



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE
OFFICE

120 Graham Way
Shelburne, VT

Shelburne Green
Office Suites from 1,773 SF—10,515 SF



SUMMARY—120 GRAHAM WAY > SHELBURNE > VT 05482

Overview—Shelburne Green Business Park provides a campus like setting that includes sleek industrial creative and highly sought after office space, with high ceilings, great lighting and modern finishes in a LEED certified building.

Where? Located just south of Shelburne's historic village on the Route 7 corridor, the location enjoys easy access from Burlington/Chittenden County to the north and Addison County to the south. Shelburne Green is highly accessible and convenient.

Shelburne Green and Area Businesses — Tenants and neighboring businesses include Artisan Engineering, Tata Harper, Folino's Pizza, Fiddlehead Brewing, Community Heart & Soul, Vermont Teddy Bear, Shelburne Museum, Shelburne Farms, and more.

Office Suites Available

Suite 100 (Space 10A) - 8,742 SF

Suite 100A (Space 3A)—1,773 SF

Lease Price: \$14/SF NNN (\$5.71/SF) plus utilities

Parking: Over 100 on site parking spaces available at no additional cost.

Zoning—Commerce and Industry South (office, light manufacturing, warehouse, and many more uses allowed)

CONTACT US

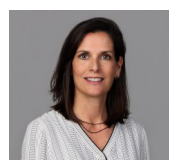


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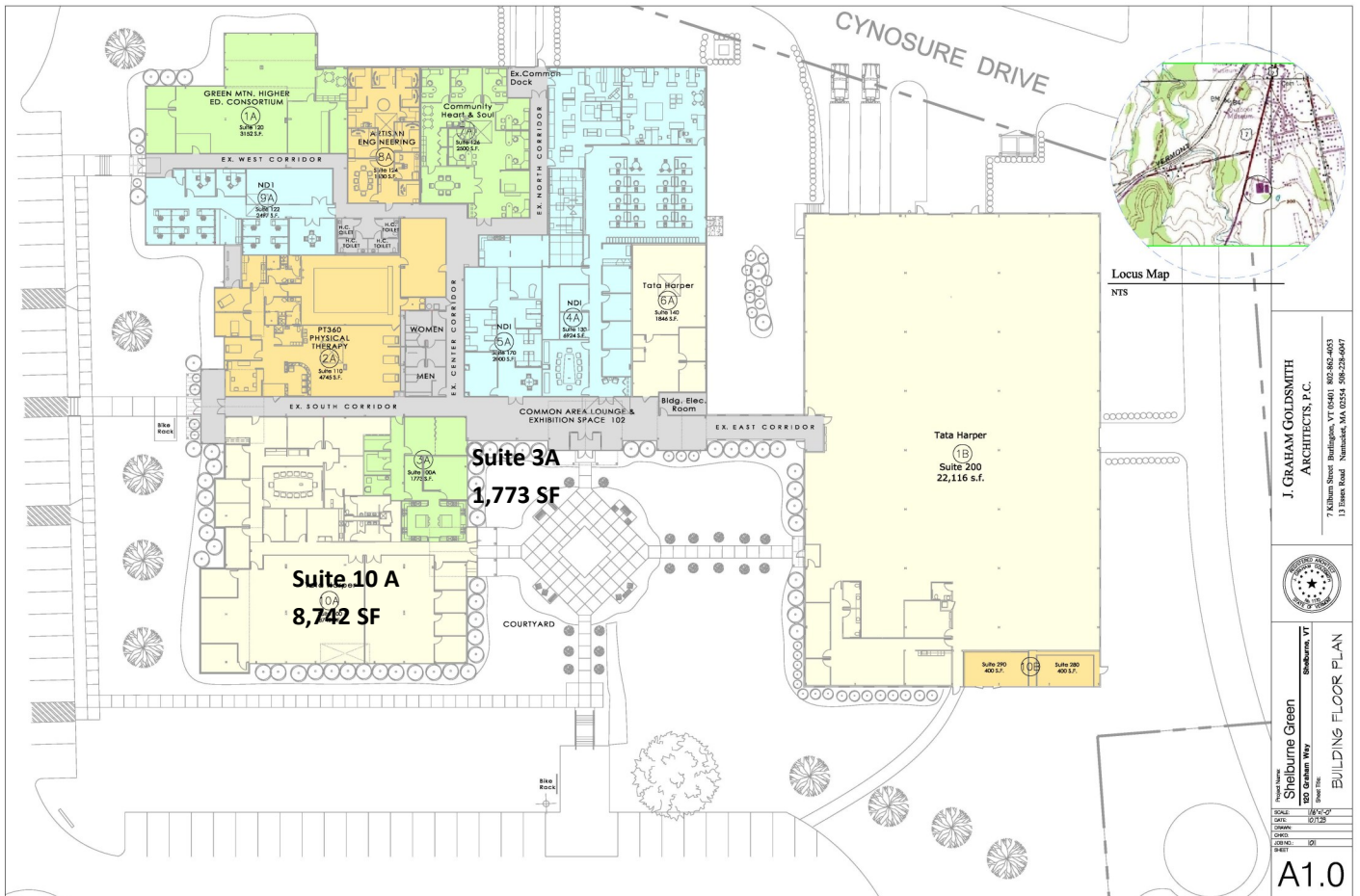
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FOR LEASE—OFFICE WAREHOUSE SHELBURNE GREEN 120 Graham Way, Shelburne VT 05482

BUILDING PLAN/LEASE SUITES AVAILABLE



EXCITING NEW OFFICE LEASE SUITES NOW AVAILABLE

AVAILABLE SUITES — **Suite—10 A—8,742 SF** AND **Suite 3A— 1,773 SF**

Combine to create **10,515 SF SUITE**

INTERNET—High tech welcome with high speed fiber connectivity! (FairPoint, Comcast, and Tel Jet)

FEATURES—Beautifully designed and finished Class A office spaces now available in picturesque Shelburne, Vermont office park. Shelburne Green Business Park is steps away from Folino's Brick Oven Pizza, Fiddlehead Brewing, and is located directly across from Shelburne Vineyards and just down the street from Shelburne Museum and historic Shelburne Village making this a happy place for employers and employees.

An unbeatable location with exquisite modern sheik industrial feel and finishes!

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.

Donahue & Associates | 65 Main St. Suite 202 | Burlington, Vermont | (802) 862-6880

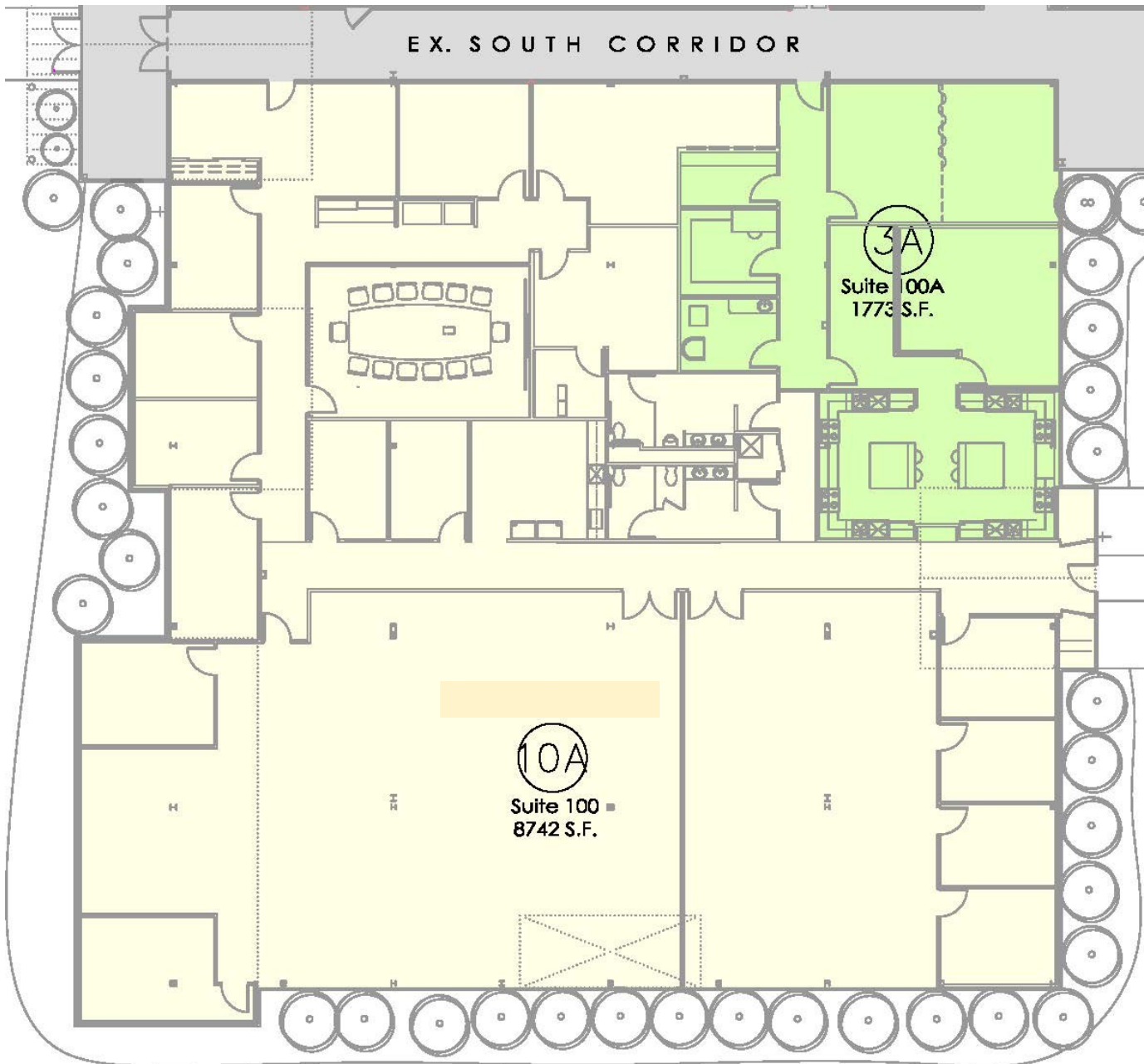


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LEASE SUITES AVAILABLE



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EXTERIOR



INTERIOR PHOTOS



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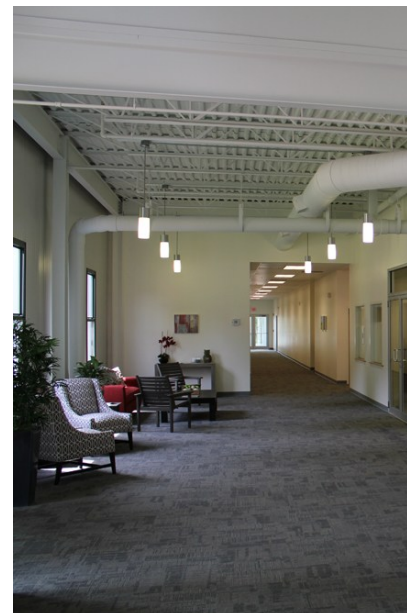


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PHOTOS



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AREA MAP



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