



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

For Lease

**231 South Union St (1st floor)
Burlington, Vermont**



OVERVIEW

Description— Move to a historic building in Burlington’s Hill Section with high ceilings, large windows, covered porch, and on-site parking. There are 5 large single offices/work spaces along with 2 bathrooms and kitchenette. Suitable for your law firm, software company, graphic design, accounting or other professional enterprise. Unique opportunity is available for lease for August 2022.

Location-Walk to work and walk to downtown, courts, Church Street Marketplace, Burlington’s waterfront, shops, and more. Neighborly neighborhood type location. A walk back in time. We can all use a bit of that right now.

Call today for a showing!

Space Available

1st Floor—2,114 SF

Includes 5 large bright spaces with 2 bathrooms, kitchenette, larger westerly facing covered porch, and storage area in lower level.

Lease Rate

\$23/SF plus utilities

Or Lease Individual Offices Suite

Suite #/SF

Monthly Rent

Suite 1: 260 SF

\$675 Bright open space.

Suite 2: 287 SF

\$750 Large and bright. Access to porch

Suite 3: 211 SF

\$675 Built in shelves; access to porch

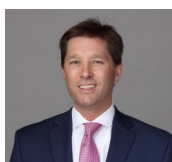
Suite 4: 224 SF

\$675 Bright and open with shelves.

Suite 5: 411 SF

\$1250 Private wing with own bath

CONTACT US



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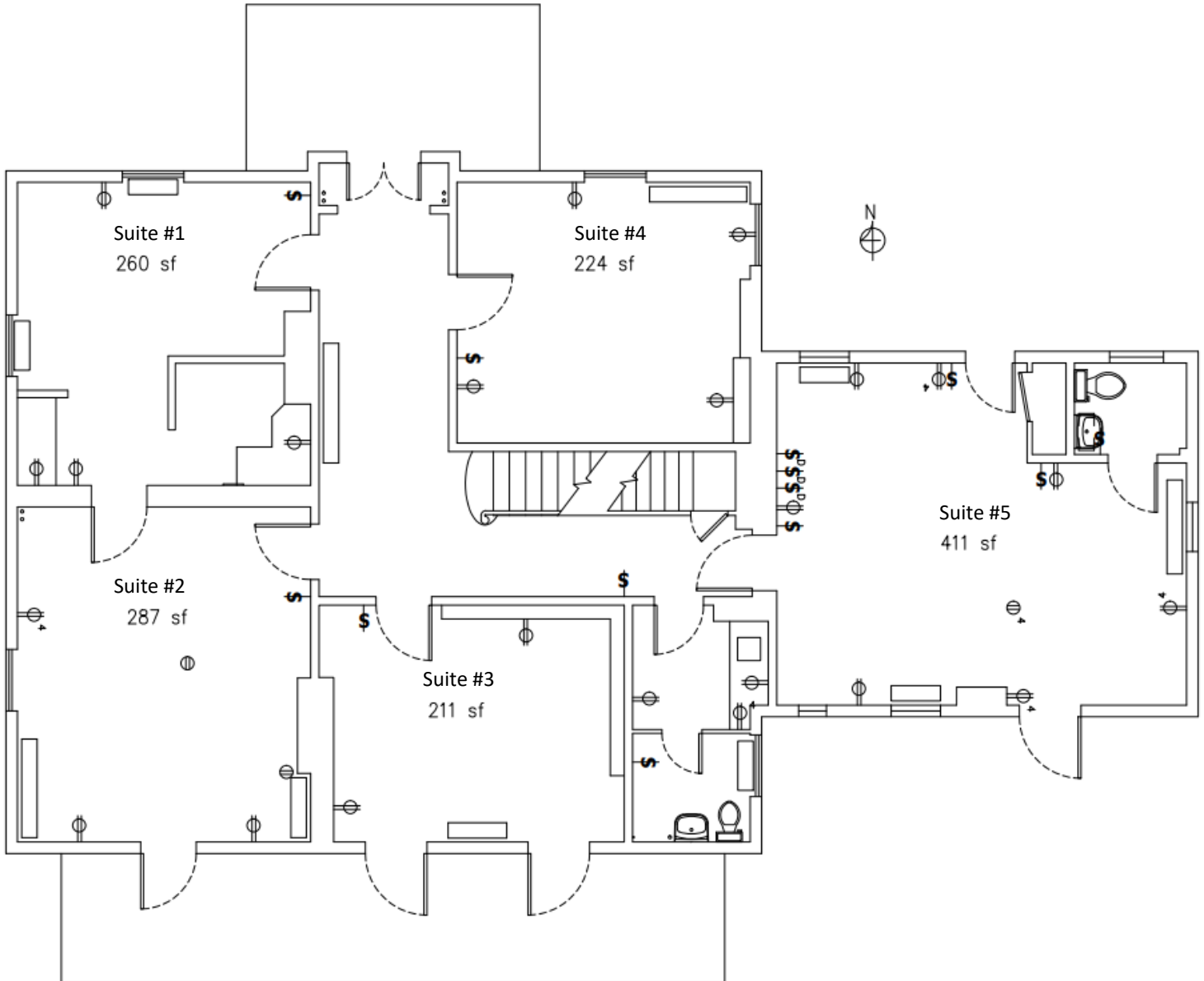


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FIRST FLOOR SKETCH



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.



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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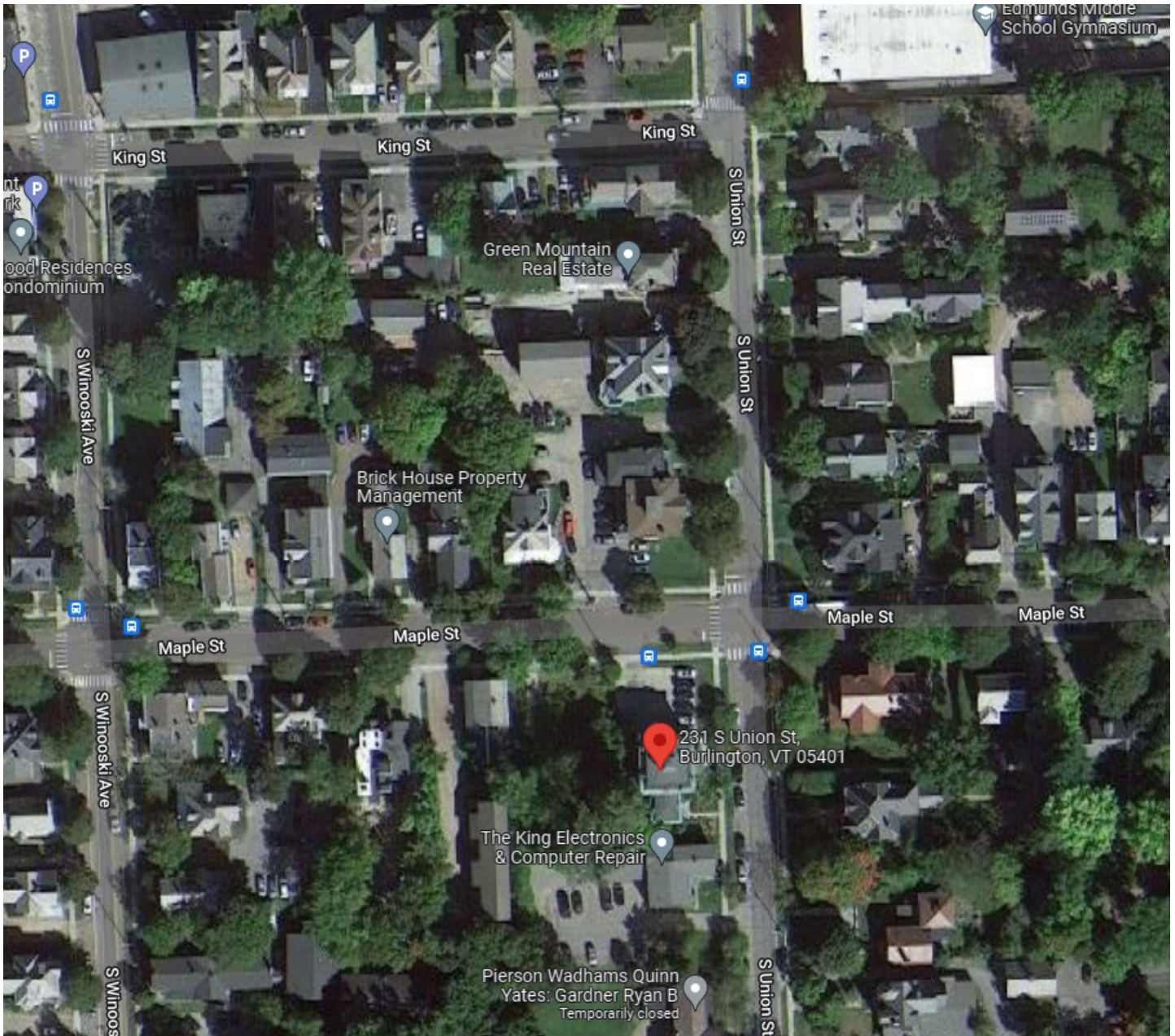


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Aerial View



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