



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

FOR LEASE

CLASS A OFFICE

**346 SHELBURNE ROAD
BURLINGTON, VT 05401**

Class A Commercial Office



Third Floor - Class A Office

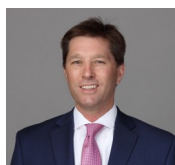
Space Available

- Third Floor—6,595 SF \$24/SF Gross
- Opportunity to lease portion of floor
- Multiple private offices + open flex space
- Kitchen/Breakroom to accommodate many
- Ample natural light

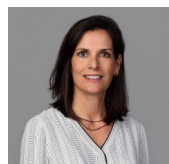
Building Features

- * Mountain and City Views
- * Convenient Location near I-189
- * Minutes to downtown Burlington
- * Access to large modern training room
- * Ample onsite parking.

CONTACT US



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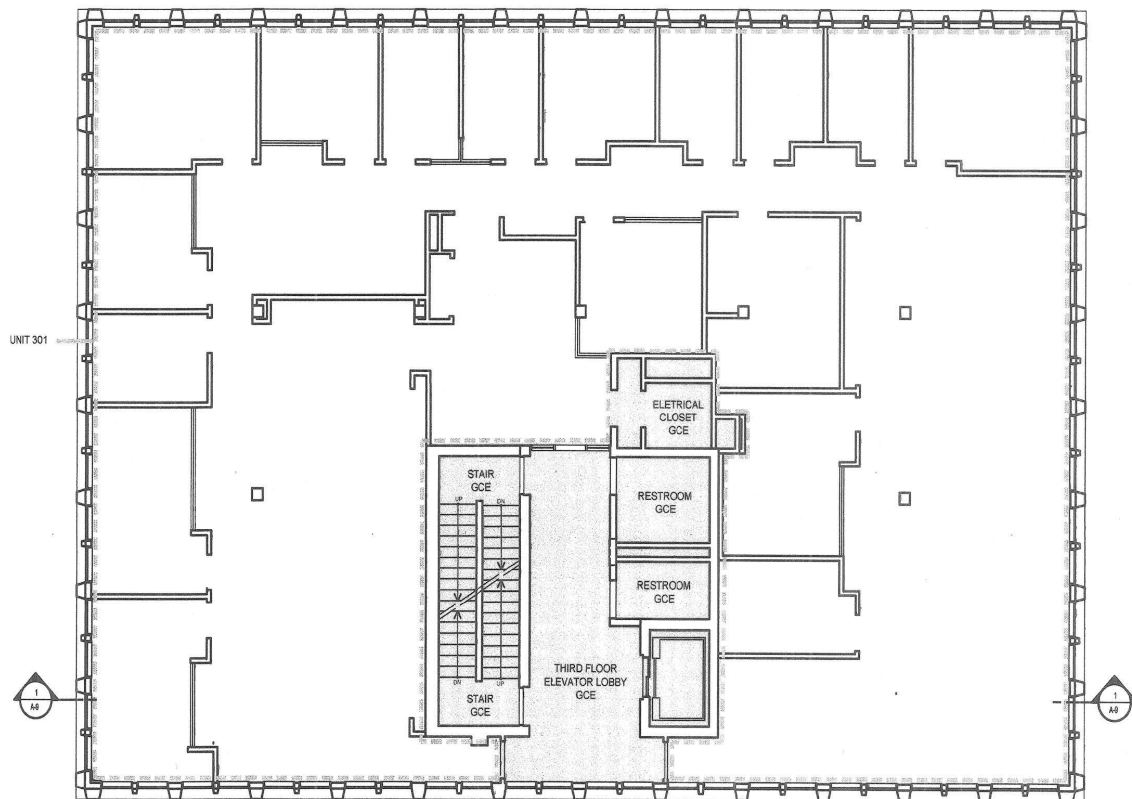
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Third Floor

The 3rd floor offers either one large full floor office suite or potential to divide into two suites to accommodate new tenants needs. Mountain views, bright naturally lit spaces offer potential to accommodate a new business .



Property Overview

Prime location in the Hickok & Boardman Place building located at 346 Shelburne Road in Burlington.

Located in one of Chittenden County's premier commercial corridors with shopping centers, coffee shops, sandwich shops, restaurants, hotels, nearby recreation paths, and so much more. This is a walk, bike, ride to work location.

Neighbor businesses include, Union Jacks Sandwich Shop, Myer's Bagels, Kinney Drugs, U.S. Post Office, Clover Cafe, Starbucks, Chipotle, Five Guys, Orange Theory and Burlington's South End art and brewery district.



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Property Photos





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Interior Photos





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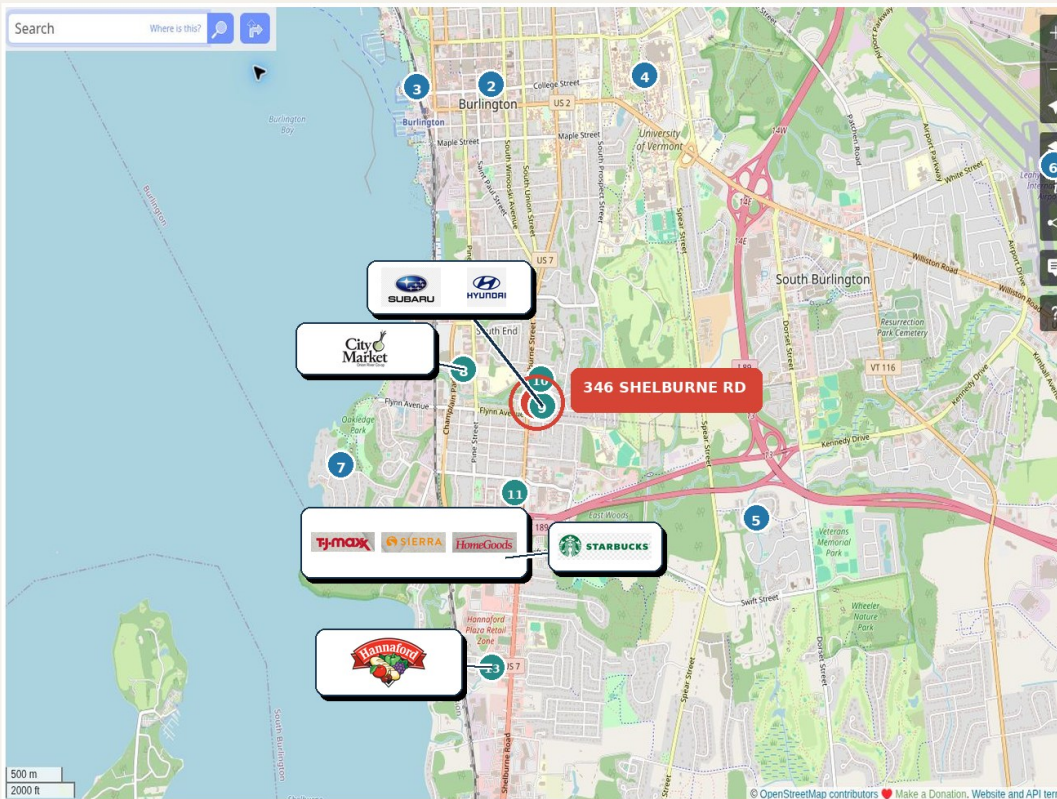
346 SHELBURNE ROAD
BURLINGTON, VT 05401

AERIAL MAP

346 SHELBURNE ROAD

BURLINGTON, VERMONT | AREA LANDMARKS & BUSINESSES

SUBJECT PROPERTY

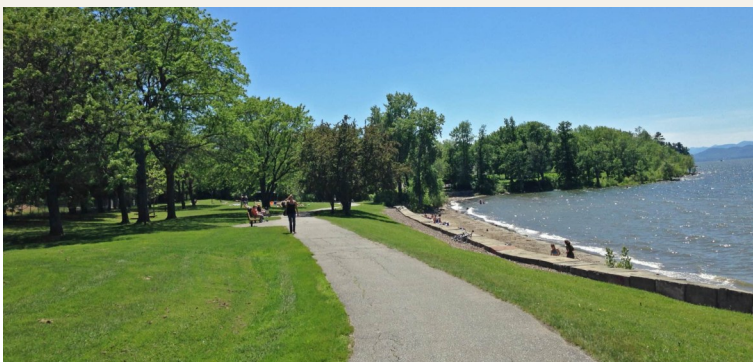


AREA HIGHLIGHTS

- 2 Downtown / Church Street
- 3 Burlington Waterfront
- 4 UVM / UVM Medical Center
- 5 I-189 / Exit 13
- 6 Burlington International Airport
- 7 Oakledge Park
- 8 City Market South End
- 9 Burlington Subaru & Hyundai
- 10 Kinney Drugs
- 11 Shaw's / Gateway Shopping Center
- 12 Market 32 • TJ Maxx • HomeGoods
Sierra • Starbucks
- 13 Hannaford

LOCATION ADVANTAGES

- Shelburne Road visibility
- Quick access to I-189
- Minutes to downtown
- Established retail corridor



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.