



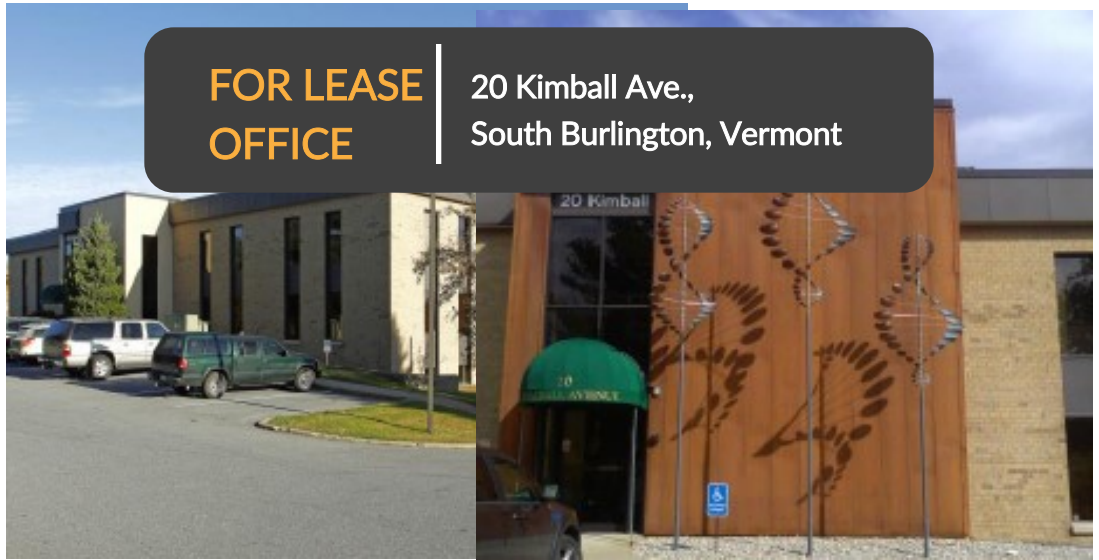
DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR LEASE
OFFICE

20 Kimball Ave.,
South Burlington, Vermont



SUMMARY

Available Suites

First Floor

Suite 104—1,829 SF asking \$1,450/month

Suite 108—1,035 SF asking \$1,450/month

Second Floor

Suite 202 - 2,100 SF asking \$3,500/month

Third Floor

Suite 301 - 2,430 SF asking \$3,325/month

Suite 304 - 620 SF asking \$850/month

Parking: Ample on-site

Zoning: Commercial 1—Limited Retail. Approved uses include, but are not limited to, general office, medical office, family child care, radio, recreation, and limited retail.

CONTACT US

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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 floor is serviced by elevator and its own bathroom core.

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

The flexibility in the size of suites will allow a tenant to expand conveniently if needed.



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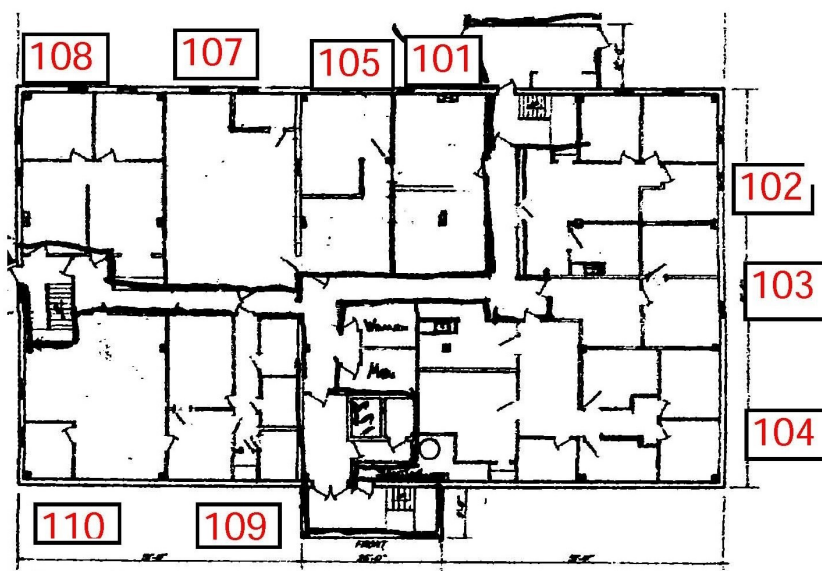
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FOR LEASE

OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL 1



Suites Available

Suite 104 - 1,829 SF

Suite 108 - 1,035 SF

Future Suites

Suite 102 - 1,394 SF

Suite 105 - 722 SF

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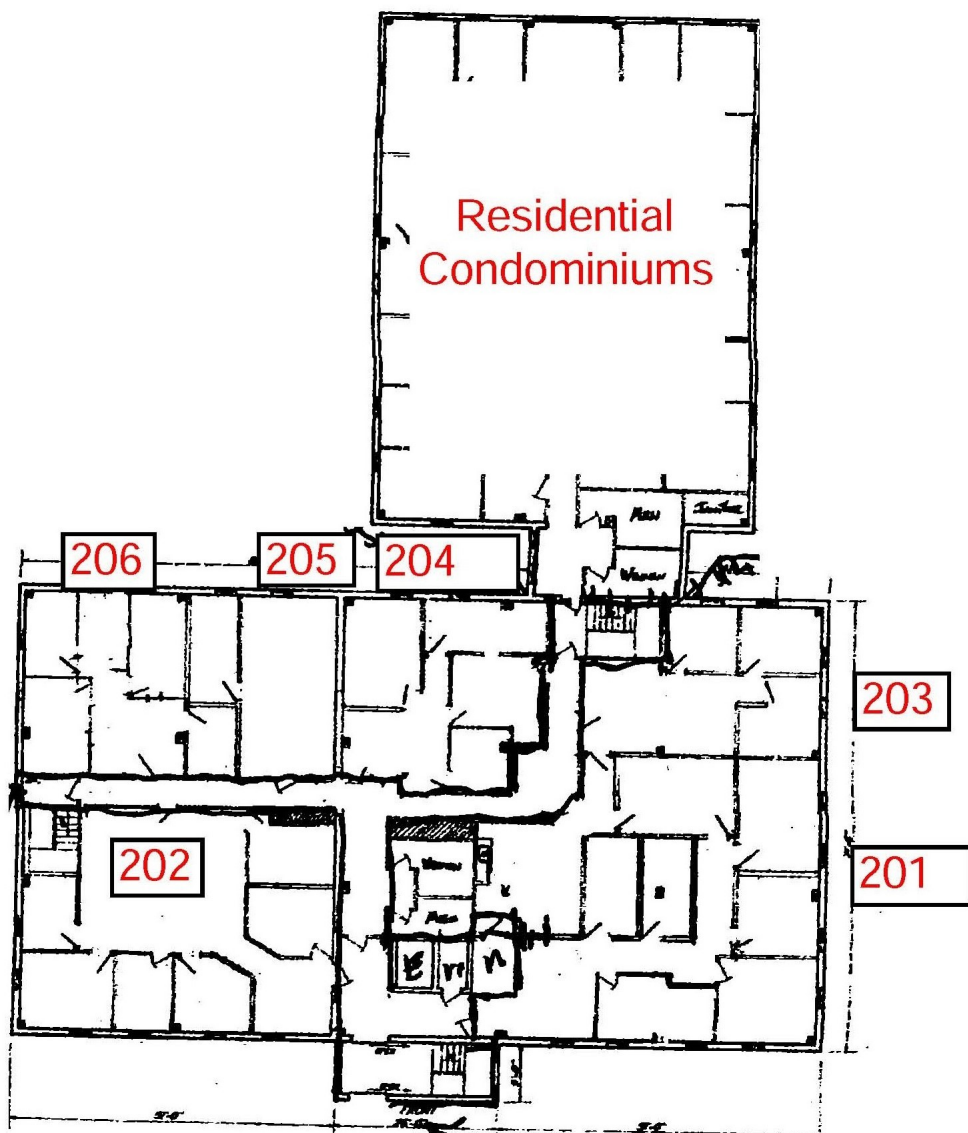
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FOR LEASE
OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL TWO



Suites Available
Suite 202 - 2,100 SF

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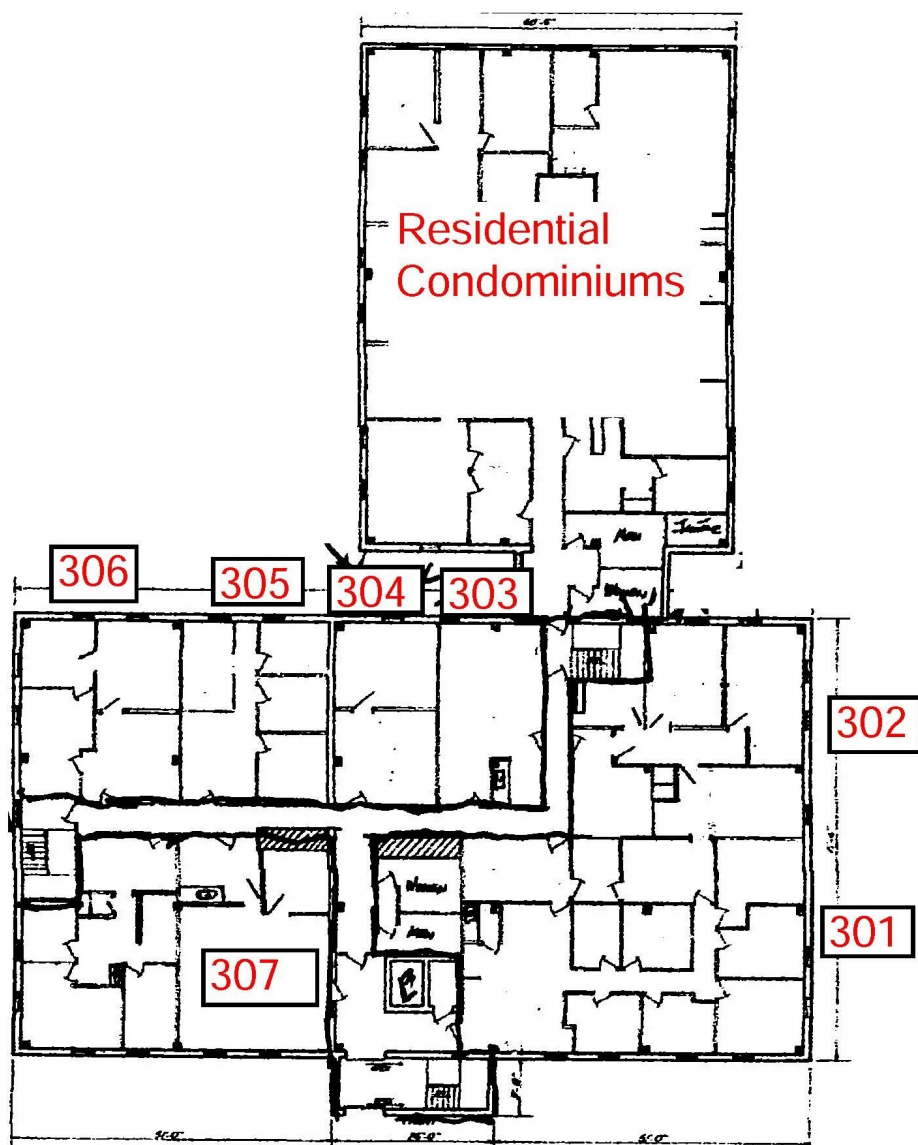
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FOR LEASE OFFICE

20 Kimball Ave. South Burlington, VT

FLOOR PLAN - LEVEL THREE



Available Suites
Suite 301 - 2,454 SF
Suite 304 - 673 SF

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