



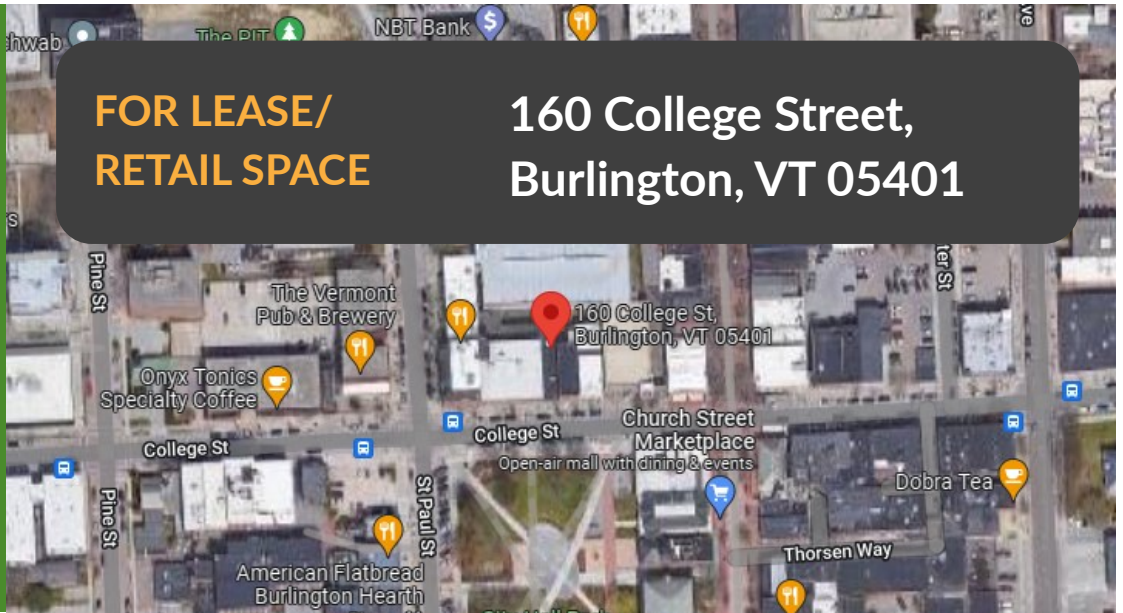
DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

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www.donahueassociatesvt.com

**FOR LEASE/
RETAIL SPACE**

**160 College Street,
Burlington, VT 05401**



SUMMARY

Prime Location In Close Proximity to Church Street Marketplace!

Retail Space Available—2,334 square foot +/- first floor retail space, 546 SF mezzanine with 1,323 SF basement

Located between St. Paul and Church Street on one of the busiest blocks in Burlington!

Overview: Rear opportunity a well located high exposure College Street retail space with multiple levels of finished space for retail or other uses. Overlooks City Hall Park and is near Burlington's award winning Church Street Marketplace. High level of pedestrian traffic for retail, food, and experiential businesses including visitors from University of Vermont, St Michael's College, Champlain College and tourists from Montreal, New York, Boston and more as they stroll and are entertained on the award winning Church Street Marketplace. Easy place to attract customers strolling up and down Church, College and downtown streets.

Lease Price: \$30/SF, plus 80% taxes, 65% insurance, gas/electric and HVAC maintenance.

Who are the neighbors in the neighborhood—Burton Snowboards, Leunigs Bistro, Whiskey Room, Flatbread Pizza, Burlington Pub & Brewery and more. And close by is several other Church Street retailers including Fjallraven, Helly Hansen, Lake Champlain Chocolates, Homeport, Outdoor Gear Exchange, Hatley, Designers Circle, Kiss the Cook, Lake Champlain Chocolates, Mattress Firm, Monelle, Sea Bags, Whim Boutique and more.

And More: Short walk to award winning Hotel Vermont, Marriott Courtyard, Hilton, Hilton Gardens, Burlington's glimmering waterfront with 3 marinas filled with sail and motor boaters both local and transient. The Flynn Theatre, street entertainment, brew festivals, Burlington City Marathon, Jazz Festival and so much more.

Burlington awaits!

CONTACT US

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160 College Street, Burlington, VT

PHOTOS



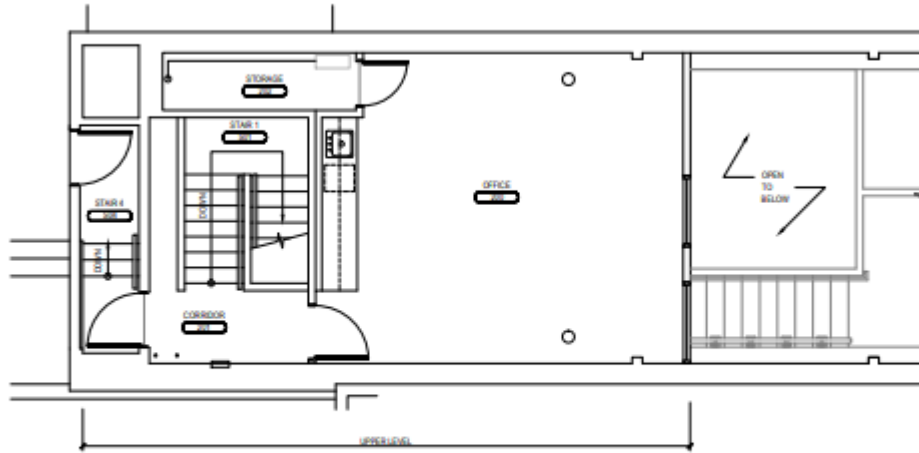


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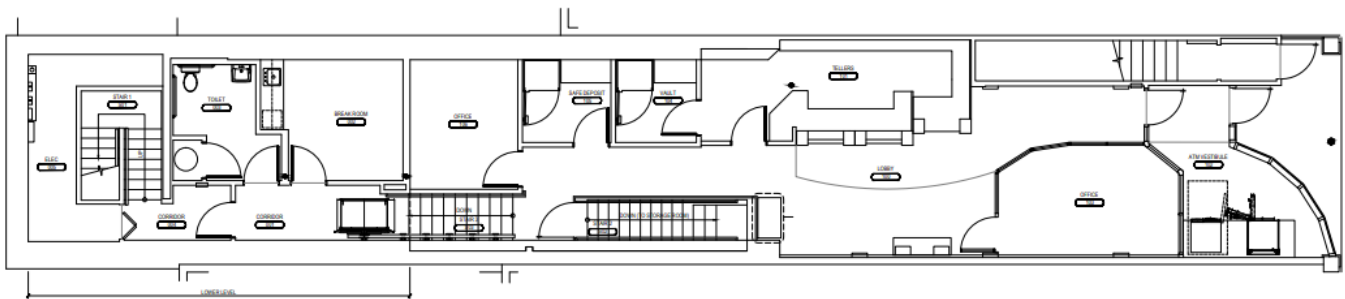
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160 College , Burlington, VT

FLOOR PLAN



2 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



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.

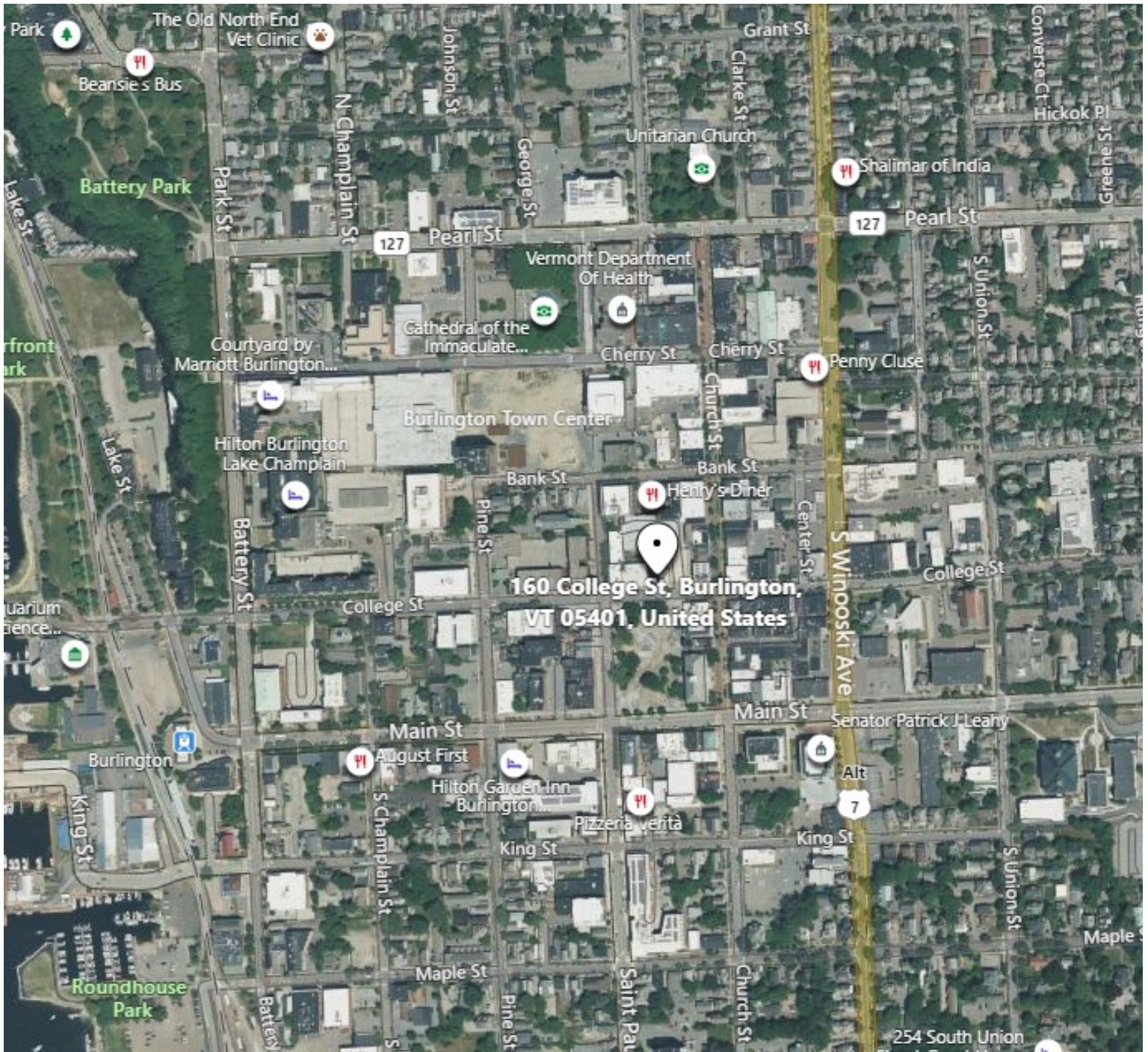


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Ariel View Downtown Burlington



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LOCATION OVERVIEW



Church Street Marketplace is a vibrant and booming downtown mecca in the City of Burlington. With a surplus of existing retailers and restaurants and the planned mall redevelopment underway, it is quickly becoming a hub for tourists, students and locals alike. It is an exciting time to join the Church Street Marketplace and become part of the heart of Burlington.



Major Downtown Redevelopment—Through a collaborative process involving the owner of the Burlington Town Center- Devonwood Investors, LLC, the residents of Burlington, the DAPAC, and the City, plans for the redevelopment of the site have evolved several times over nearly two years. The most current plans have evolved to accommodate many of the central goals of plan BTV Downtown & Waterfront including the redevelopment of a key site in the core of downtown, the reconnection of two streets that were foreclosed by urban renewal, and the addition of multi-family housing in downtown Burlington.

