



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

Class A Office Suite

725 Community Drive, Suite 302

South Burlington, VT 05403

SUBLEASE OPPORTUNITY

9,688 SF 3rd floor Suite

Private Offices — 16 +/-

Conference Rooms—4-5 +/-

Ample natural light and views!



OFFERING SUMMARY

Suite 302 includes over 9,600 sf on the 3rd floor of 725 Community Drive . With exposure to four exterior walls, the suite enjoys incredible natural light and views of the surrounding Park. A mix that includes perimeter offices and conference space, open flex workstation area, kitchens, and bathrooms providing a group with the perfect blend of private and open work space. Views of the Green Mountains, the large nearby pond, scenic walking trails and more of what Technology Park provides for all of its tenants.

- ◇ Available Lease Space—Suite 302
- ◇ Lease Space Size—9,688 SF
- ◇ Building Size—72,000 SF
- ◇ On Site Parking—243
- ◇ Lease Rate—\$15.50/SF NNN
- ◇ Sublease Term—Through January 31, 2028

BUILDING HIGHLIGHTS

725 Community Drive is a LEED Certified, Class A office building located in one of Chittenden County's premier class A office parks, Technology Park. Technology Park is home to some of the area's most prestigious professional office tenants. This four-story, 72,000 SF building was constructed in 2007, and benefits from ample surface parking, attractive common areas, well-appointed restrooms, a sizable elevator, and a common loading dock. The neighboring pond provides a calming view outside all of the southern oriented spaces.

The building is conveniently located, with views of the Green Mountains, just minutes from the Burlington International Airport, Interstate 89, and the Burlington waterfront and Lake Champlain.

CONTACT US



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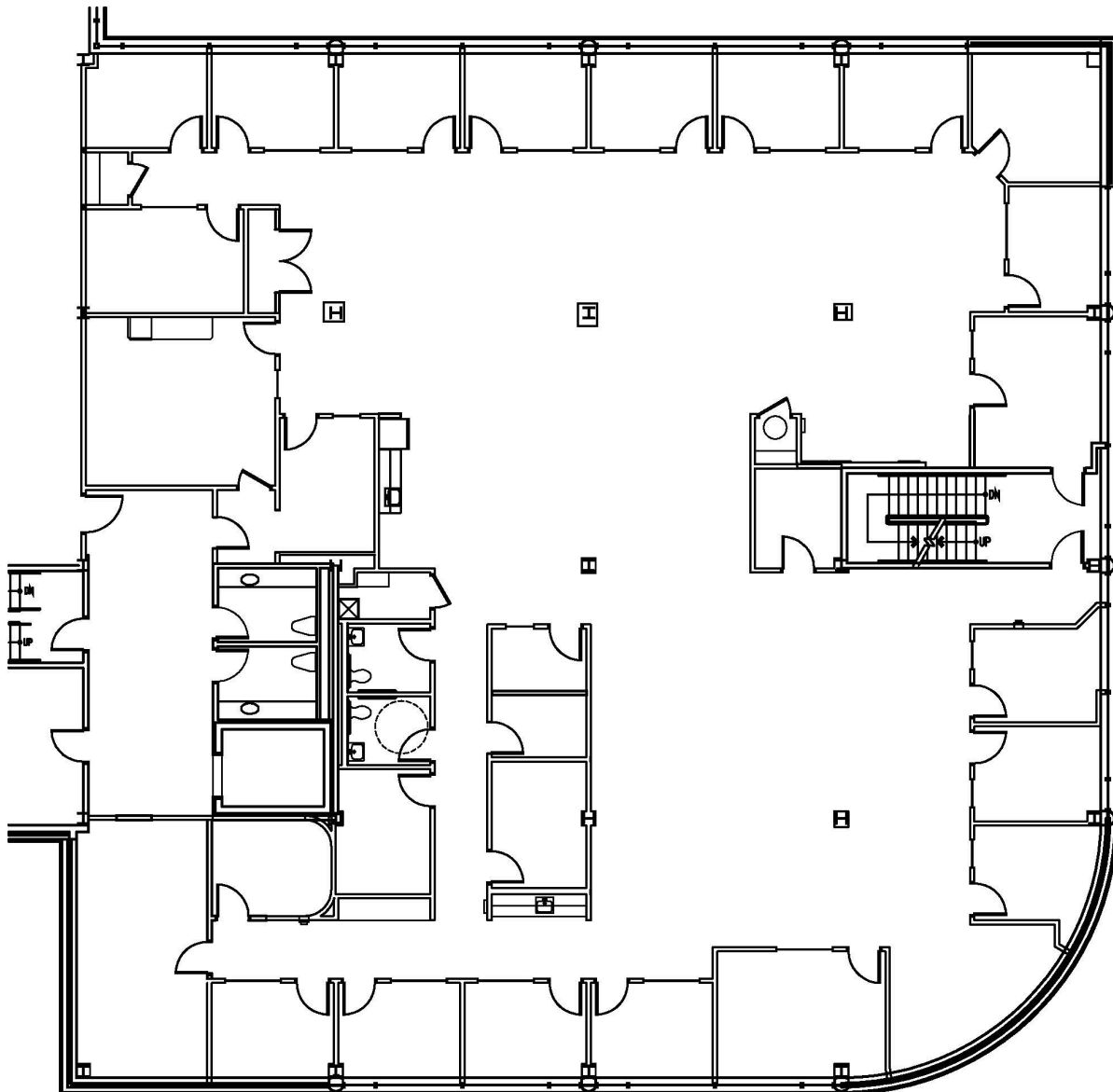


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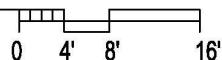
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FLOOR PLAN

Suite 302—Offices—16 +/- Conference Rooms—4-6 +/- Workstations—30 -40 Private Baths—2



FLOOR PLAN





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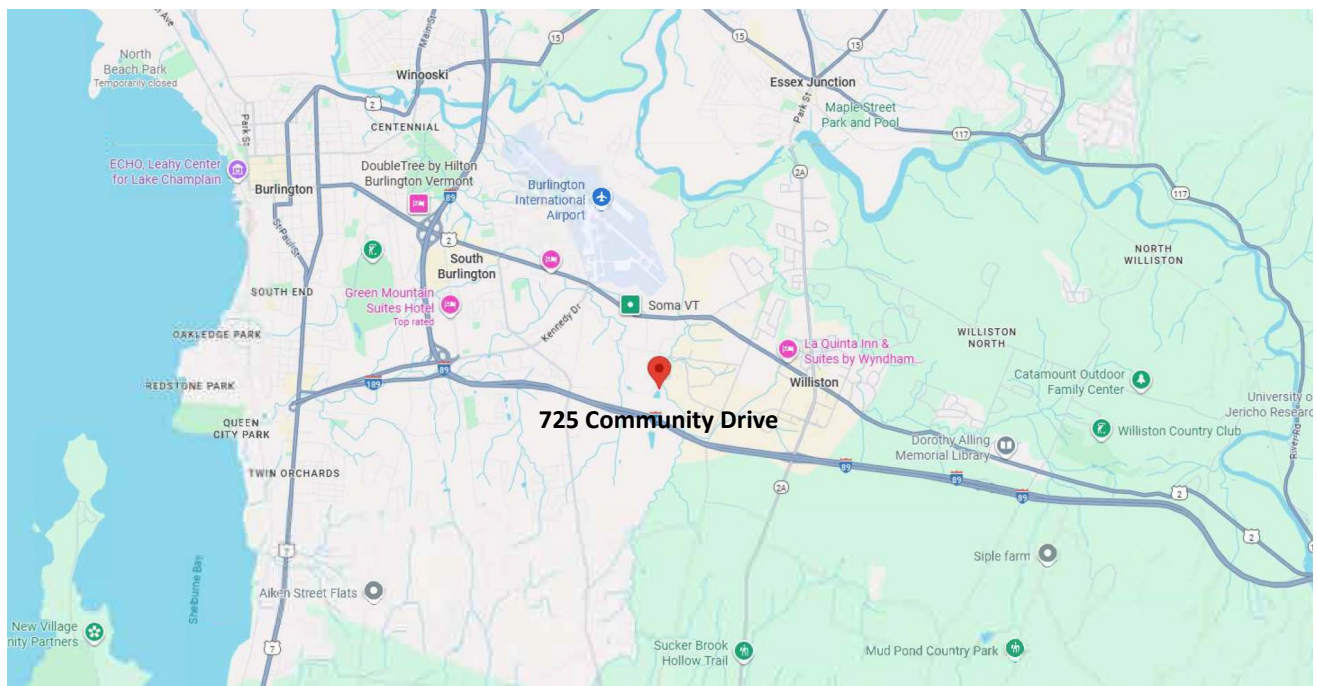
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SITE PLAN



AREA MAP





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PHOTOS

