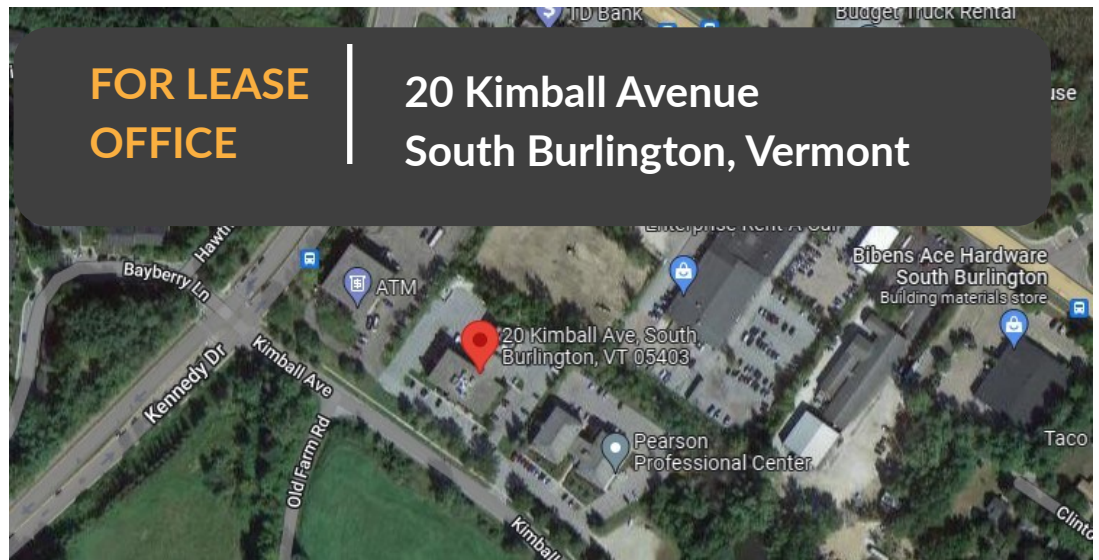




802-862-6880

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## SUMMARY

### Available Suites

#### First Floor

Suite 104—2,035 SF \$1,250 per month

#### Second Floor

Suite 200 - 2,155 SF \$2,200 per month

Suite 201—2,600 SF \$3,275 per month

#### Third Floor

Suite 303— 650 SF \$800 per month

**Parking:** Ample on-site

**Zoning:** Commercial 1—Limited Retail. Approved uses include, but are not limited to, general office, medical office, family child care, radio, recreation, and limited retail.

### Overview

20 Kimball Ave has been home to several local and national companies that seek affordable professional office space in a centrally located area for the last several decades. Located within a mile of Burlington International Airport and several area restaurants and other conveniences, as well as 3-4 miles from both Interstate Exit 12 and Exit 14, this property is sought after for its location and value.

Available suite sizes range in size from 300 SF to several thousand square feet.

Each floor is serviced by elevator and its own bathroom.

Parking conveniently surrounds the building on all sides with multiple access points to common areas.

The flexibility of suite sizes allow a tenant to expand conveniently, if needed.

## CONTACT US

**Donahue & Associates**

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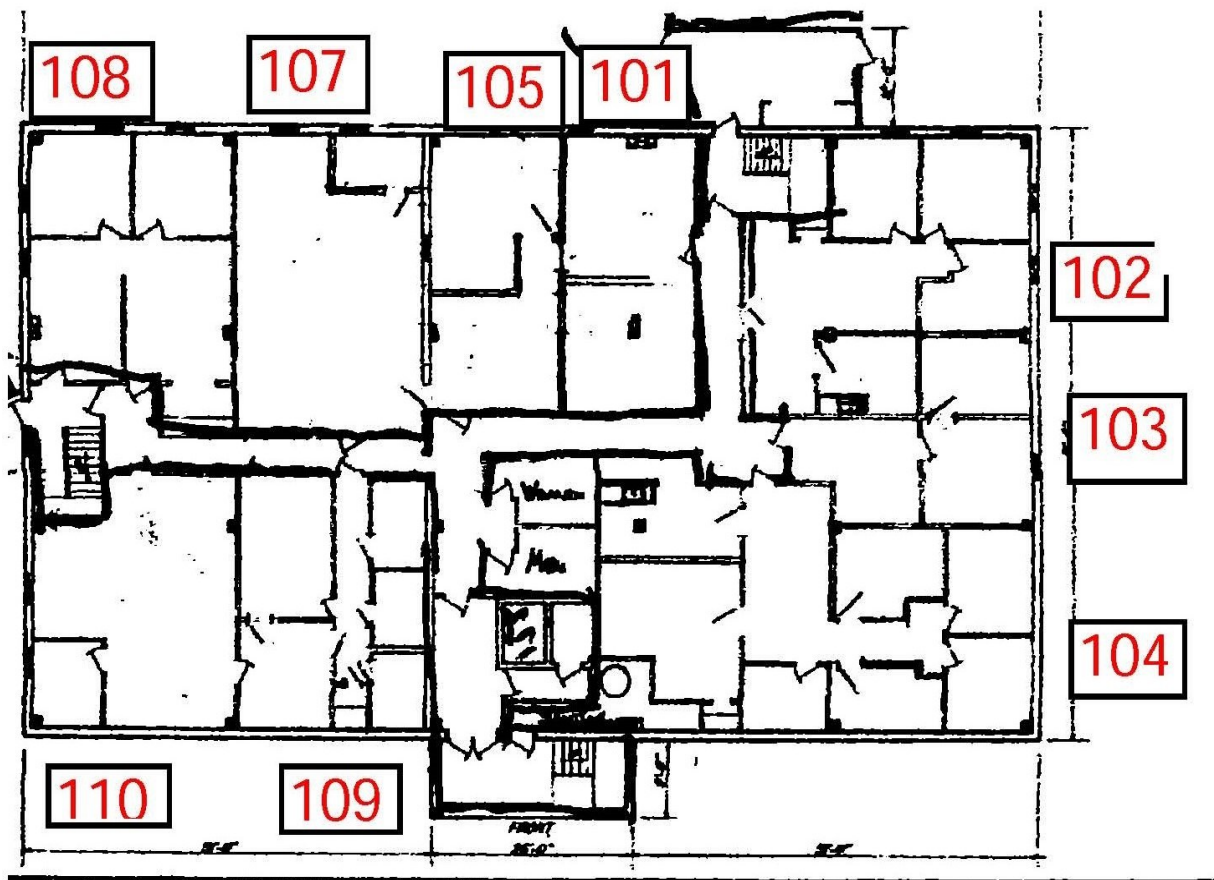
**Steve Donahue**

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# FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

## FLOOR PLAN - LEVEL 1



## CONTACT US

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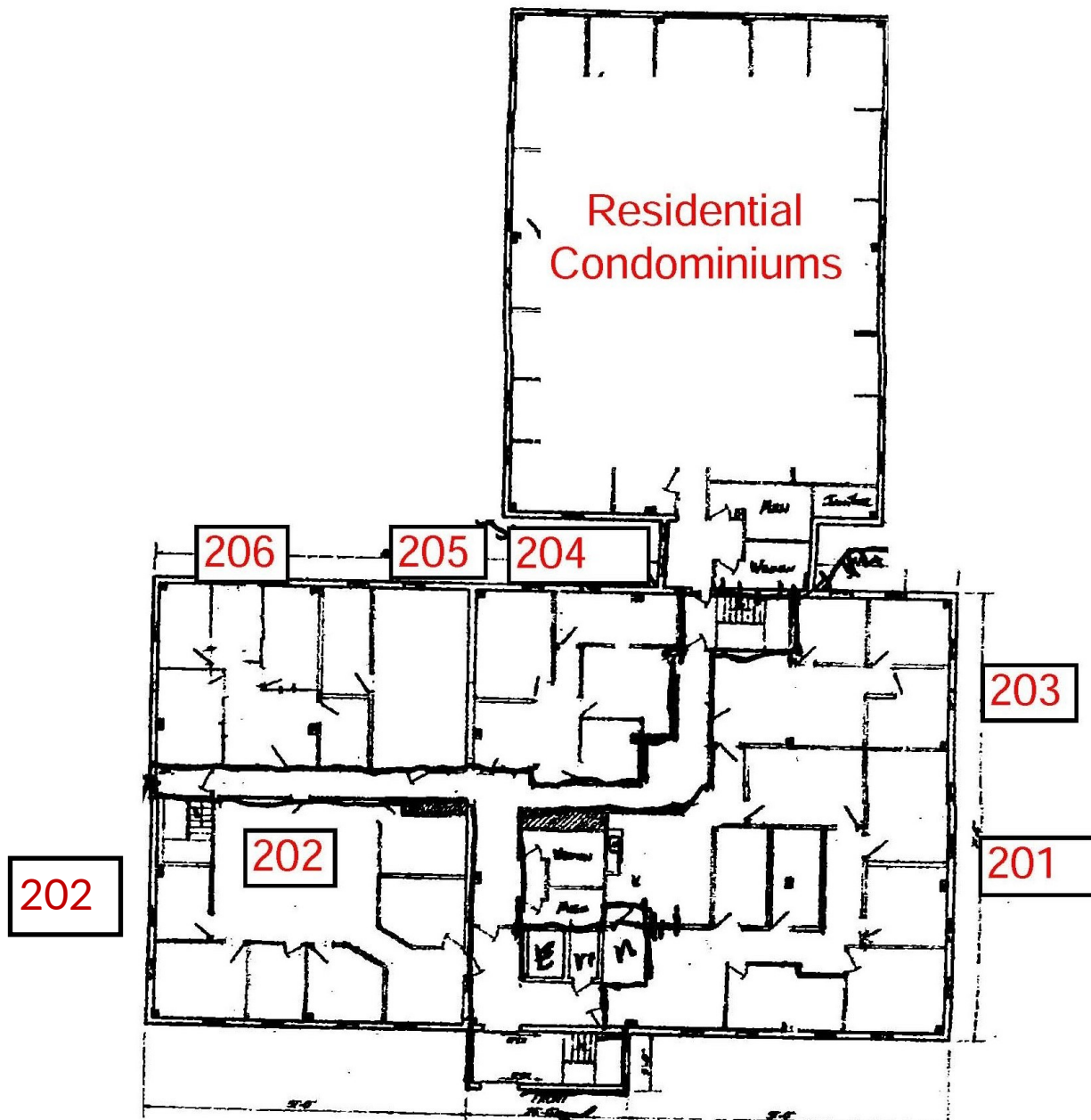


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# FOR LEASE/OFFICE

20 Kimball Ave. South Burlington, VT

## FLOOR PLAN - LEVEL 2



## CONTACT US

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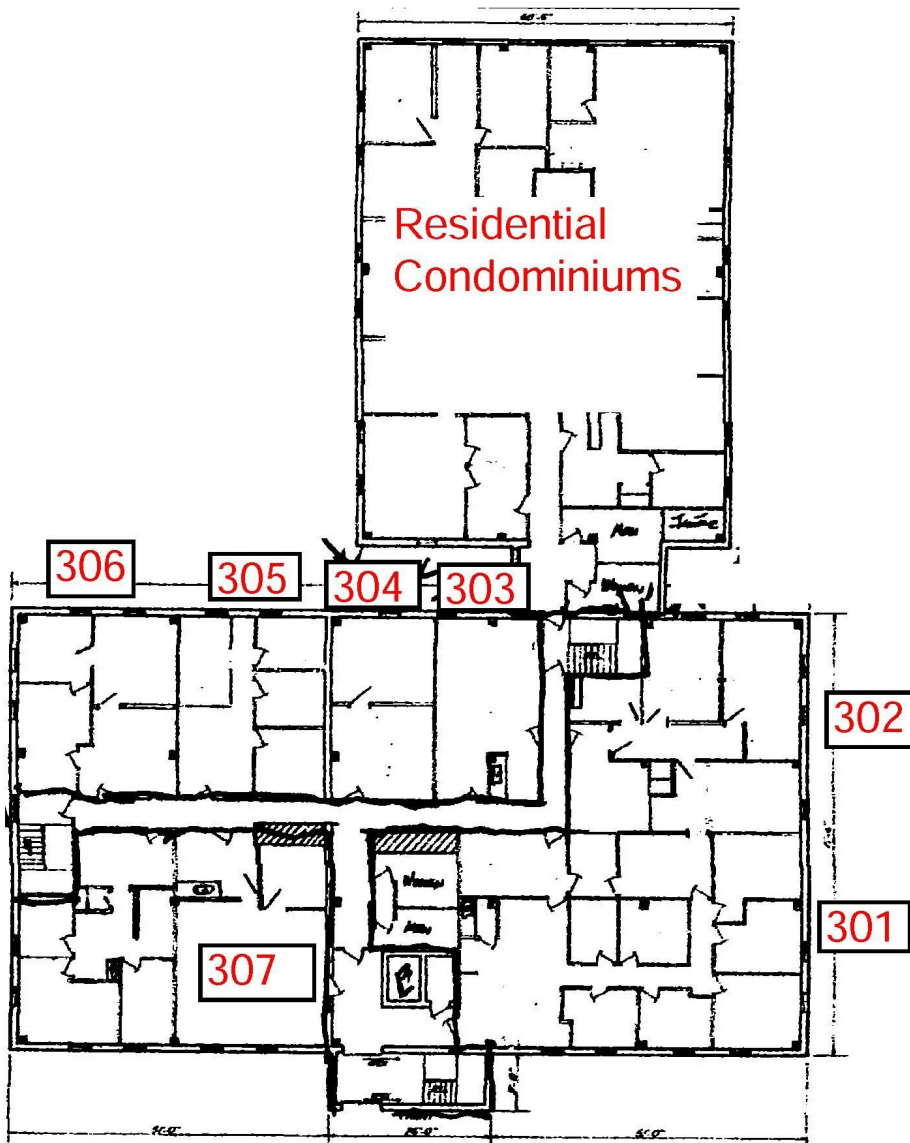


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# FOR LEASE/OFFICE

## 20 Kimball Ave. South Burlington, VT

### FLOOR PLAN - LEVEL 3



### CONTACT US

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