



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

SUMMARY

Corporate Plaza—Unit #2

Suite : 9,866 SF Office Suite

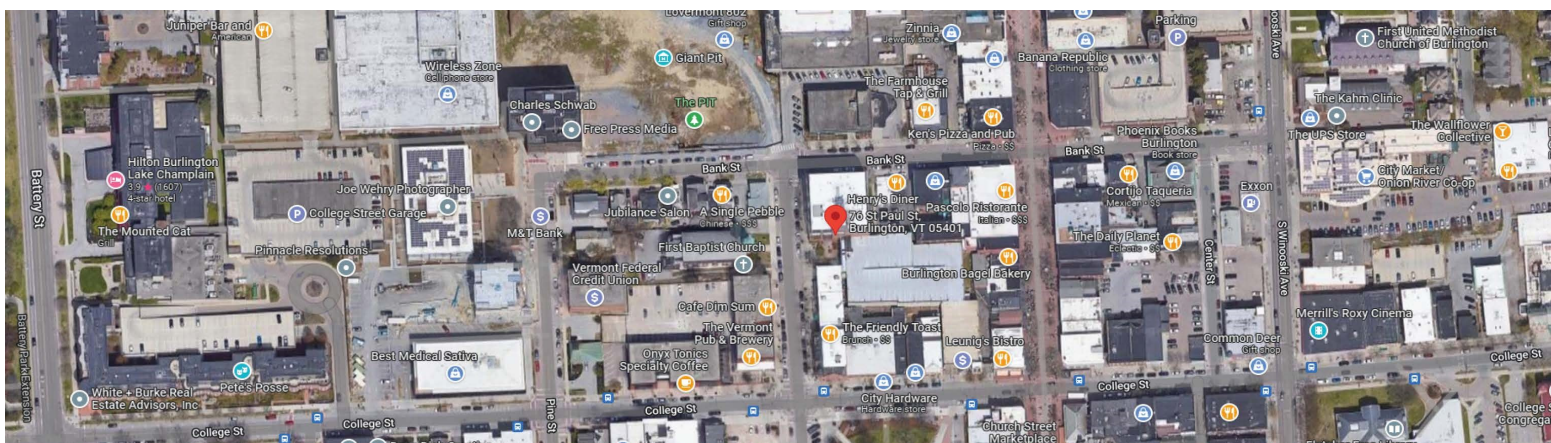
Lease Rate: \$18.50/SF plus utilities

Sale Price: \$995,000

Featuring.....

- Entire 2nd floor with a mix of private offices and open space
- 15-20 perimeter offices
- Prime downtown location
- Attached structured garage
- High quality landmark building

FOR SALE/LEASE OFFICE CONDOMINIUM 76 St Paul Street— 2nd Floor Burlington, Vermont



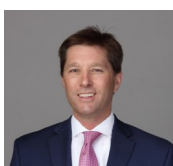
Corporate Plaza has been home to Key Banks regional offices and retail and customer services, the law firms of Gravel & Shea, Lynn, Lynn, Blackman and Manitsky, and residents on upper floors. All enjoying the conveniences of downtown Burlington with an easy stroll to nearby restaurants, shops, and the award winning Church Street Marketplace, or west to Burlington's spectacular waterfront park, marinas, and waterfront restaurants and events.

CONTACT US

Corporate Plaza provides it ALL!!



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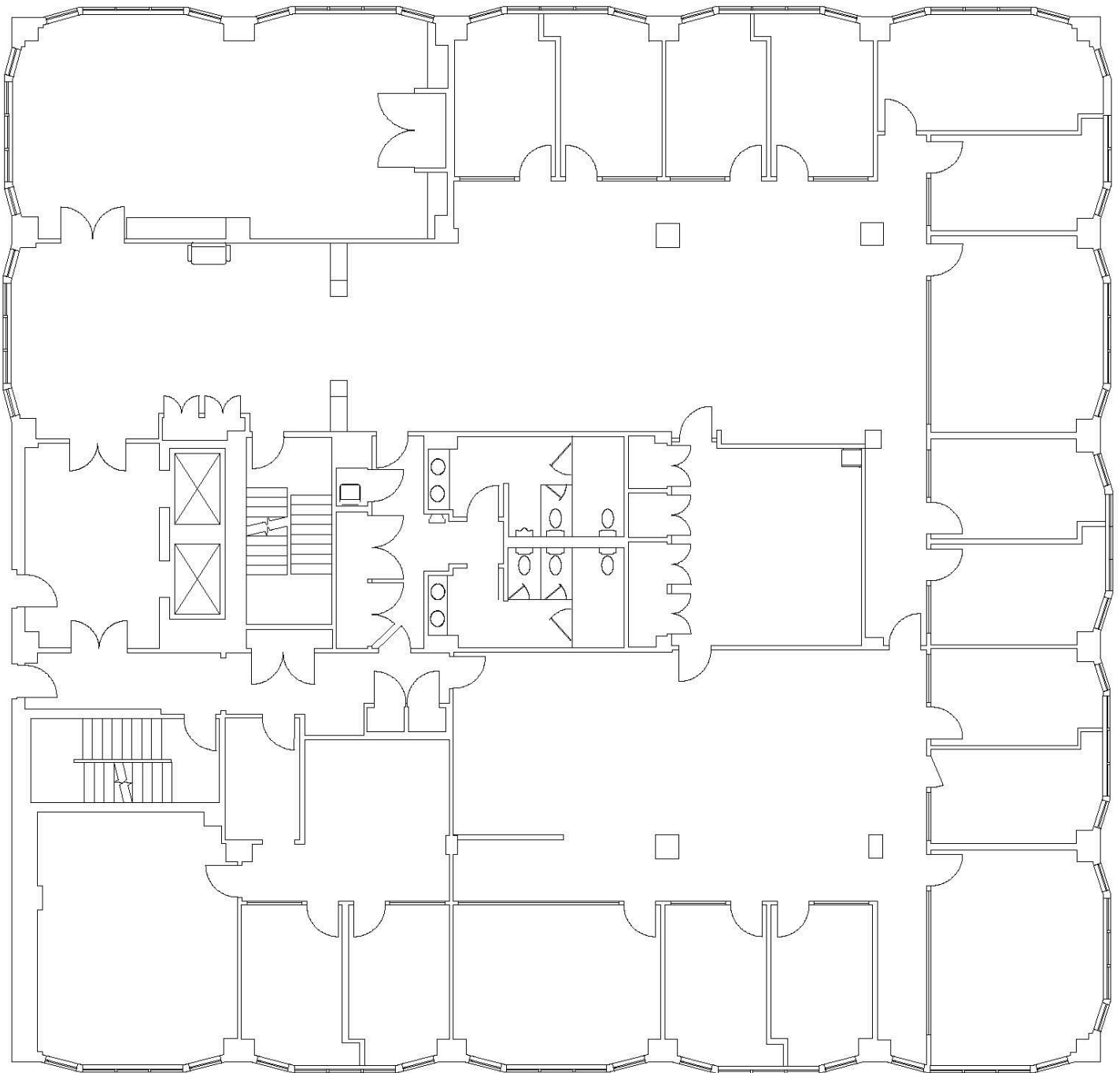


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FOR SALE/LEASE OFFICE CONDOMINIUM

Corporate Plaza
76 St Paul Street, 2nd floor
Burlington, Vermont

FLOOR PLAN—2nd Floor





FOR SALE/LEASE

OFFICE CONDOMINIUM

Corporate Plaza

76 St Paul Street, 2nd floor
Burlington, Vermont

BUILDING SPECIFICATIONS

Condominium Size	9,866 SF		
Floor Level	2nd	Water/Sewer	Municipal/City of Burlington
Building Size	75,000 SF /8 floors	Heating/HVAC	Tri Water heat pump system. Multiple units per floor. Single building rooftop cooling tower.
Year Built	1989	Plumbing	Copper and PVC
Land Area	0	Electricity	Floors metered separately. Burlington Electric
Ownership Entity	Vermont Realty Inc.	Fire Protection/Life Safety	Fire suppression via sprinkler system, Silent Knight Fire Alarm Control Panel
SPAN #	114-035-17237	Security	Door lock with swipe card system .
Tax Parcel ID	049-3-022-003	Parking	Market Place Garage—300 spaces
Assessed Value	\$1,619,500	Construction Type	Steel frame, concrete decking, glazing and brick exterior
Property Taxes(2024-2025)	\$42,404	Roof	PVC Rubber Membrane (2006)
Property Type	Commercial/Residential	Elevators	Two 1,500 pound capacity Schindler Elevators Cab refurbished 2024
Zoning	FD6 Downtown Core		





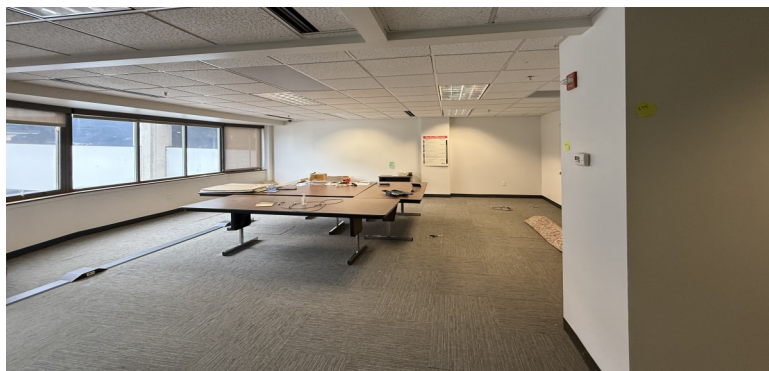
FOR SALE/LEASE

OFFICE CONDOMINIUM

Corporate Plaza

76 St Paul Street, 2nd Floor
Burlington, Vermont

PHOTOS— 2nd Floor





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PHOTOS



View East to Church Street Marketplace



St Paul Street—Church



City Place South Tower—Marriott AC Opening August 2025



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MAP



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