



DONAHUE
ASSOCIATES

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

FOR SALE CLASS A OFFICE/MEDICAL

1060 Hinesburg Road

South Burlington, Vermont 05403



40,319 SF

Medical Office Suites

Mountain Views

The Sphinx office property was constructed to accommodate both medical and traditional offices, enjoys stunning views of the Green Mountains, access from all parts of Chittenden County, Interstate 89, and minutes to UVM Medical Center!

Sale Price—\$5.5 million

CONTACT US



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Steve Donahue

Steve@donahueassociatesvt.com

(802) 862-6880

www.donahuessociatesvt.com



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Disclaimer

Sphinx Development, LLC (the "Owner") has retained Donahue & Associates, LLC and Stephen Donahue, as real estate advisors ("Broker") in connection with the sale of 1060 Hinesburg Road (the "Property"), located in South Burlington, Vermont. The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.

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 SALE CLASS A OFFICE MEDICAL

1060 Hinesburg Road

South Burlington, Vermont 05403

Offering Summary

As exclusive sales agent, Donahue & Associates, LLC is pleased to offer for sale 1060 Hinesburg Road in South Burlington, Vermont. A unique opportunity to own one of Hinesburg Roads signature office properties, located along a stretch of road that offers stunning mountain views in a central Chittenden County location. The Property is secured by lease commitments from three medical practice tenants and offers a 3rd floor vacancy suite with complete medical office buildout. The property is located on Route 116 with easy access to Leahy International Airport, nearby hotels, restaurants, and other amenities while just a short drive to downtown Burlington. The Property represents a tremendous opportunity to combine existing medical tenants with two ready to lease suites, and others providing custom design opportunities. An impeccably maintained modern Class A property in a sought after location, and a stable investor market. An opportunity for a business seeking to own and occupy an office space and to add an asset to an investment portfolio.

Area Overview

The Burlington, Vermont area office market remains one of the New England markets most stable. The Burlington area is extremely vibrant with highly educated and skilled workforce which continues to keep the overall market and area attractive to employers. The Chittenden County business community continues to grow in sectors that include software development, financial services, education, medical service and research, and more.

The city of South Burlington accommodates the busy traveler with hotels along the Interstate, those needing convenient Class A office space, manufacturers, warehouse and service facilities while being able to enjoy the nearby lakefront, shops, restaurants only minutes north of downtown Burlington, the largest city and cultural capital to the State. The region is easily accessible with Patrick Leahy Burlington International Airport nearby and Interstate 89 providing access to Boston, New York, and Montreal.

With a variety of local colleges and universities including University of Vermont, St. Michaels College, Champlain College, and Community College of Vermont the area has an ample supply of new highly educated graduates. Offering a high standard of living and unique cultural amenities, the greater Burlington area continues to attract many large healthcare, service, technology, finance, government and defense companies including University of Vermont Medical Hospital, BETA Technologies, Ben & Jerry's Ice Cream, Burton Snowboards, Divisions of Homeland Security & USCIS, Dealer.Com,

Key Investment Highlights

- Sale Price—\$5.5 million(\$136/SF) includes opportunity to own a 40,319 SF a modern Class A office building situated on a 3.64 acre site.
- Currently occupied by 3 medical practices with room for more medical offices +, 4 general office spaces and an onsite daycare.
- Location AND Views —Located on Route 116/Hinesburg Road with views of Vermont's Green Mountains, and a short distance to BTV airport, downtown Burlington, nearby to UVM Medical Centers South Burlington campus, hotels, and restaurants.

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Property AND Investment Overview

Initially constructed in 2013 to accommodate medical practices along with traditional office suites, 1060 Hinesburg Road has always been well situated as a Class A multi tenant 3 level building, housing medical tenants along with suites ready for new tenants seeking custom designed offices. The building was custom built by Sphinx Development to accommodate medical professionals, featuring a canopied drop off area, and ample parking.

Strategically located along Route 116/Hinesburg Road corridor, the building reflects South Burlington's continued evolution toward service-oriented and medical office development, serving as a stabilized institutional-quality asset within a growing regional market.

Tenant Highlights (2026)

- Vermont Endodontics –2,924 SF–5 year lease through April 30, 2030.
- UVM Medical Center - 3,342 SF– 5 year lease through August 4, 2029
- Vermont Restorative Dentistry (Suite 103)- 1,306 SF–7 year lease through December 31, 2026.





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FOR SALE CLASS A OFFICE BUILDING

1060 Hinesburg Road

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Property Description

Building Size	40,319 +/- SF; with 36,908 RSF
Year Built	2013
Number of Floors	3
Land Area	3.64 acres
SPAN #	600-188-14762 Tax Parcel ID—0860-01060
Property Type	Class “A” Office Building
Zoning	Commercial
HVAC	The building has central heating and cooling, powered by two Trinity Gas boilers, a Evapco CT-1 Cooling Tower, utilizing a HRV system, to maintain optimal climate conditions. Ductwork runs throughout the building all fan motors are multi-speed PSC or optional ECM.
Water/Sewer	Town of South Burlington—Waste Water Permit #4-0784 (WW-4-3662) And EC Permit #4-1275-6 Allocation of 1,125 gallons of water and 1,125 gallons of wastewater per day.
Electricity	Green Mountain Power. The building has copper/aluminum wiring and standard receptacles, switches, and electrical fixtures.
Heat	Two Trinity gas fired boilers gas provided by Vermont Gas
Foundation	Cast-in-place reinforced concrete foundation walls and concrete footings supporting the exterior walls and non-load bearing interior walls and columns. The substructure consists of reinforced concrete slabs.
Exterior Walls	Metal stud exterior curtain with mix of panel and masonry/brick skin.
Roof	Carlisle Total Roofing System, Installed on 11/13/2012, Golden Seal Total Roofing System Warranty valid until March 11, 2028
Elevator	Schindler 3300 Elevator, completed in 2013, access to all 3 floors, Max load 2,100—3,500 pounds
Lighting	Parking area and site lighting is provided with high intensity LED lamps mounted on metal poles spaced along site perimeter and parking field. Exterior building mounted lights for walkway and security.
Parking	164 parking spaces with a covered entrance for drop-offs. 5 spaces per 1,000 GSF for medical offices and 3.5 spaces per 1,000 GSF for general offices.
Landscaping	Property improved with attractive landscaping which includes grass areas, mulch, mature trees, foundation shrubbery, play area for daycare, and drainage retention areas.



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Tenant Overviews

VERMONT
ENDODONTICS

Vermont Endodontics is an endodontist office that specializes in treating issues related to the inner structures of the tooth. This practice specializes in care, comfort, and personalized service.

Vermont Restorative Dentistry is focused on preventive, cosmetic, and restorative care for adults. They strive to perform the least invasive, most appropriate treatment option for any situation, and to provide information about alternatives.



THE
University of Vermont
MEDICAL CENTER

University of Vermont Medical Center; Dental and Oral Health offers comprehensive family oriented dental services for both acute dental issues and ongoing preventative care.





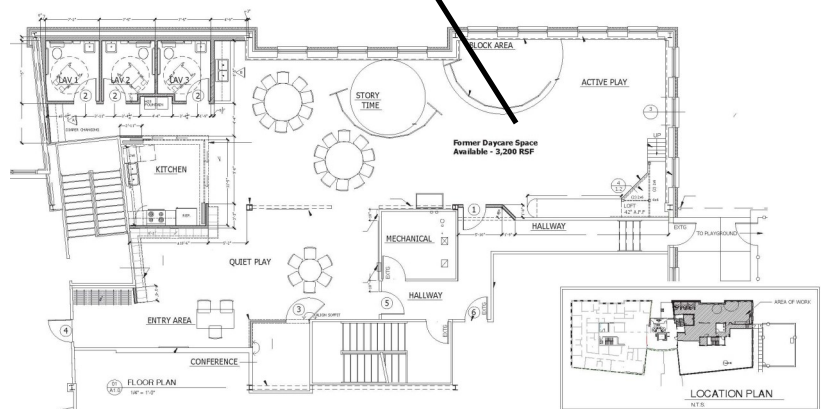
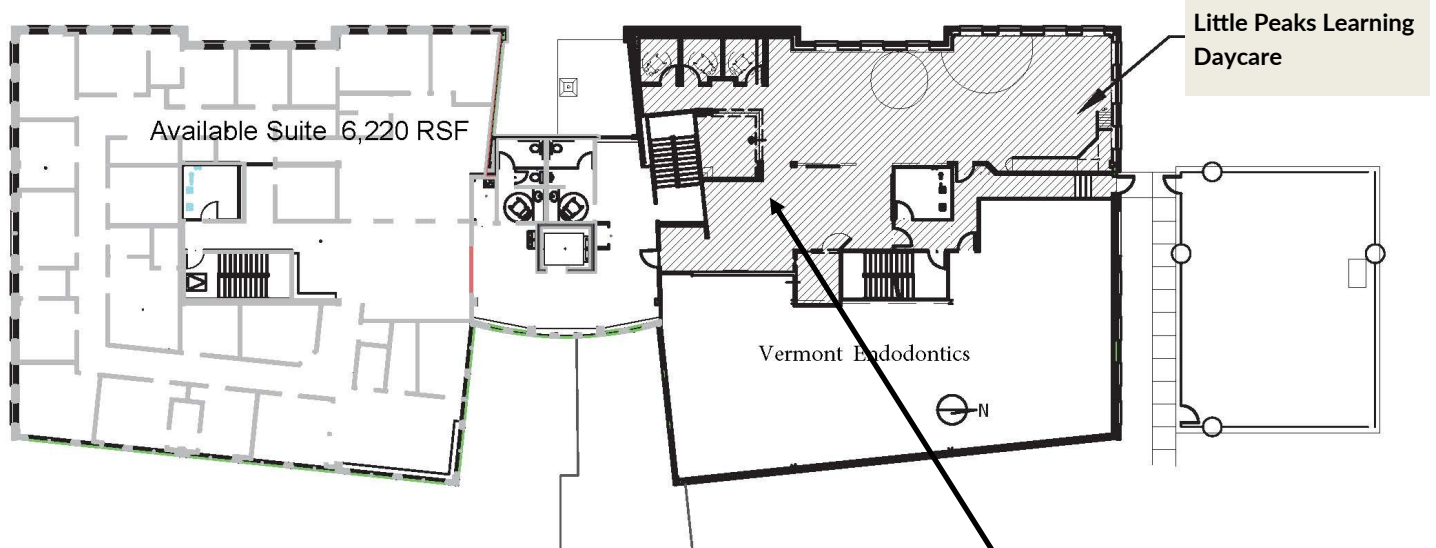
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First Floor

The first floor enjoys a fully renovated lobby with upgraded entry doors, flooring, furniture, finishes, and more. Mountain View Natural Medicine and Whole Health Nutrition enjoy direct access to the medical and wellness practices.





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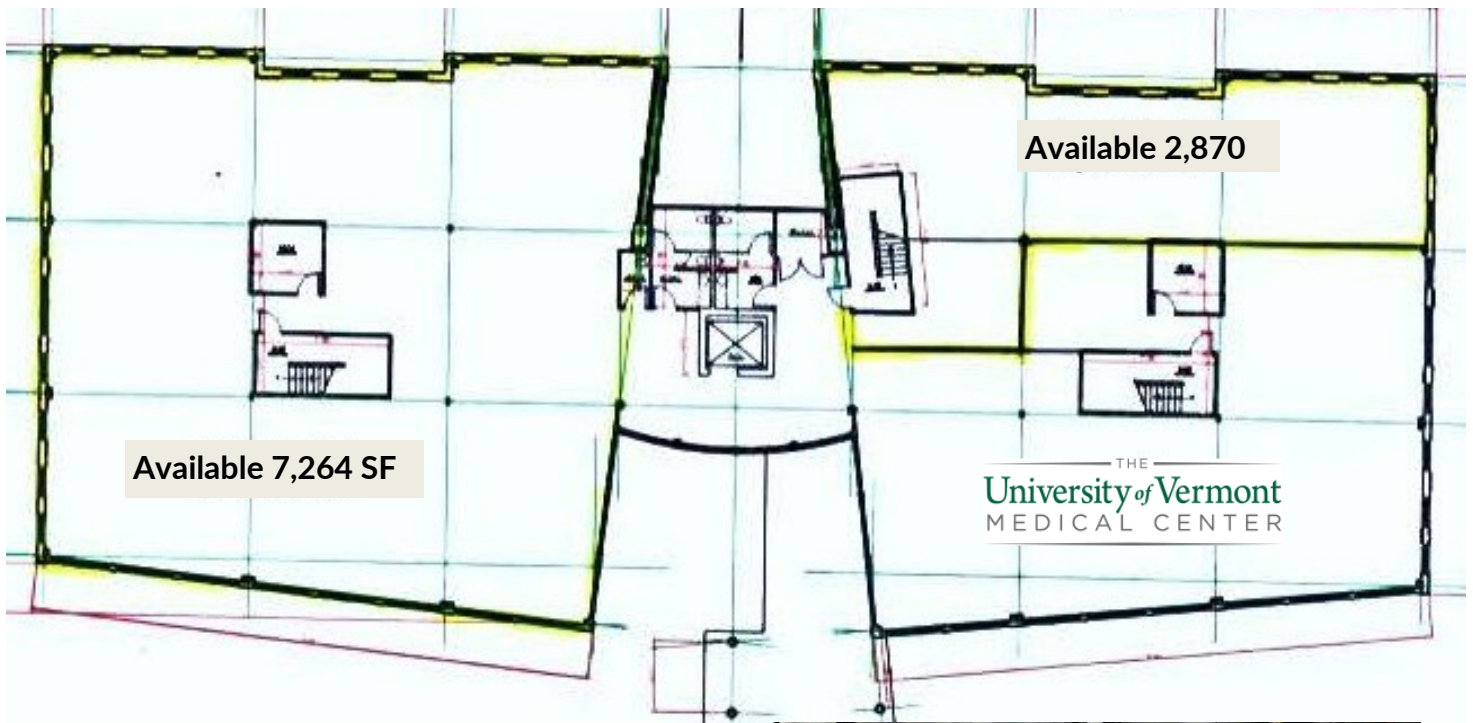
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Second Floor

The 2nd floor is largely occupied by Baystate Financial, a division of Mass Mutual Life Insurance Company. A 306 SF office space is available for lease, including access to the building's western facing balcony with gorgeous views of Lake Champlain and the Adirondack Mountains.





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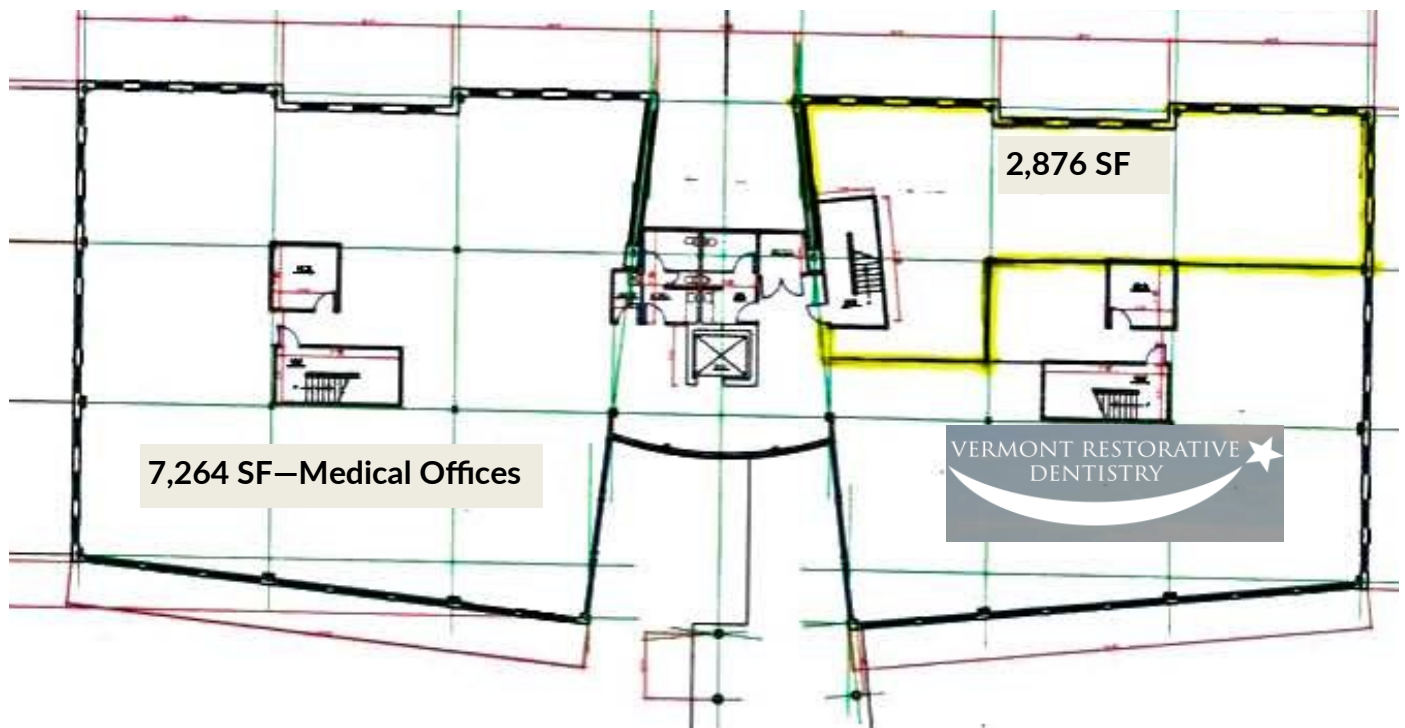
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Third Floor

The third floor offices enjoy phenomenal views of Lake Champlain, the Adirondacks, and Vermont's Green Mountains.





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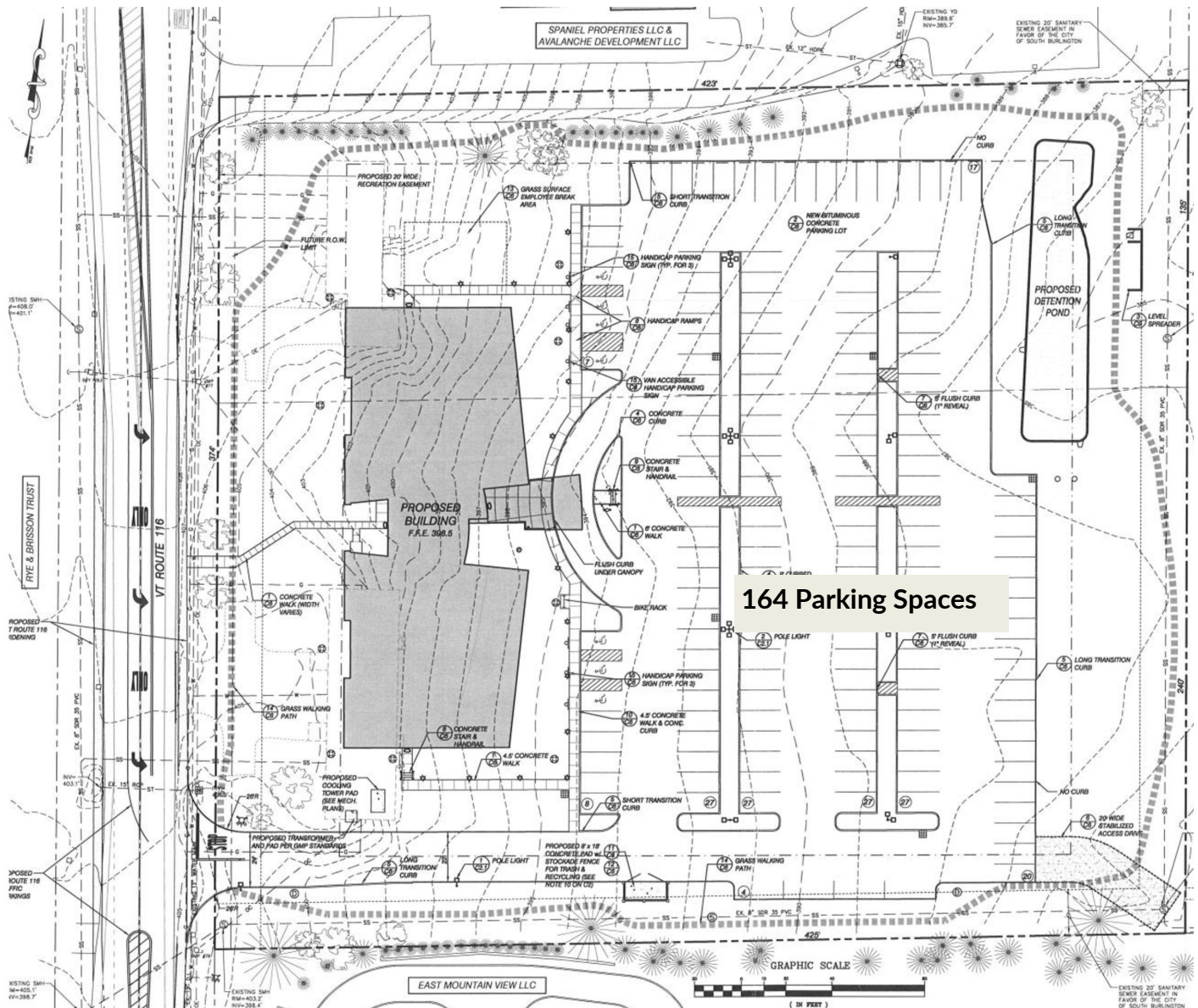
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Site Plan





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Property Photos



1060 Hinesburg Road





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Consumer Disclosure



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

9/24/2015

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