



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

FOR LEASE

40 B Timber Lane South  
Burlington, VT 05403

# Commercial Condo Available For Lease Timber Lane Medical Center



## SUMMARY

### Overview of Space Available—

This 1,400 +/-SF commercial condominium is part of the busy Timber Lane Medical Center development. Conveniently located off Kennedy Drive. Comprised of single offices, a large reception area, and ADA bathroom.

**Zoning**—Residential 7 –Neighborhood Commercial. Medical uses are preferred. Any other use would need association approval.

**Lease Price** -\$15/SF NNN (\$10.54/SF) plus gas/electric

**Parking:** - Free on site parking

**Comments**—NNN includes taxes/insurance/CAM and medical items like shredding, sharps removal, environmental waste.

Easy access and on site parking make this a super convenient location for your business.

## CONTACT US

### Donahue & Associates

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## FOR LEASE — Medical Office

40B Timber Lane  
South Burlington, VT 05403

### PHOTOS



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.

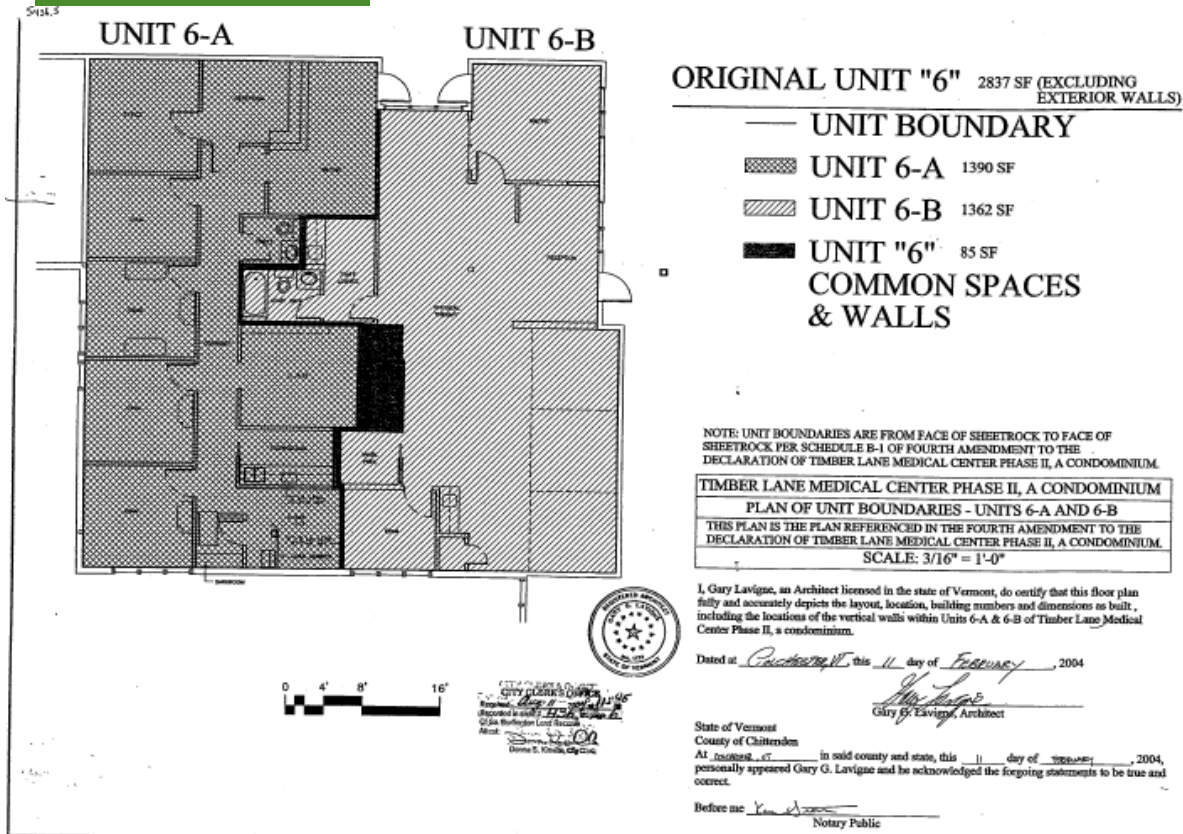


# FOR LEASE – Medical Office

## 40B Timber Lane

### South Burlington, VT 05403

#### FLOOR PLAN



#### Notable Features:

- 2 offices
- Large Reception Area
- ADA Bathroom w/ shower
- Additional sink in open area
- 2 entrances, to suite





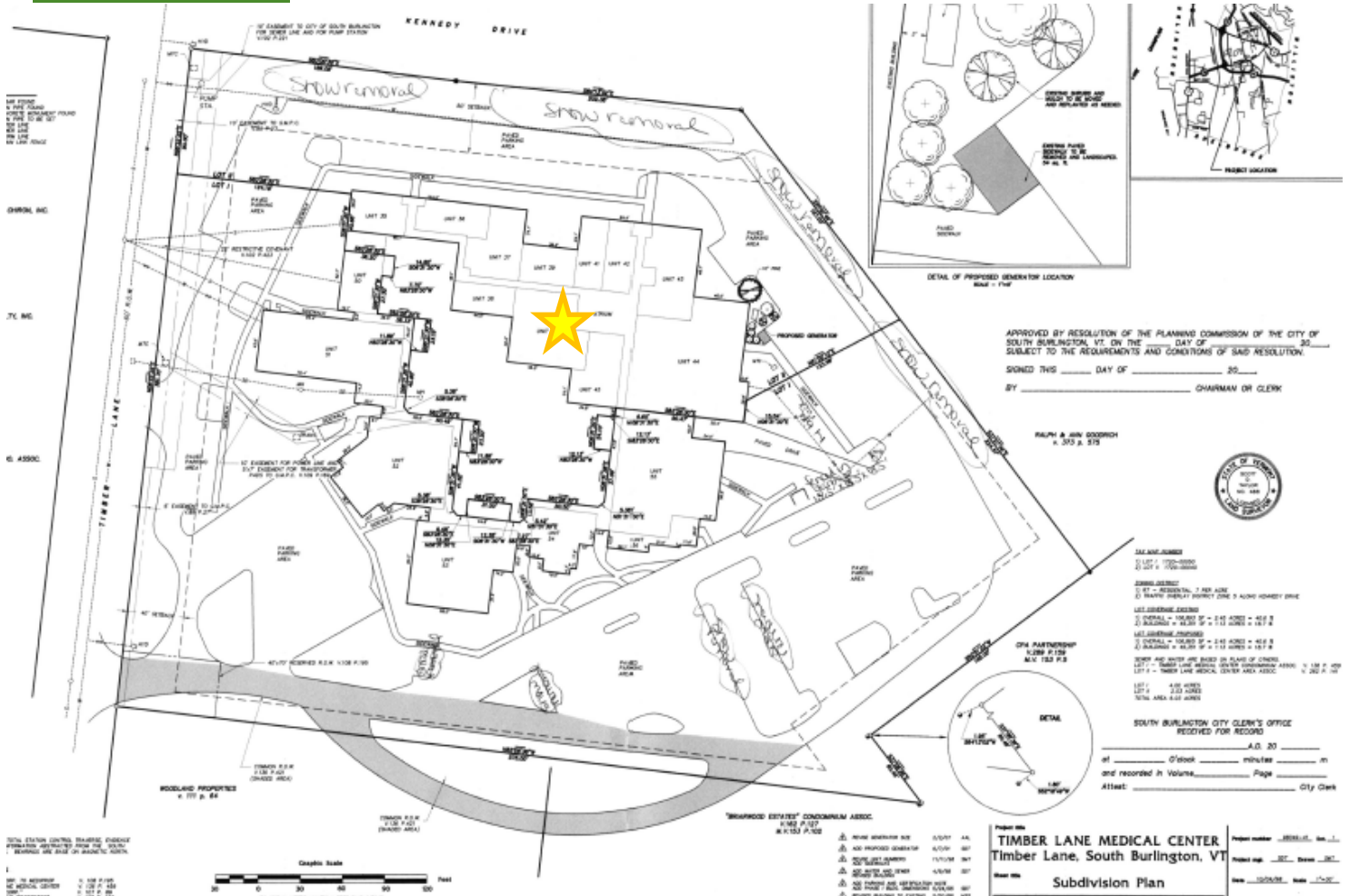
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#### SITE PLAN



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