



**DONAHUE  
ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

**FOR LEASE  
CLASS A OFFICE  
1060 HINESBURG ROAD  
SOUTH BURLINGTON, VT 05403**



## Medical Office—Day Care— Build to Suit Suites

### Space Available

- First Floor—3,200 SF + 6,220 SF
- Second Floor—2,870 SF + 7,264 SF
- Third Floor—2,876 SF + 7,264 SF
- Includes a built out former daycare space
- and 3rd floor medical office suite.

### Building Features

- \* Mountain Views in all directions
- \* Central Chittenden County location
- \* Covered canopy entry for drop off
- \* Modern finishes with ample natural light.
- \* Overabundance of onsite parking.

**CONTACT US**



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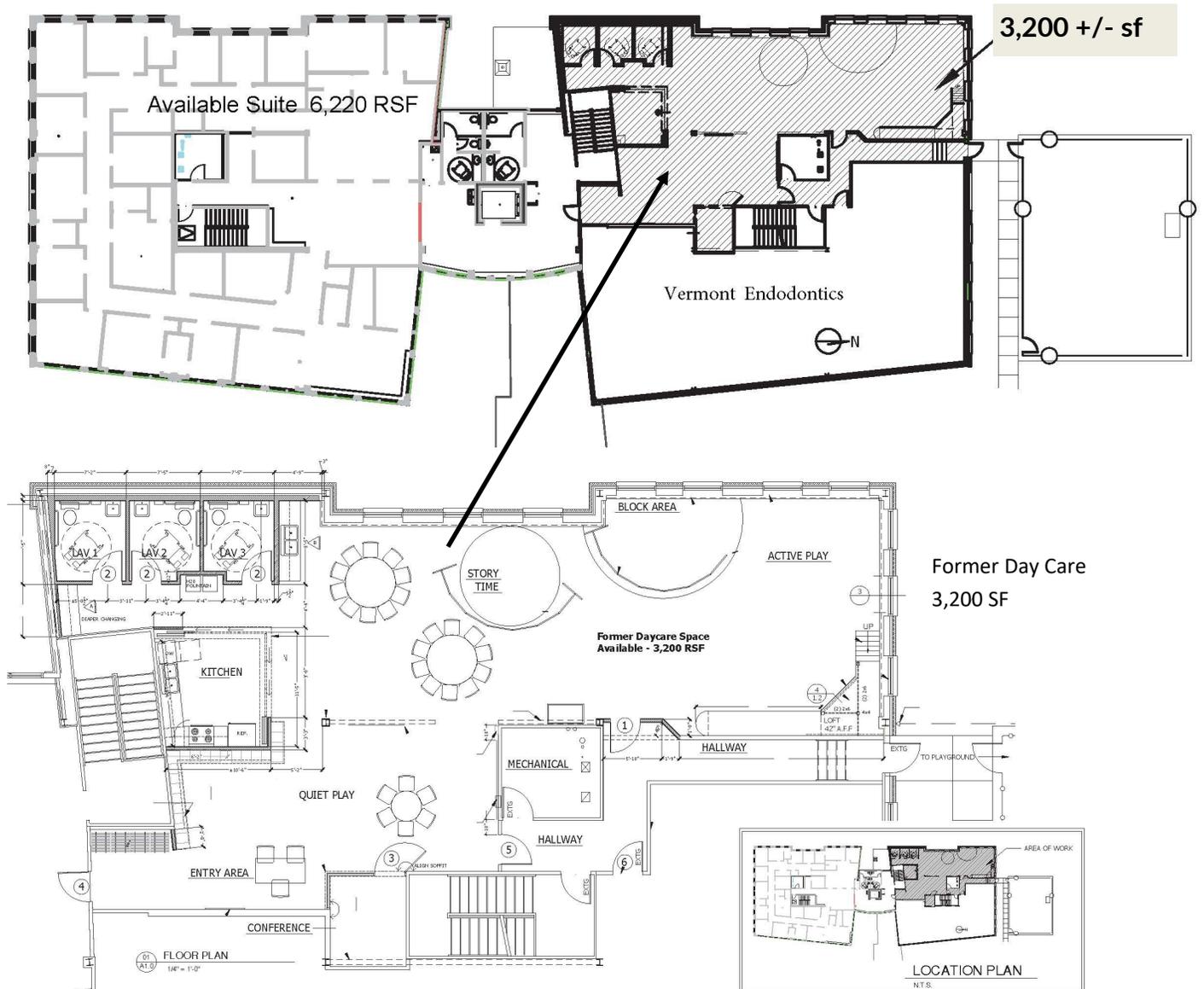
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## First Floor

The first floor enjoys direct access to your potential suite via the buildings beautifully designed lobby, a covered drop off area, and access to the adjoining parking field. There are two suites available. A former daycare space with full buildout with kitchen, three bathrooms, indoor and outdoor play areas. A second suite is ready for your custom build out, measuring 6,220 SF.





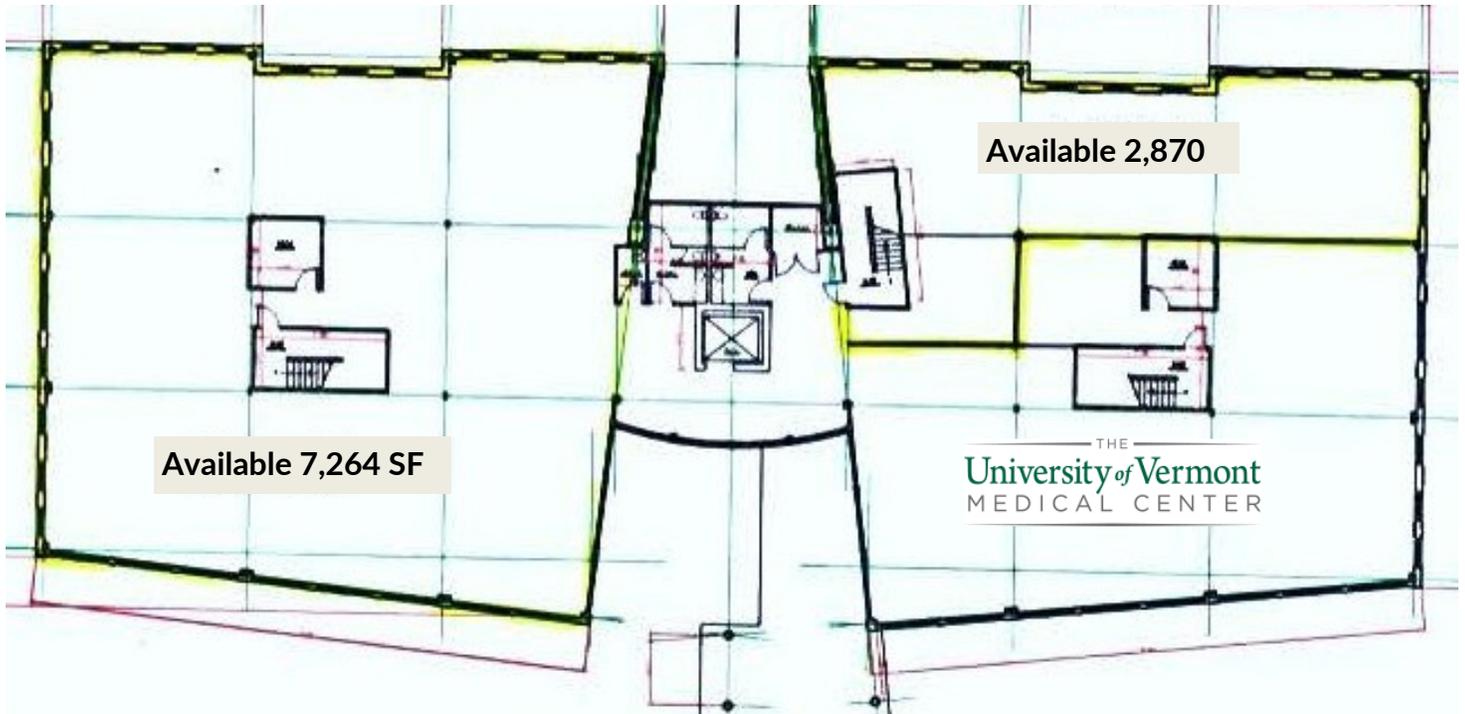
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## Second Floor

The 2nd floor offers two suites that are ready for a tenants custom build out. Owner is offering a Tenant Improvement Allowance to construct the finishes. Mountain views, bright naturally lit spaces offer much potential.



### **Second Floor Lease Offerings**

7,264 RSF - This brightly lit office space has a concrete floor and open ceiling allowing for tenants custom design layout and finishes.

Lease Rate - \$15/SF NNN plus utilities includes. Landlord is offering a \$50 per leasable square foot Tenant Improvement allowance with minimum of a 5-year lease.

2,870 RSF - This smaller suite has wonderful western light and also starts with a concrete floor, open ceiling to allow for a flexible tenants fit up.

Lease Rate - \$16/SF NNN plus utilities. Landlord is offering a \$50 per leasable square foot Tenant Improvement allowance with minimum of a 5-year lease.



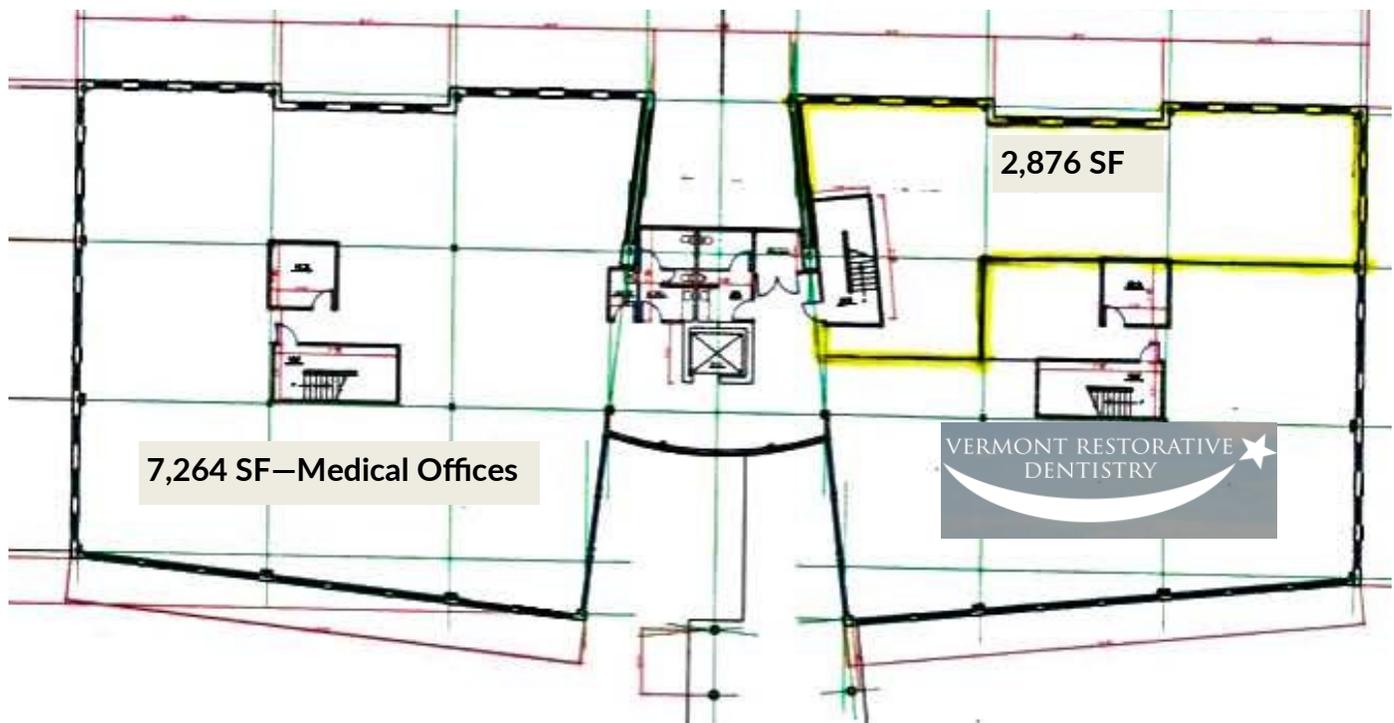
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## Third Floor

The third floor offers a fully built out medical office as well as general office space that is read to be customized. Get beautiful views of the green mountains and ample natural light.



### **Third Floor Lease Offerings**

7,264 RSF - Vacant medical office space with reception, patient visitation rooms, private offices, bathrooms, and more. Lease rate - \$18/SF NNN plus utilities includes a \$10 per leasable square foot Tenant Improvement allowance with minimum of a 5-year lease.

2,876 RSF - Vacant and in "raw" condition with concrete slab, open ceiling, and perimeter walls. Lease rate - \$16/SF NNN plus utilities includes a \$50 per leasable square foot Tenant Improvement allowance with minimum of a 5-year lease.

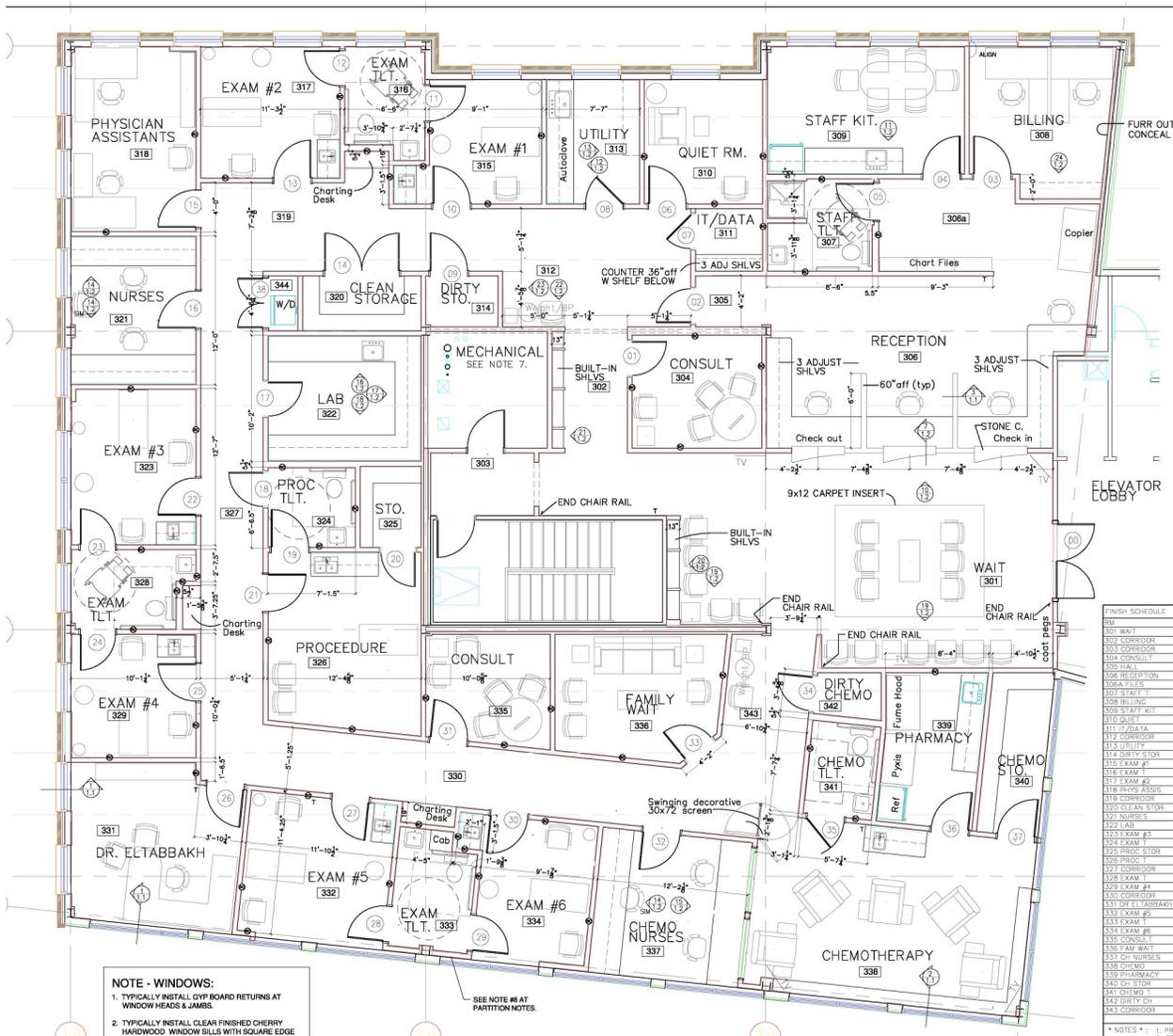


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**THIRD FLOOR - BUILT OUT MEDICAL OFFICE**



**Medical Offices**

7,264 RSF - The former Lake Champlain Gynecologic Oncology practice space is now available with stunning lake views, large reception area, patient rooms with attached bathrooms, chemotherapy area, pharmacy, consult rooms, and more.

Lease Rate - \$18/SF NNN plus utilities includes a \$10 per leasable square foot Tenant Improvement allowance with minimum of a 7-year lease.





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## Property Photos





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## AERIAL MAP



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