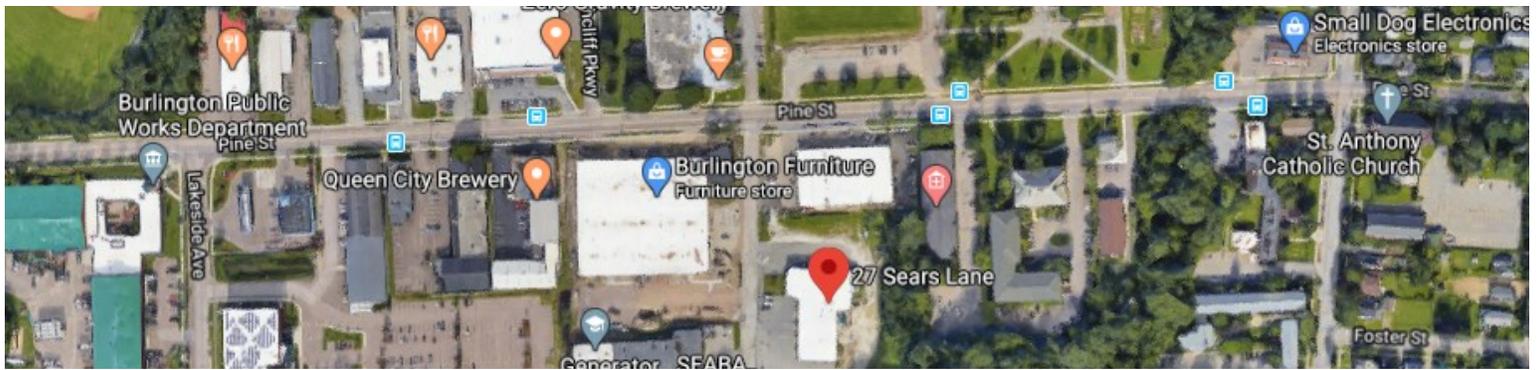




**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



**SUMMARY**

**Available Space**— 7,200 square feet with a mix of offices and open shop or studio style space.

**Overview**—The South End is the hot place to be and this space will suit many creative businesses. Open high ceilings, multiple overhead doors, mix of office and studio/shop space and potential to make it a brewery, shop, studio, retail space or other.....

Ample on site parking, city water and sewer, electrical infrastructure and more.

Easy access to Pine Street corridor to Downtown Burlington, or I-89 via Shelburne Road.

**Nearby Retailers Include:**

Zero Gravity, Queen City Brewery, New World Tortilla, Feldman's Bagels, Lake Champlain Chocolates, Burlington Cross Fit, Burlington, Furniture, Play Dog Play and many more!

- Lease Price:** \$10/SF NNN (est. \$2.75/SF) plus utilities
- Other:** With over 2 acres of land there is ample on-site room for parking and open space for outdoor storage and enjoyment.
- Zoning:** Enterprise—Light Manufacturing (E-LM)



**CONTACT US**

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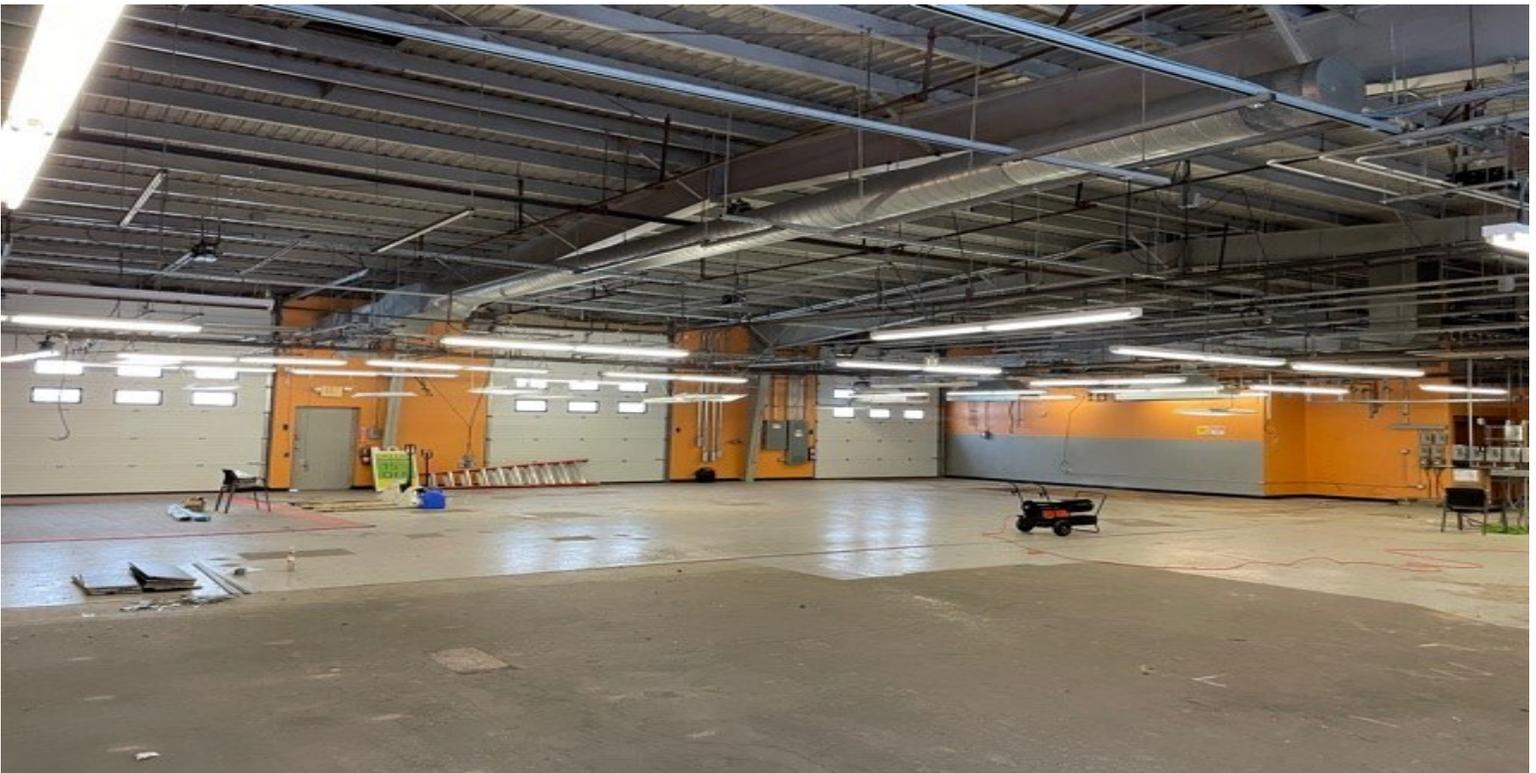
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# FOR LEASE/ STUDIO OR SHOP SPACE 27 Sears Lane, Burlington, VT

## PHOTOS



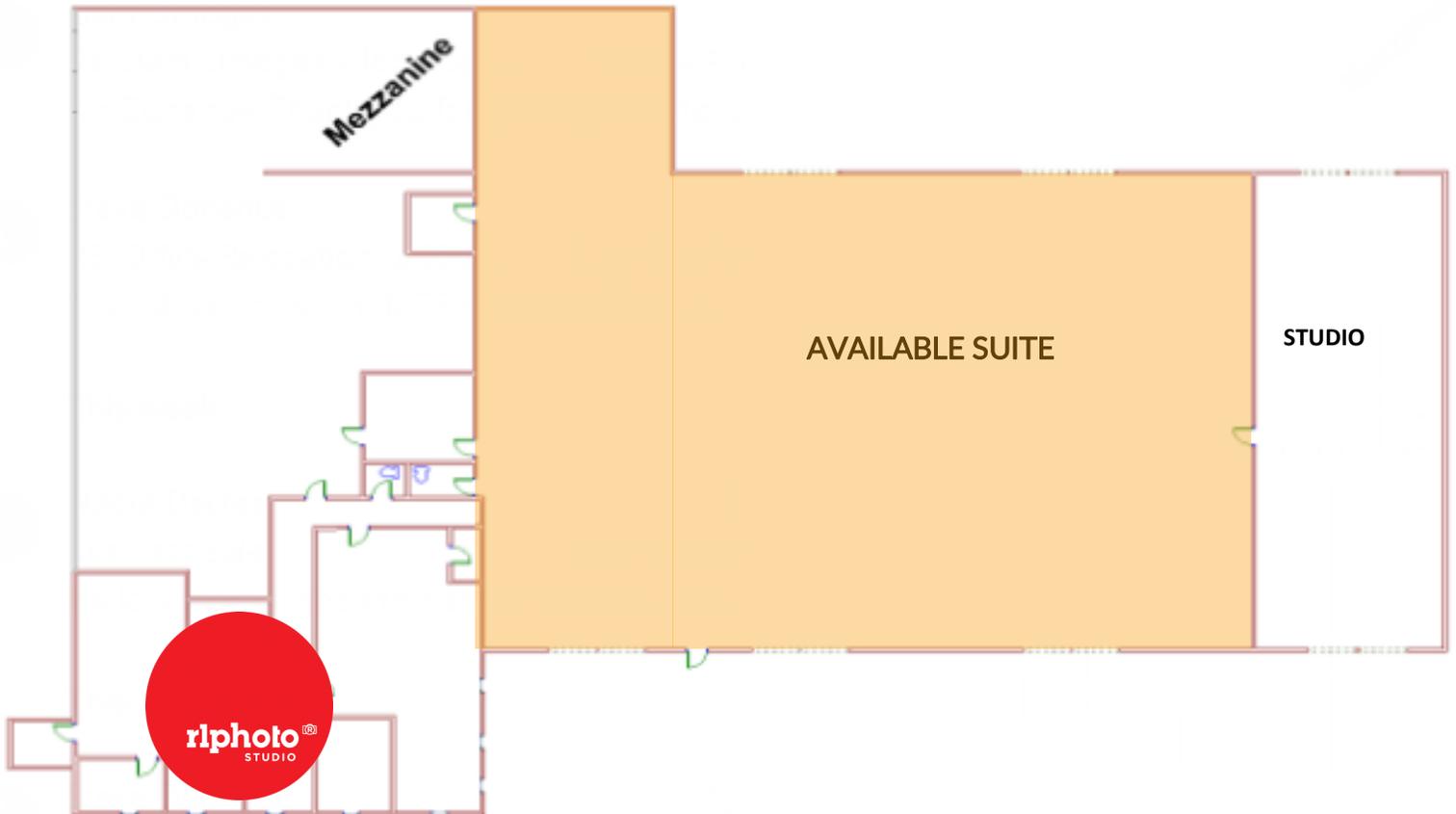
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## FLOOR PLAN





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## CHAMPLAIN PARKWAY

The Champlain Parkway is in the last months of final approval for permitting and planning for construction and is a beautifully designed and functional upgrade to accessing the south end on what will be a two-lane, 25 MPH road, designed with pedestrians, cyclists, visitors and residents in mind. Connecting the South End with downtown, this project will alleviate traffic on neighborhood streets while providing an opportunity for everyone to safely navigate all 2.8 miles of roadway. Additional enhancements to the streetscape include stormwater improvements, buried utility lines and pedestrian actuated signalization. 27 Sears Lane will be located at a lighted intersection with the Parkway.



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