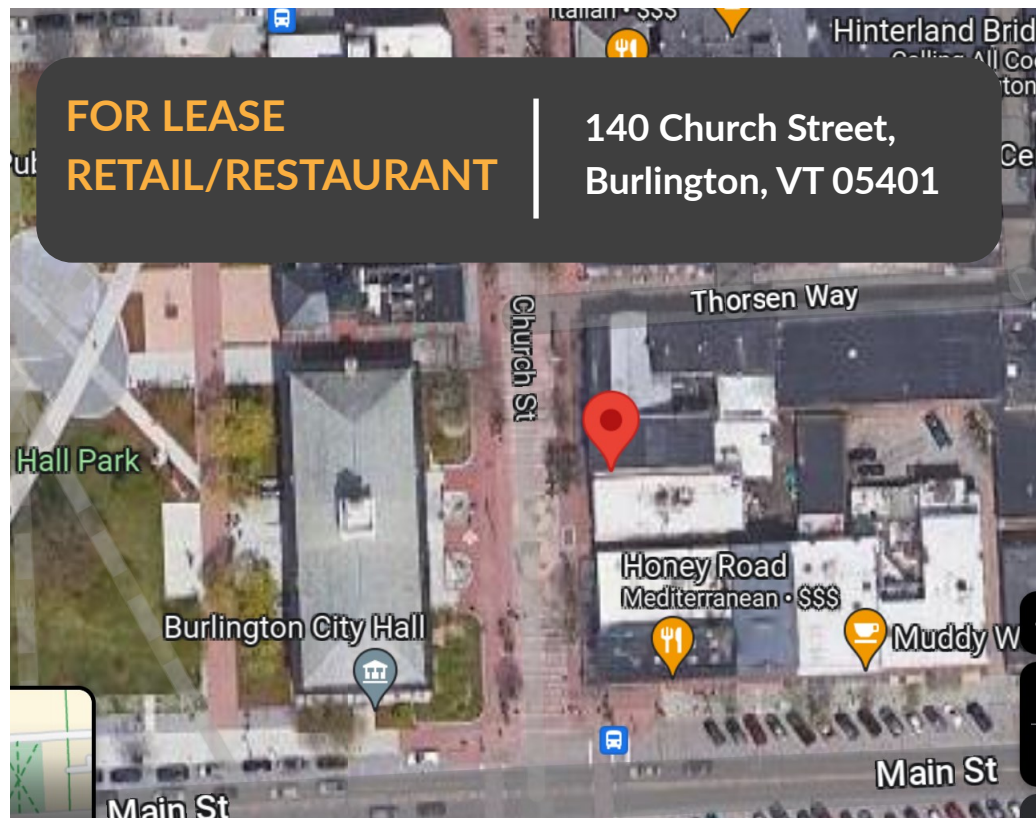




**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880  
[www.donahueassociatesvt.co](http://www.donahueassociatesvt.co)



## SUMMARY

### Available Suite—

140 Church St- 1,100 SF plus basement  
500SF patio (\$/City of BTV)

### Lease Price: -

140 Church St- \$50/SF NNN (est. 6.54/SF)  
basement is free

**Overview**—Prime location located on the first block of Church Street Marketplace in an established restaurant location. Expand in summer to outdoor patio for patrons to enjoy the scenes and weather of Church Street. Owner has completely gutted the space and it is ready for your design! Currently sprinklered with new hot water tank and electrical service in basement.

This is a hot block for food and entertainment: Honey Road, RiRa's, Sweetwater's, Bangkok Bistro, Red Square, Float On Cannabis and Gaku Ramen.



**Zoning**—FD6-Downtown Core.

Approved uses include, but are not limited to, office general/medical, restaurant, retail sales.

### Notes—

Call for a tour and more details.

## CONTACT US



Contact—Steve Donahue  
[Steve@donahueassociatesvt.com](mailto:Steve@donahueassociatesvt.com)



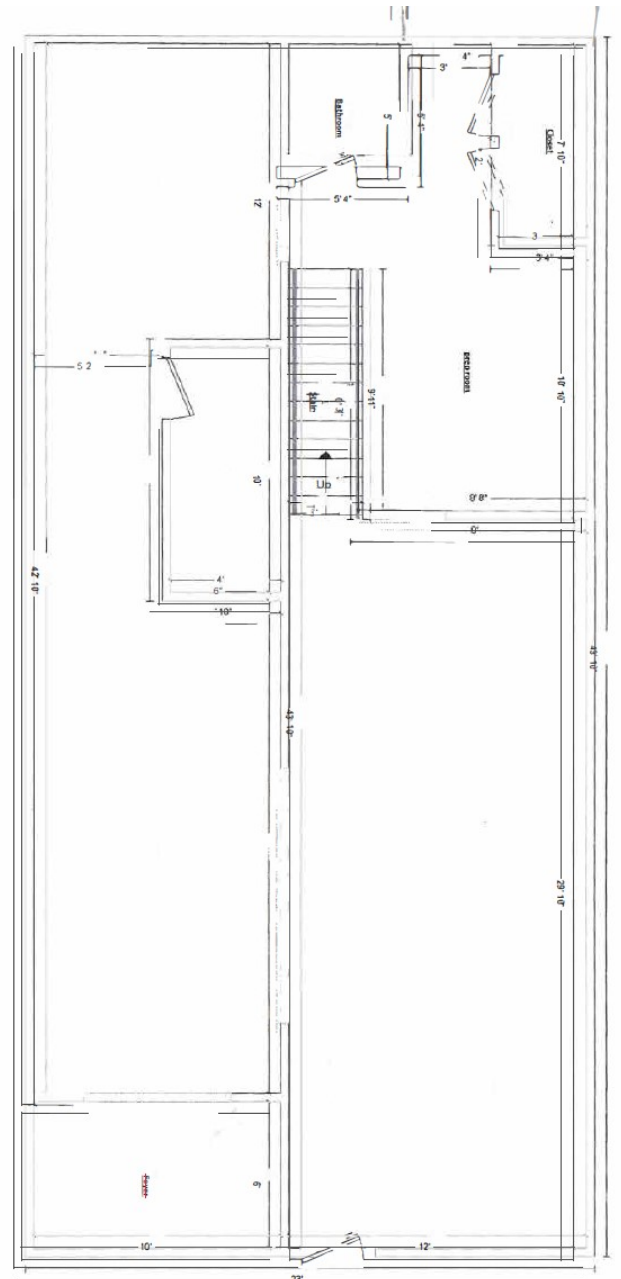
**SIOR**

NEW ENGLAND  
CHAPTER



**140 Church Street, Burlington, VT**

## A long, narrow hallway with a dark wooden floor and white walls. A yellow cable runs along the floor. The hallway leads to a bright area at the end, possibly a window or doorway. The ceiling has exposed pipes and a track lighting system.







# FOR LEASE/RETAIL SPACE

140 Church Street, Burlington, VT

## 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**—CityPlace Burlington is a new mixed-use facility planned in the heart of downtown Burlington, Vermont. Located on the site of the former Burlington Town Center, we will be a LEED Gold® certified, sustainable development bringing much-needed housing, new street-level retail stores, outdoor public spaces, restaurants, and planned local service businesses.

Through a new partnership of dynamic Vermont business owners, we are creating an innovative city center to encourage downtown growth and revitalize Burlington. We support Burlington and Vermont businesses and their families, and are actively engaged in the community, working with several organizations to further the development of everyone living in, working in, or visiting our city.

