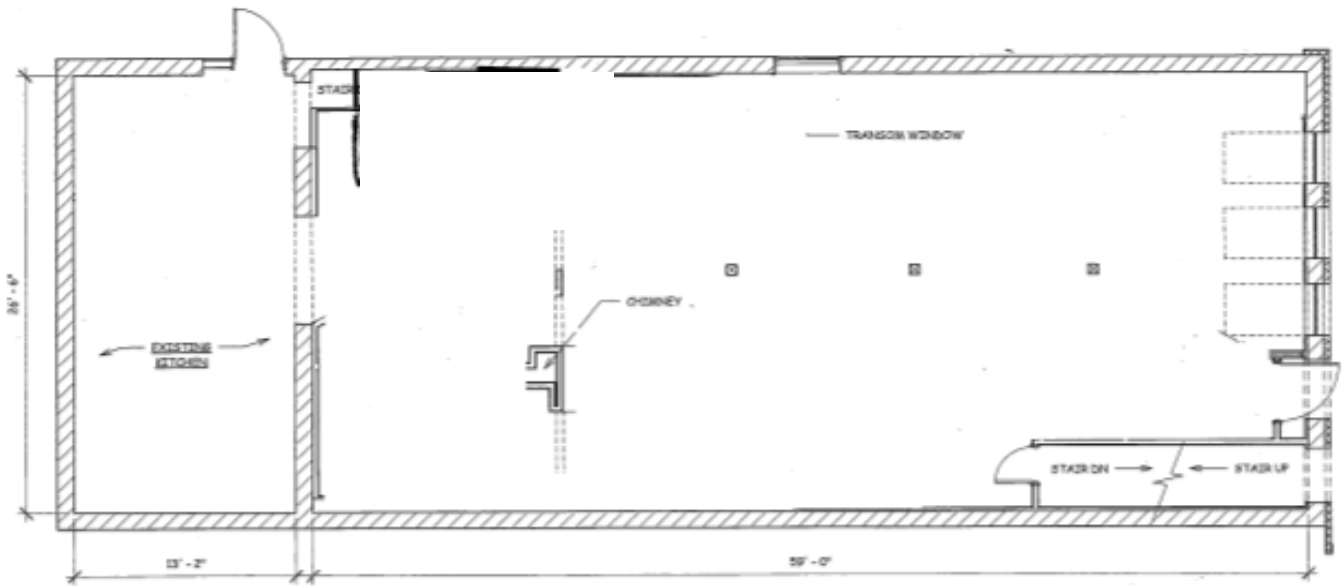
Steve Donahue

Steve@donahueassociatesvt.com

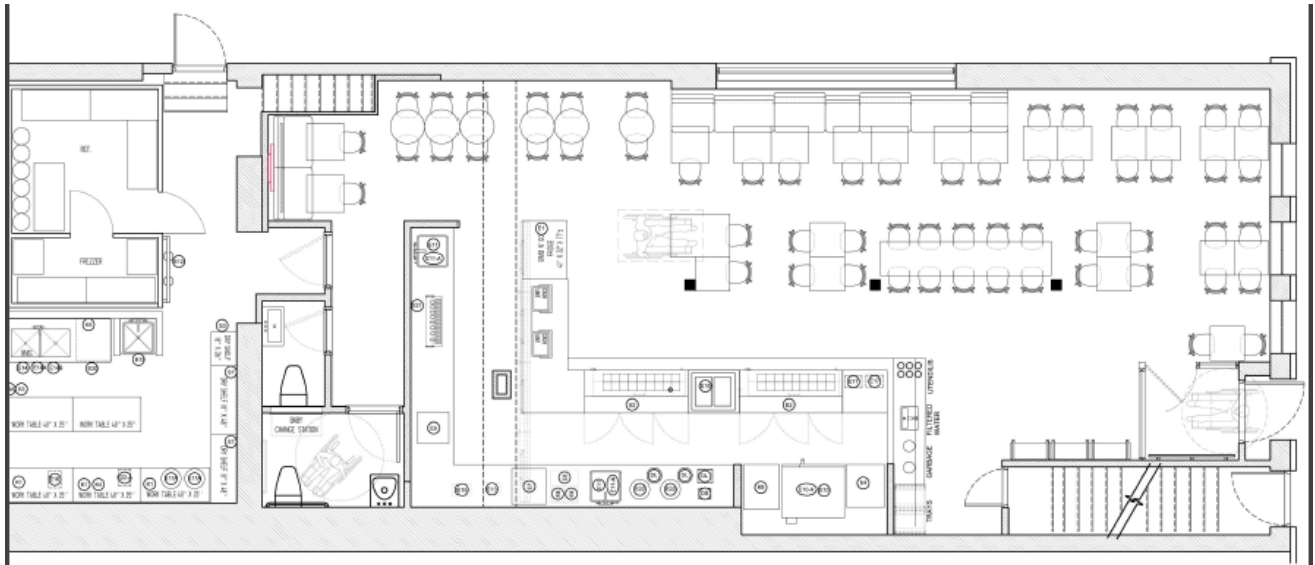
FOR LEASE/ RETAIL SPACE 146 College Street, Burlington, VT

FLOOR PLANS

Existing Condition:



Potential Layout Option:



Church Street



FOR LEASE/ RETAIL SPACE 146 Church Street, Burlington, VT

LOCATION OVERVIEW



Church Street Marketplace is a vibrant and booming downtown mecca in the City of Burlington. With a surplus of existing retailers and restaurants and the planned mall redevelopment underway, it is quickly becoming a hub for tourists, students and locals alike. It is an exciting time to join the Church Street Marketplace and become part of the heart of Burlington.



Major Downtown Redevelopment—Through a collaborative process involving the owner of the Burlington Town Center- Devonwood Investors, LLC, the residents of Burlington, the DAPAC, and the City, plans for the redevelopment of the site have evolved several times over nearly two years. The most current plans have evolved to accommodate many of the central goals of plan BTV Downtown & Waterfront including the redevelopment of a key site in the core of downtown, the reconnection of two streets that were foreclosed by urban renewal, and the addition of multi-family housing in downtown Burlington.

