



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/  
OFFICE SPACE

4 Laurel Hill Drive  
South Burlington, VT

## Multiple Office Suites Convenient South Burlington location! Affordable Lease Rates



### SUMMARY

#### Overview:

3 office suites available for lease in various sizes. The location is visible from Shelburne Rd, with neighbors Burlington Bagel, New England Federal Credit Union, People's United Bank and more. The building is 9,888 SF in size and features ample parking both behind and in front of the building. The first floor provides two suites of equal size (2,300 SF) while the second floor has a mix of smaller offices ranging from 1,900 SF to 1,100 SF.

#### First floor—Suite 1:

- 2,300 SF, multiple offices, conference room, small kitchenette
- \$3,000/Month ( gross + utilities)

#### First floor—Suite 2:

- 2,300 SF, bathroom in suite, exam rooms, ideal of dental/ medical use.
- \$3,000/Month (gross + utilizes)

#### Second floor—Suite 4:

- 1,150 SF, small professional office
- \$1,000/Month (gross)

### CONTACT US

#### Donahue & Associates

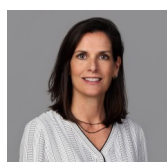
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# FOR LEASE—OFFICE SUITES

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### South Burlington, Vermont

#### AERIAL PHOTO



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