



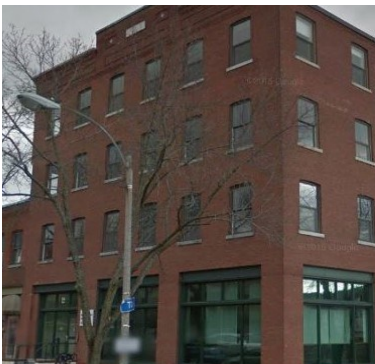
DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR LEASE
OFFICE

65 Main Street, - Suite 201
Burlington, VT 05401



SUMMARY

Available Suite - Second Floor—2,930 SF

5 offices, conference room, collaboration area, kitchen and private bath with shower.

Overview—Old world charm meets modern work-space, in a convenient Main Street location.

This lease space was fully renovated in 2020 with new office finishes, open ceiling system, new lighting, flooring, and HVAC bringing back the old world charm to this 1919 building.

Lease Price - \$14.50/SF NNN (est. \$8.50/SF) plus electric.

Parking: On-site parking available at \$85 per space per month. Up to 7 spots available.

Zoning: FD6 – Downtown Core. Approved uses include, but are not limited to, office general/medical, accountant, legal, and more.

Walk to Burlington's spectacular waterfront or head up to Church Street Marketplace shops, restaurants, hotels or more.

CONTACT US



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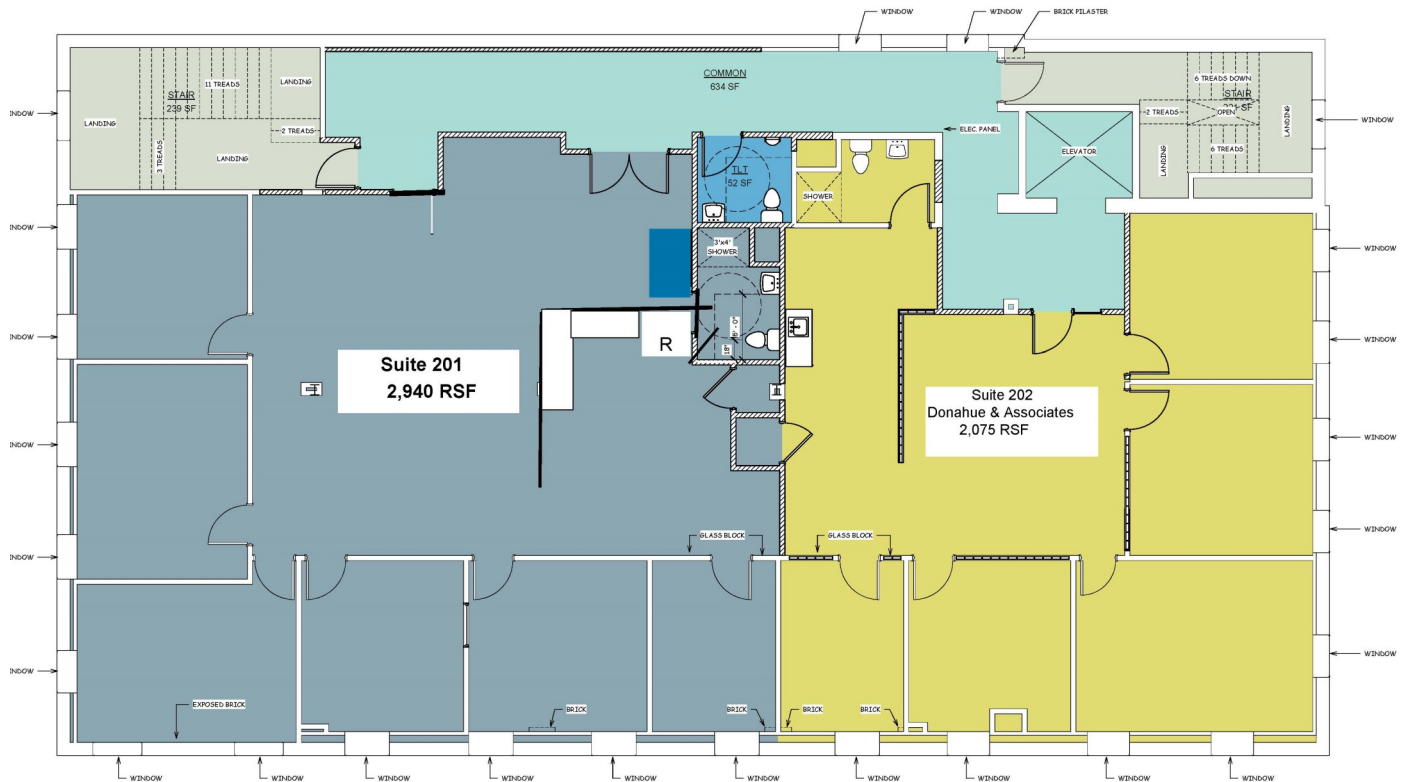


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**65 Main Street—Suite 201
Burlington, VT**

FLOOR PLAN



AMENITIES

- Easy access to Church Street Marketplace , shops, restaurants, courthouses, or head west to Burlington's waterfront for more restaurants, recreation path, concerts, fireworks and more.
- Neighborhood restaurants include August First, Poco, Handy's Luncheon, Koval Coffee, Shanty on the Shore, Kis-met Mediterranean, Santiago's Cuban Cuisine, Spot on the Dock, and more.
- On site reserved parking available.
- Suite shower for tenant use.
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The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



FOR LEASE OFFICE

65 Main Street—Suite 201
Burlington, VT

PHOTOS



Modern meets historic with this recently renovated office space that includes 5 private offices, 2 conference rooms, open collaboration space, LED lighting, kitchen, private bath with shower and more.

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65 Main Street—Suite 201
Burlington, VT

PHOTOS



Opportunity to locate within close walking distance to Burlington's water front, recreating path to the west or head to Church Street Marketplace, restaurants, shops, courthouses, hotels, or more. Convenient on site parking available.

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