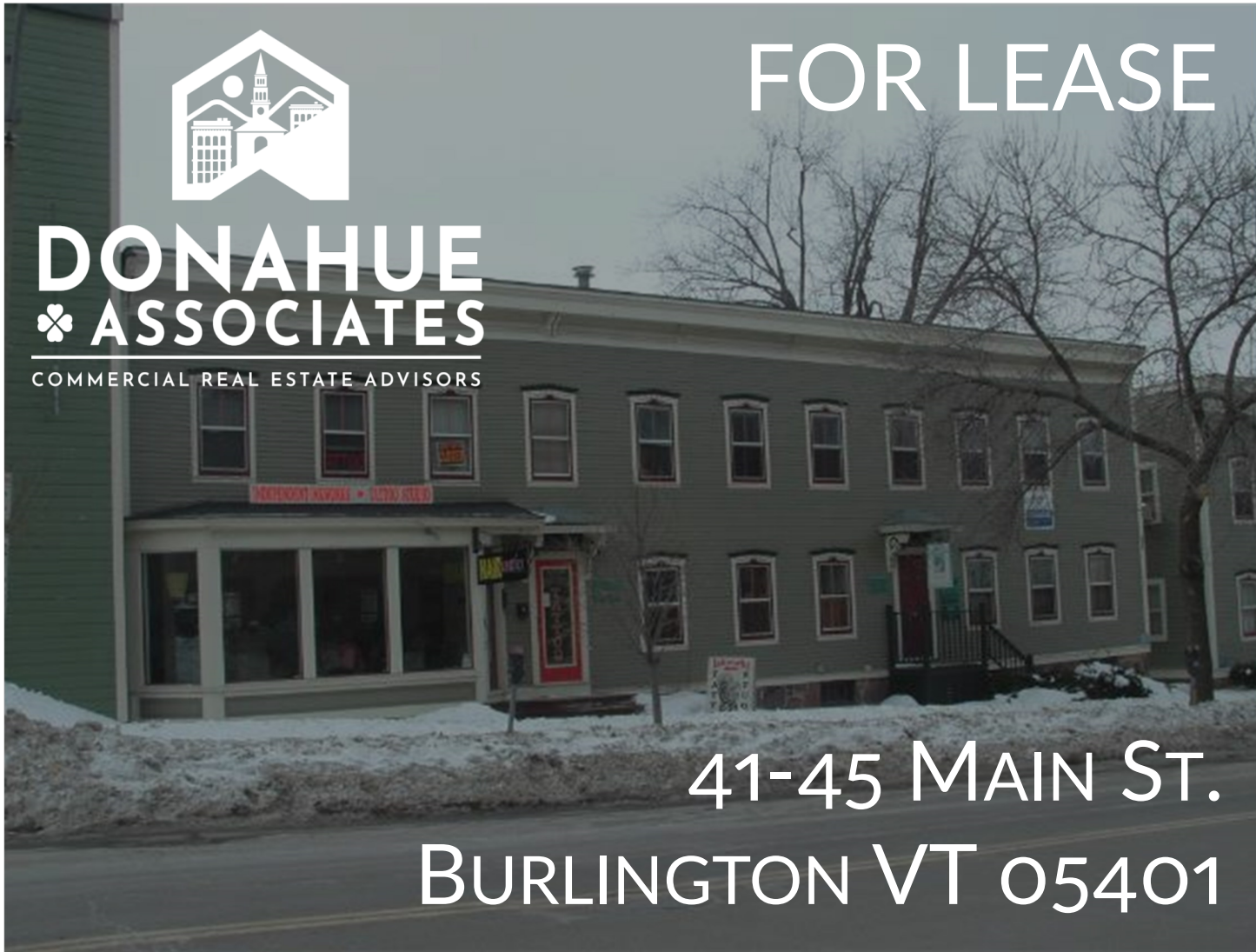




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FOR LEASE



**41-45 MAIN ST.  
BURLINGTON VT 05401**

**SUMMARY**

41-45 Main St. offers versatile leasing options with office spaces available in Unit 1 and Unit 5A. Located on Main Street, both units come equipped with bathrooms, making them ideal for businesses looking for convenience and adaptability in the heart of the city.

Total Building SF: 7,700 +/-

Zoning: Downtown Center

First Floor

Unit 1 - 630 +/- SF : \$1,200 Monthly + Utilities

Second Floor:

Unit 5A - 470 +/- SF : \$1,200 Monthly (GROSS)

Property Features:

On-site parking (\$)



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STEVE DONAHUE

STEVE@DONAHUEASSOCIATESVT.COM

MEG MCGOVERN

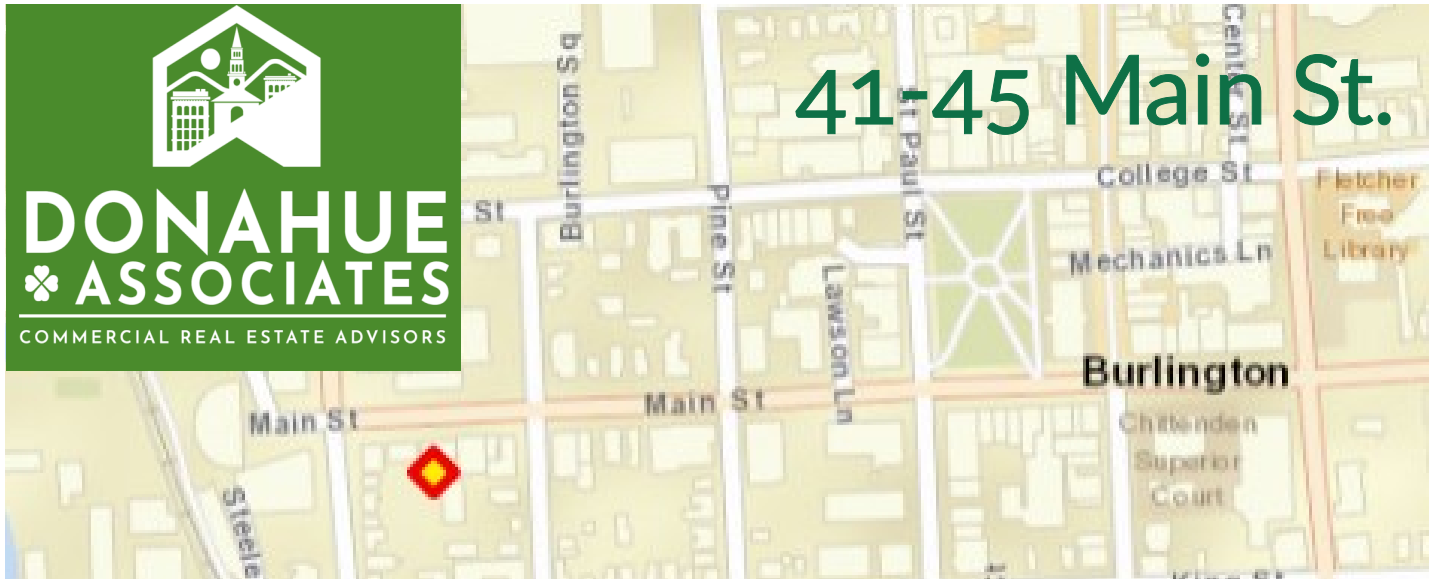
MEG@DONAHUEASSOCIATESVT.COM



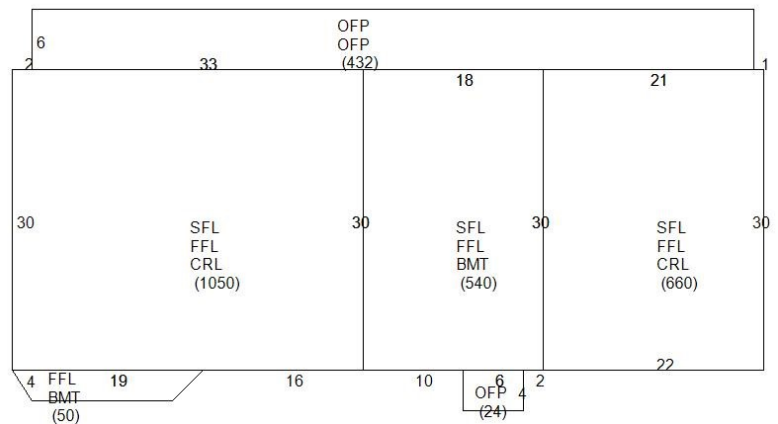
**DONAHUE & ASSOCIATES | 65 MAIN ST. SUITE 202 | BURLINGTON, VERMONT | 802-862-6880**



# 41-45 Main St.

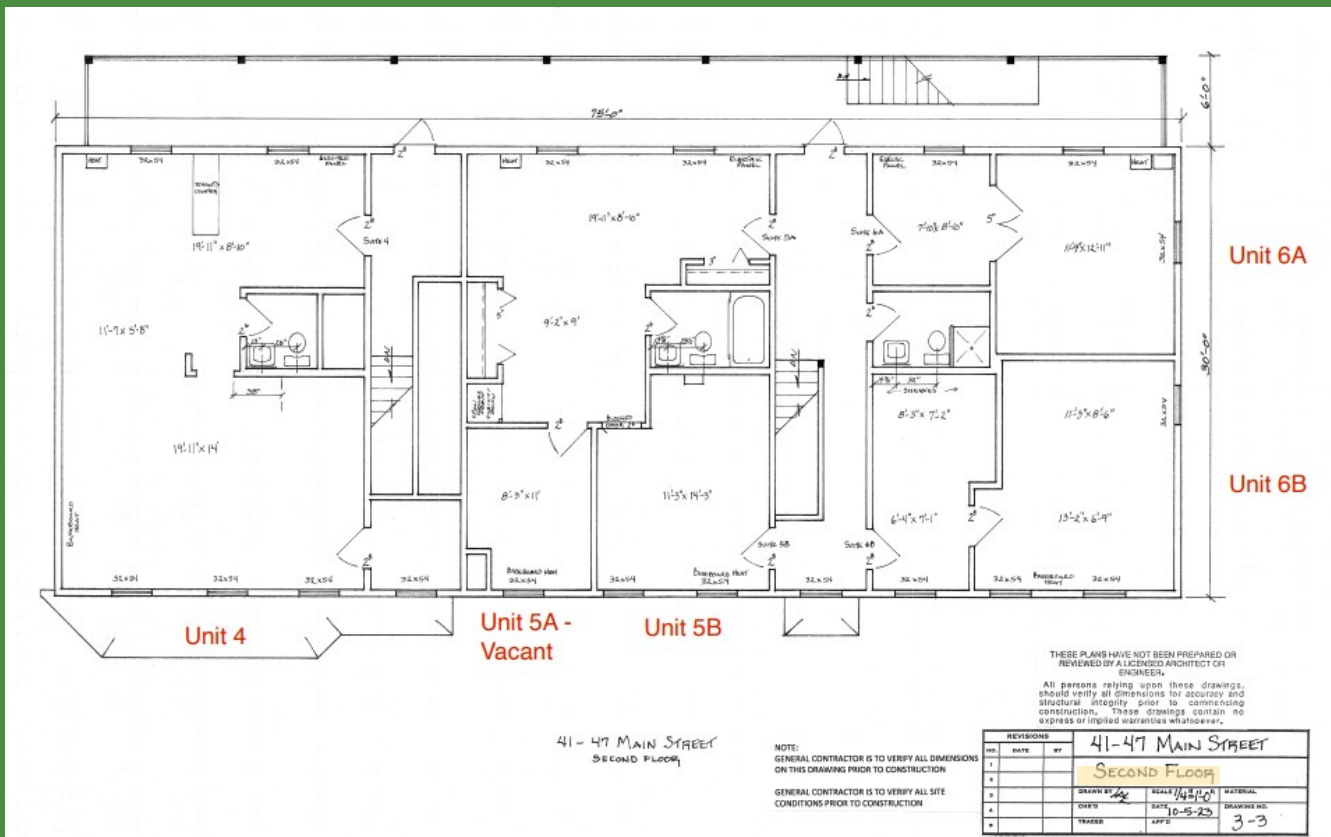
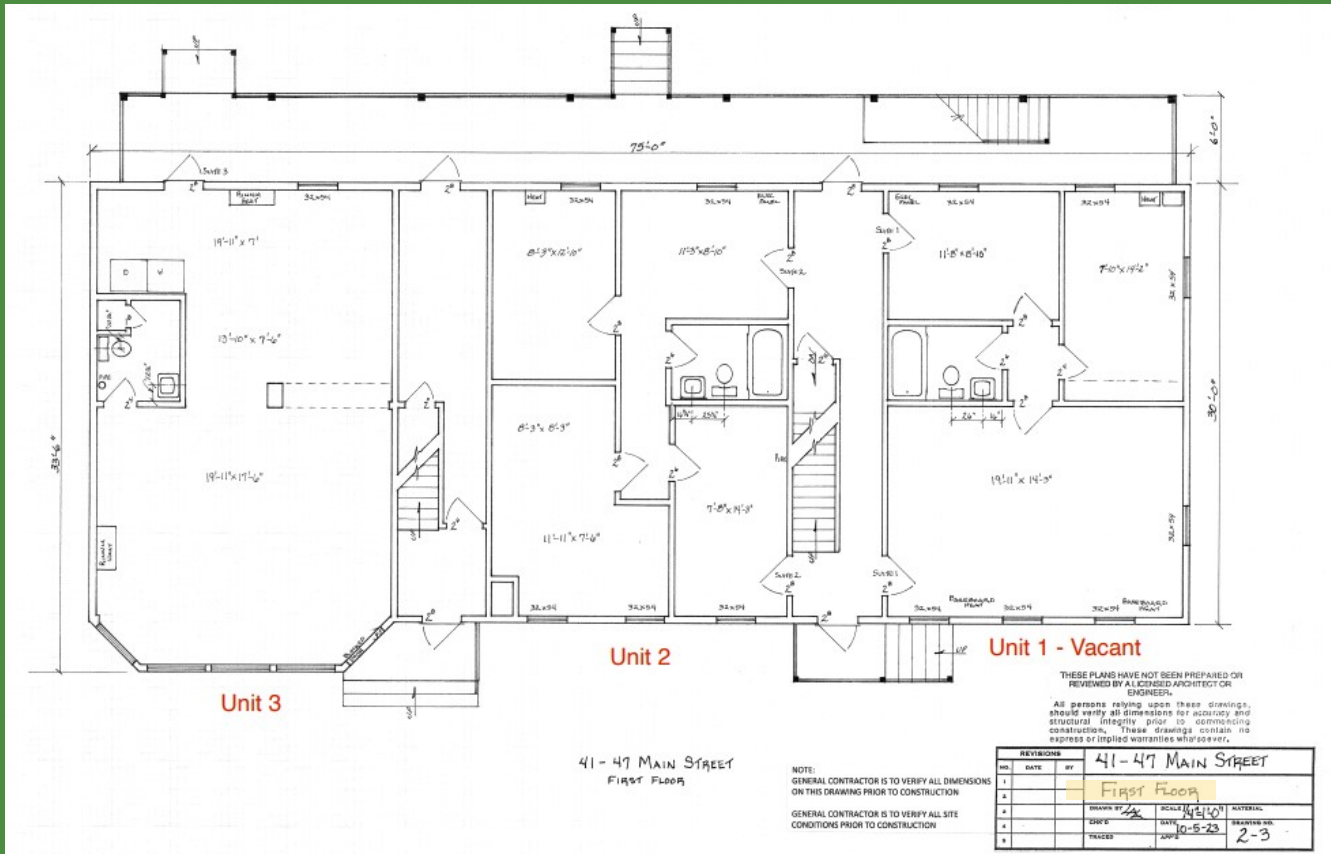


AREA	DESCRIPTION	GROSS AREA	FINISHED AREA
BMT	Basement	590 SF	0 SF
CRL	Crawl Space	1,710 SF	0 SF
FFL	1st Floor	2,300 SF	2,300 SF
OFF	Open Porch	888 SF	0 SF
SFL	2nd Floor	2,250 SF	2,250 SF
<b>TOTALS</b>		<b>7,738 SF</b>	<b>4,550 SF</b>



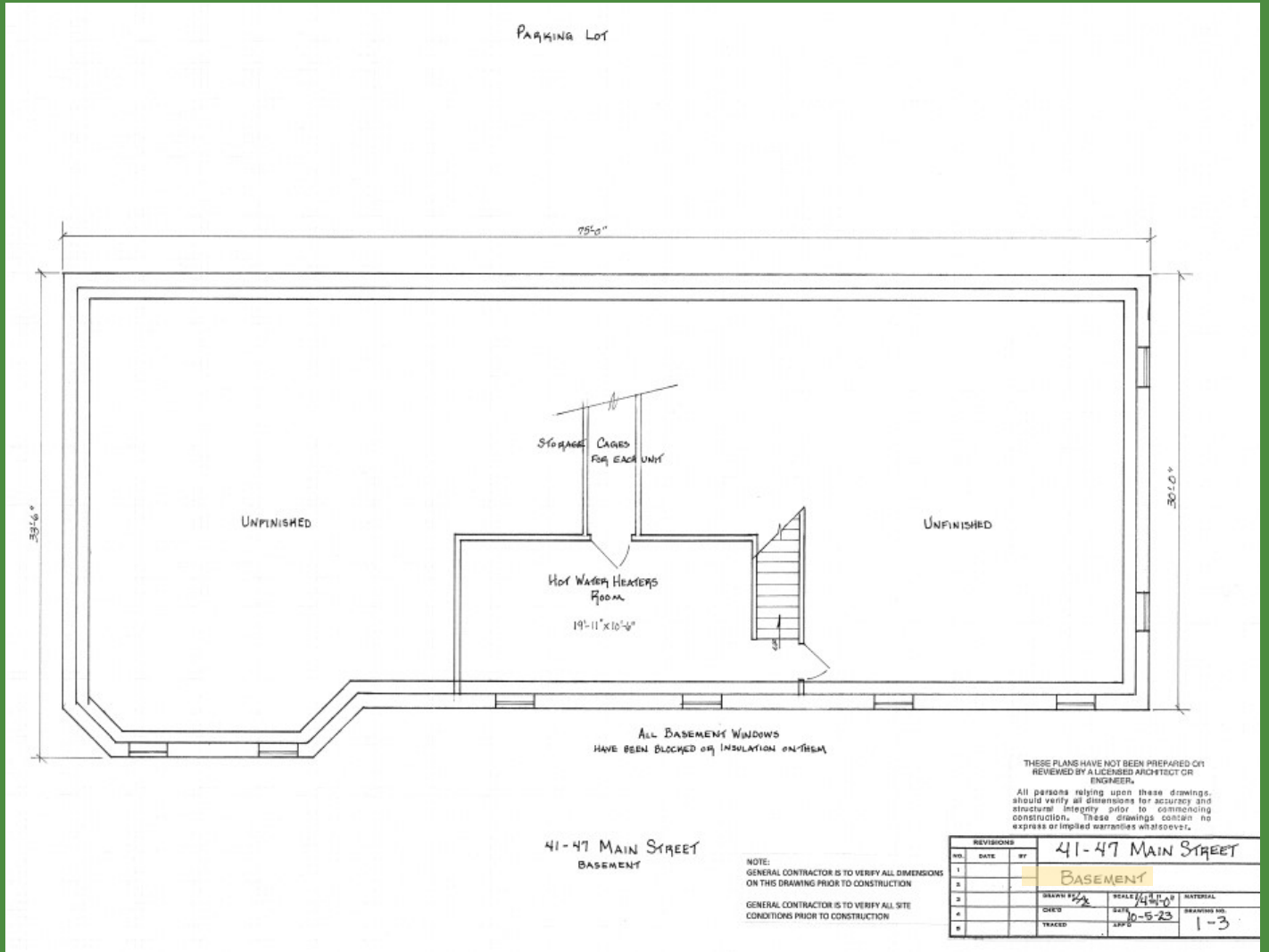
# FLOOR PLANS

# 41-45 Main St.



# FLOOR PLANS

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# 41-45 MAIN ST. FOR LEASE



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