



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880
www.donahueassociatesvt.com



SUMMARY

Available Suites:

- **875 SF**— Mix of private offices and open space. Brand new carpet, bathroom and kitchenette. Great layout for a small office users looking to be close to downtown.
- **Warehouse Space**— **968 SF** in the basement. Private storage space with access to a shared dock door.

Lease Price: \$8.00-\$12.00/SF NNN (estimated at \$7.54) plus pro rata electric and gas (estimated at \$2.25/SF)

Parking: Spaces available on-site for an additional fee.

Zoning: FD5 - Downtown Center. Approved uses include, but are not limited to, office, retail, service, hospitality, entertainment, and civic functions.

CONTACT US

Donahue & Associates
(802) 862 -6880
www.donahueassociatesvt.com



Meg McGovern
Meg@donahueassociatesvt.com



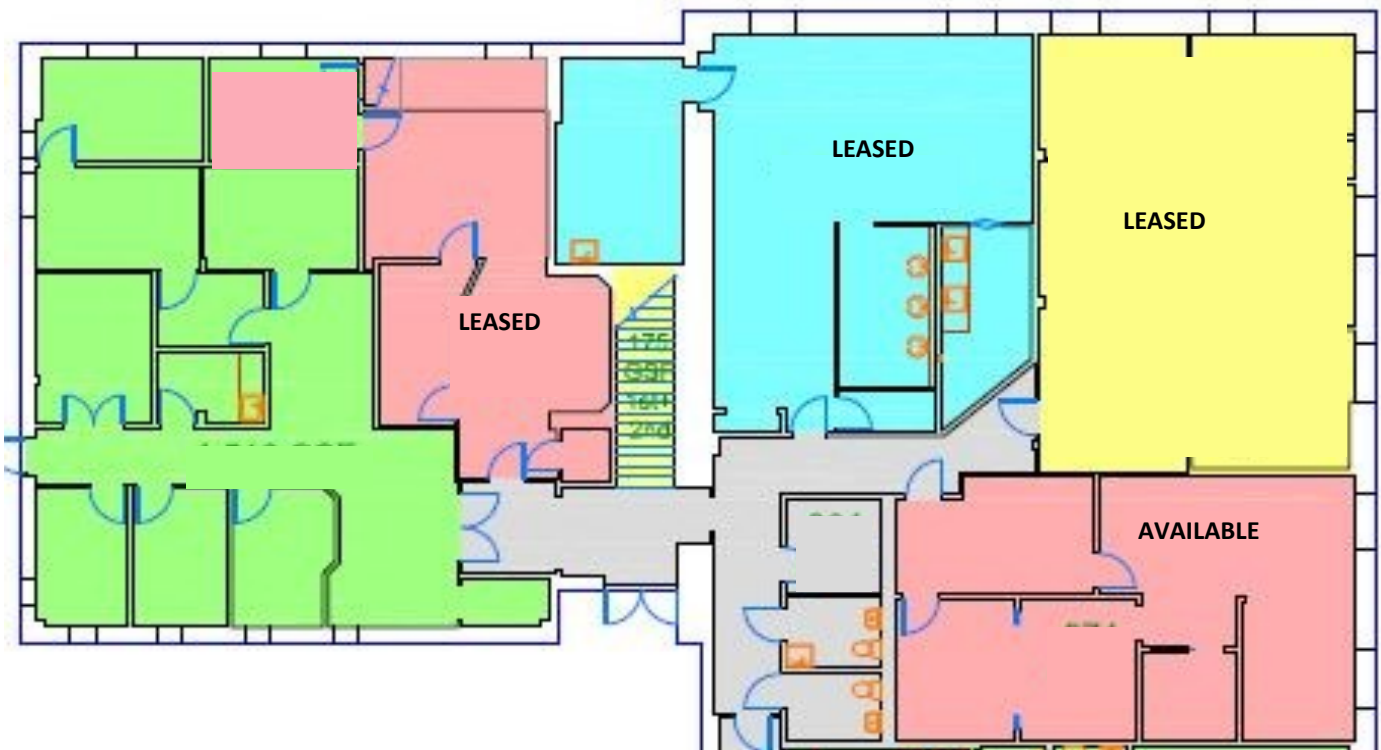
Kendra Kenney
Kkenney@donahueassociatesvt.com



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/ OFFICE & RETAIL SPACE 187 St Paul Street, Burlington, VT

FLOOR PLAN



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.