



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

**31-35 MAIN ST.
BURLINGTON VT 05401**

SUMMARY

Built in 1899, 31-35 Main St. offers versatile leasing options. With its prime location on Main street, it presents an ideal opportunity for businesses seeking prominence in the heart of the city.

Total Building SF: 6,600 +/-

Zoning: Downtown Center

First Floor Units 1-3: Available June 1st

1,953 SF: \$3,000 Monthly + Utilities

Second Floor:

Unit 4 : Now Available

650 +/- SF : \$1,000 Monthly + Utilities

Unit 6 : Available June 1st

650 +/- SF : \$1,000 Monthly + Utilities

Property Features:

On-site parking (\$)



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MEG MCGOVERN

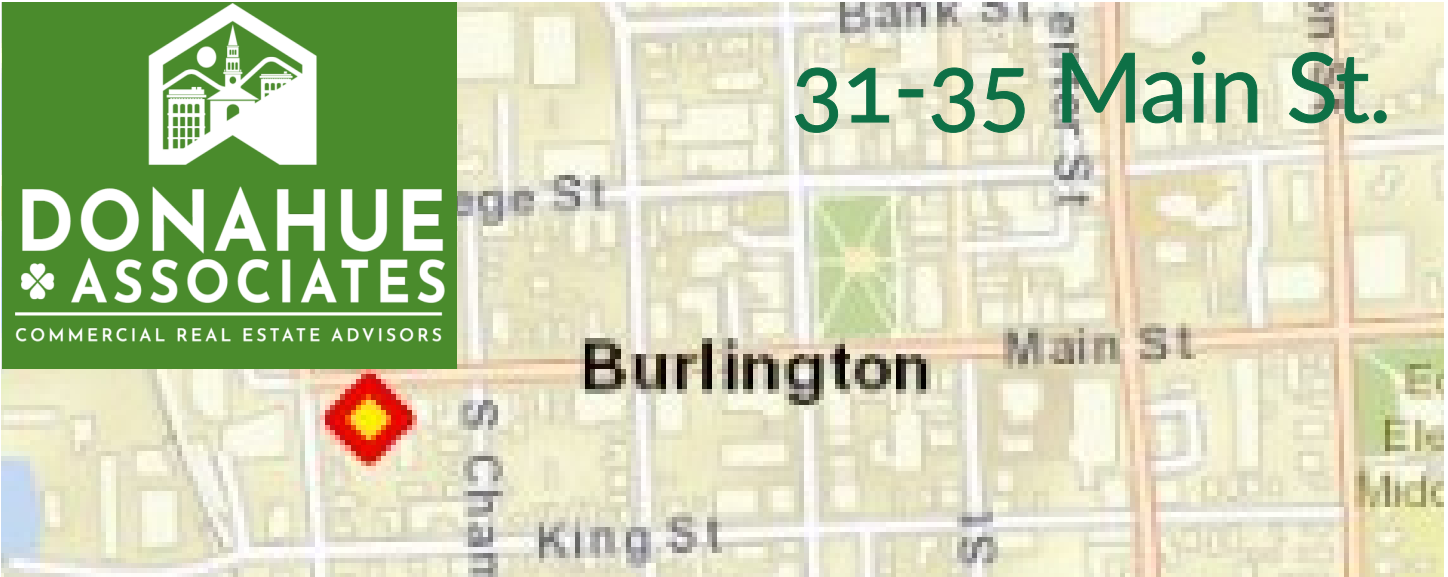
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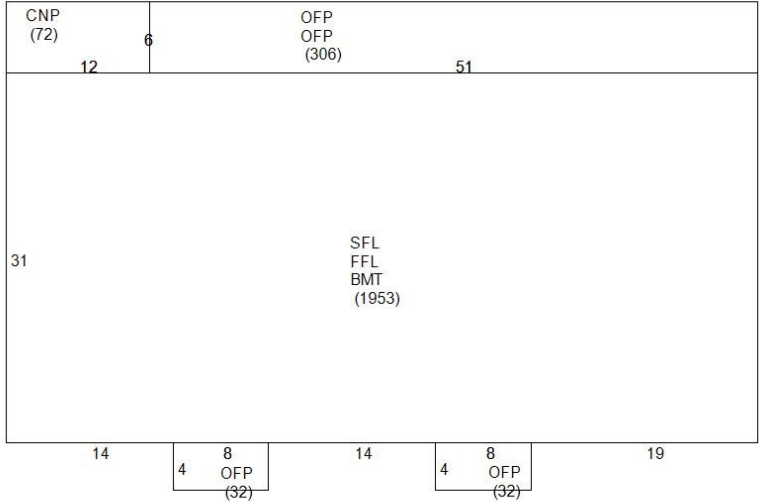
DONAHUE & ASSOCIATES | 65 MAIN ST. SUITE 202 | BURLINGTON, VERMONT | 802-862-6880



31-35 Main St.

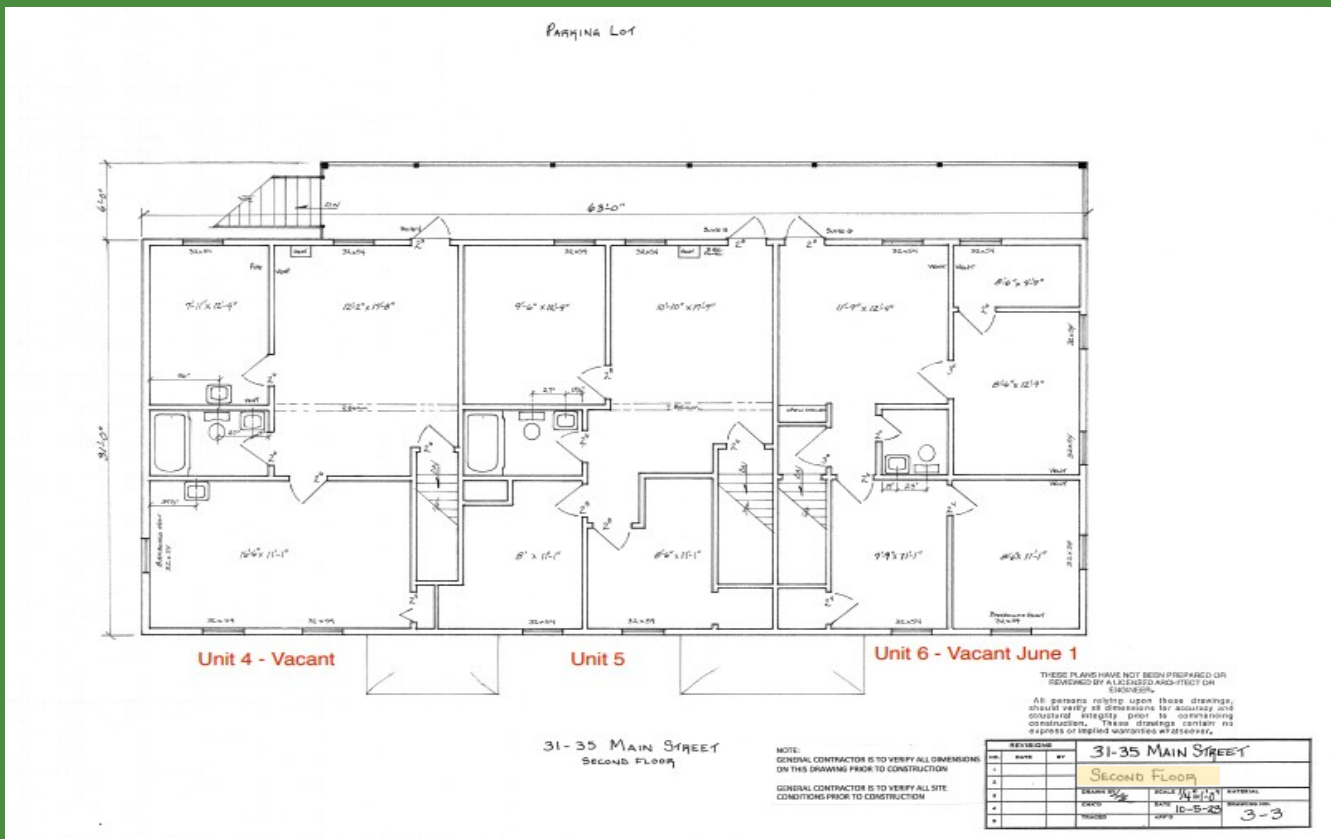
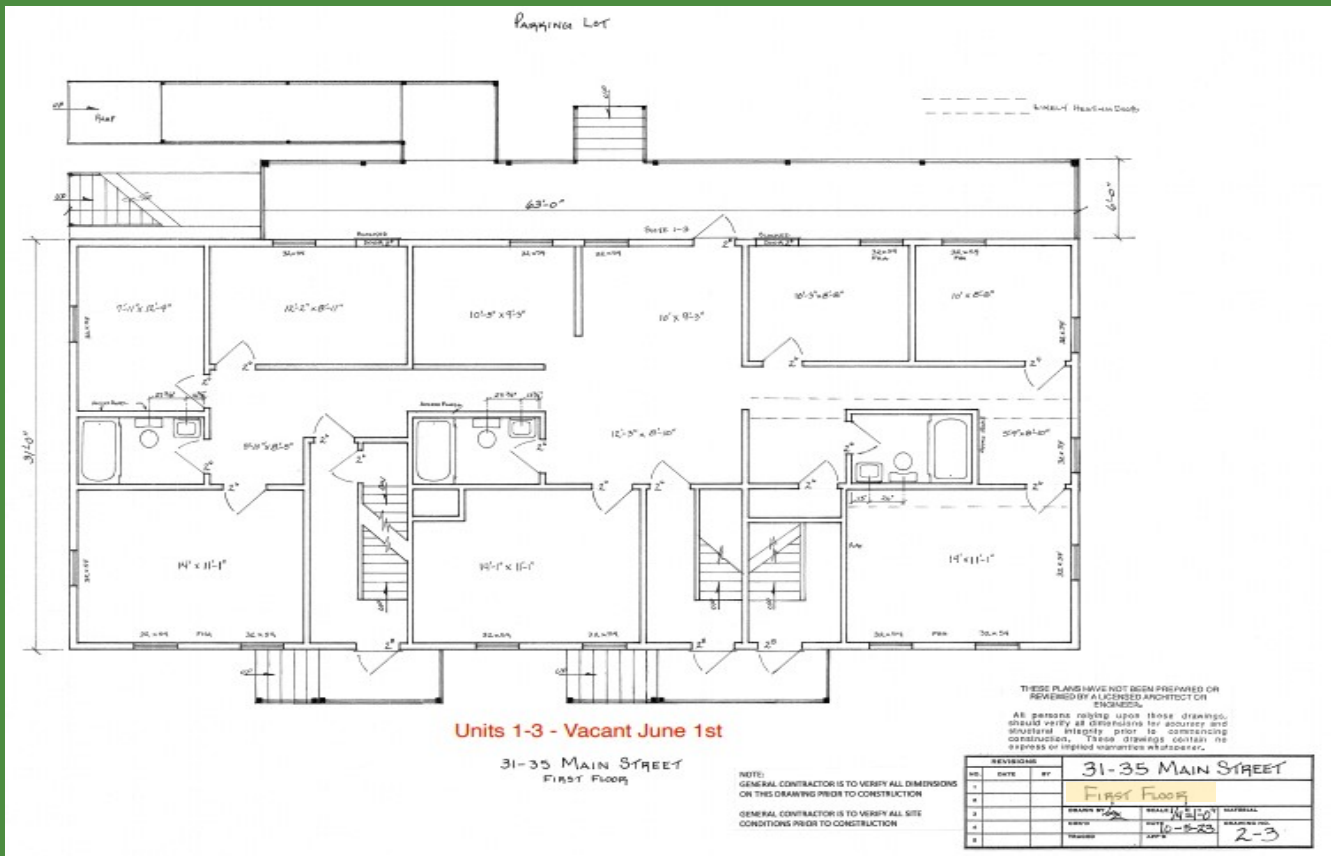


| AREA | DESCRIPTION | GROSS AREA | FINISHED AREA |
|---------------|-------------|-----------------|-----------------|
| BMT | Basement | 1,953 SF | 0 SF |
| CNP | Canopy | 72 SF | 0 SF |
| FFL | 1st Floor | 1,953 SF | 1,953 SF |
| OFF | Open Porch | 676 SF | 0 SF |
| SFL | 2nd Floor | 1,953 SF | 1,953 SF |
| TOTALS | | 6,607 SF | 3,906 SF |



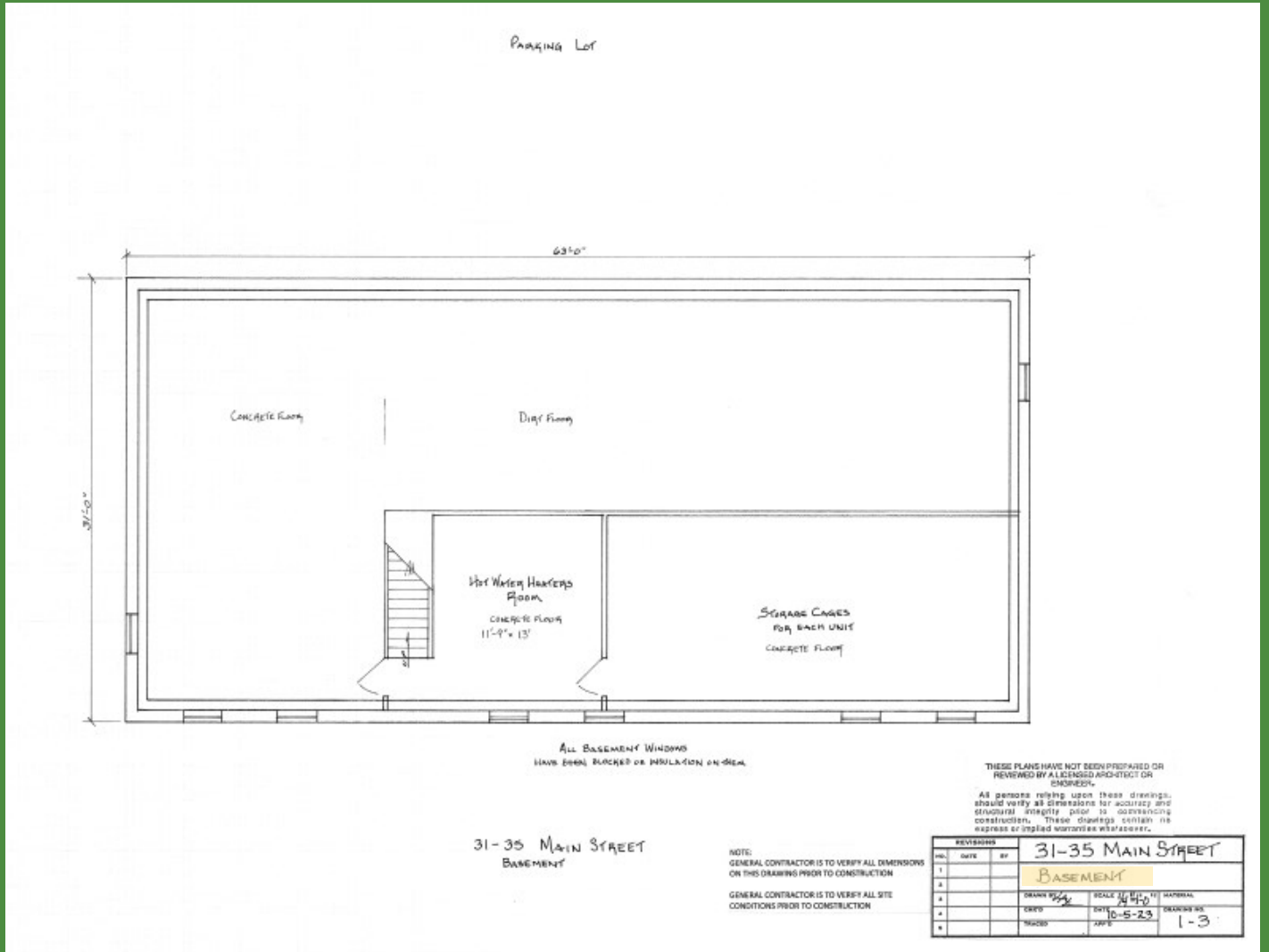
FLOOR PLANS

31-35 Main St.



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