



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

*** Multiple Suites ***

From 1,500 SF—11,925 SF

*** Available ***

Fall 2022 and Spring 2023



FOR LEASE

OFFICE SPACE

76 St Paul Street—4th + 5th Floor
Burlington, Vermont



SUMMARY

Available Suites

4th Floor - 2,500 SF—Available immediately this suite has multiple offices, open flex, area, and lots of natural light.

5th Floor— 9,425 SF—Available spring 2023, this corporate style office space can accommodate a tenant seeking meeting and conference space, multiple offices, 360 degree views of lake, mountains, and downtown Burlington.

Rates: \$15- \$17/SF NNN plus utilities

Features—

- ☐ Full fifth floor available
- ☐ Floor plans with mix of private offices and open flex space
- ☐ Prime downtown location
- ☐ Attached structured garage
- ☐ High quality Class A professional office building
- ☐ Lake Champlain Views

Overview—Potential to lease many varying size suites with views overlooking Lake Champlain and Adirondack Mountains. Availability to move in and or renovate a space for your companies needs.

CONTACT US

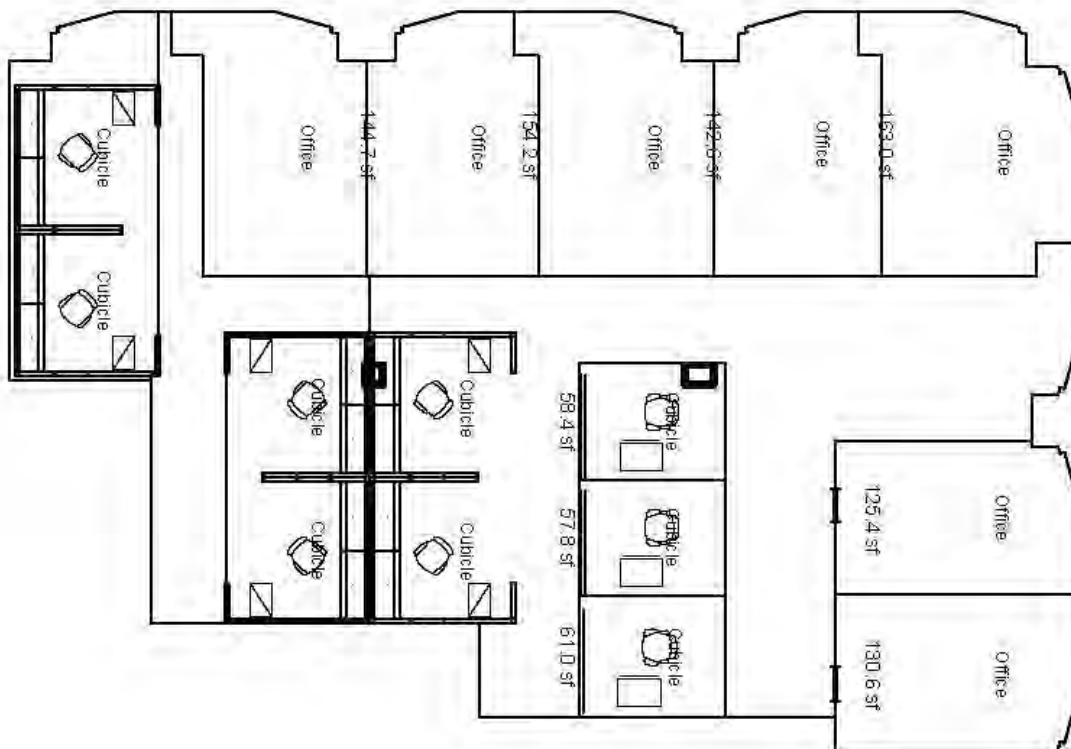


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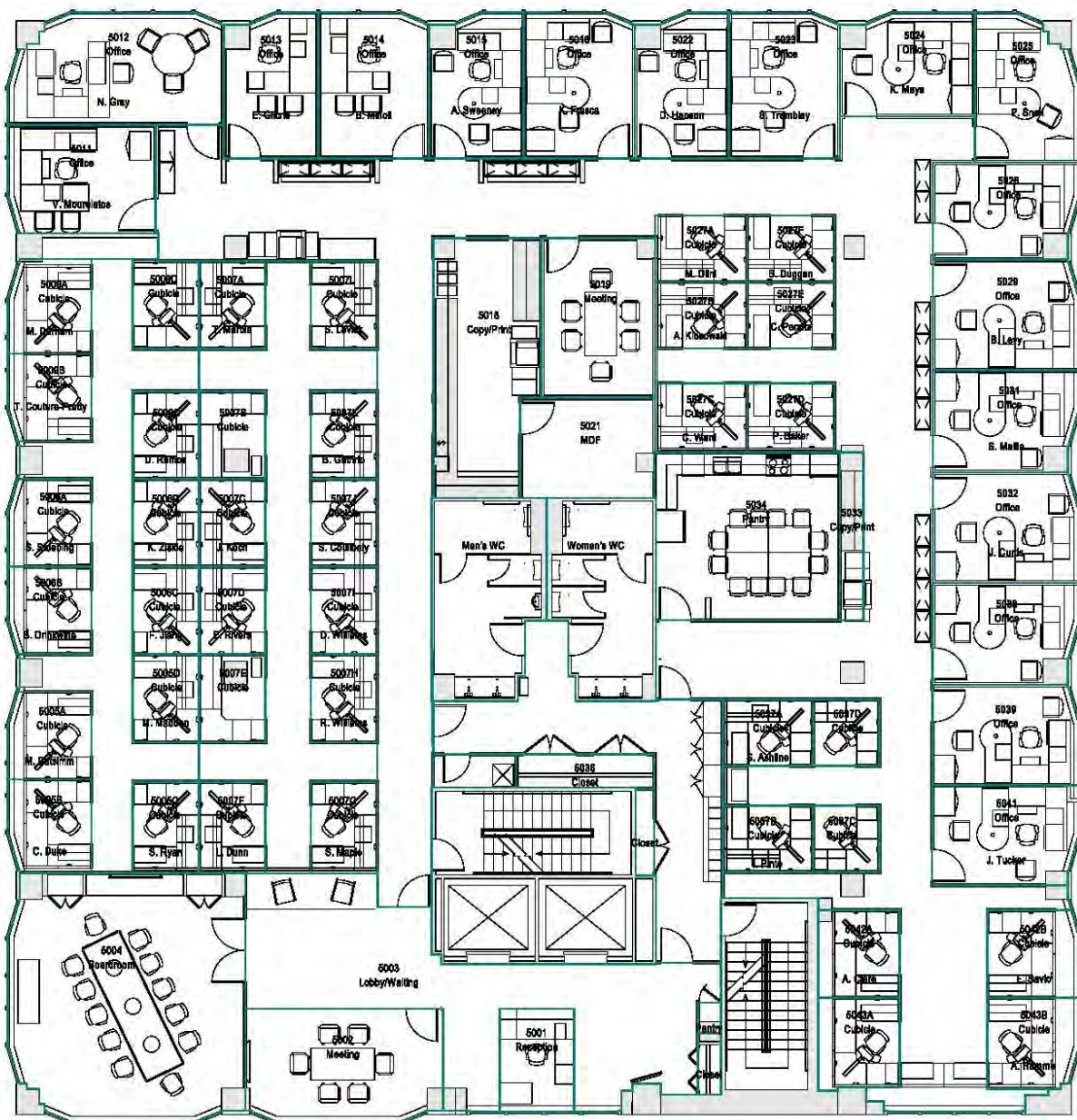
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FLOOR PLAN—5th Floor





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PHOTOS 5th FLOOR





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PHOTOS 4th FLOOR





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MAP



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