



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
- Subdivision is available

Building Features

- * Mountain and City Views
- * Convenient Location near I-89
- * Covered canopy entry for drop off
- * Modern finishes with ample natural light.
- * Overabundance of onsite parking.

CONTACT US



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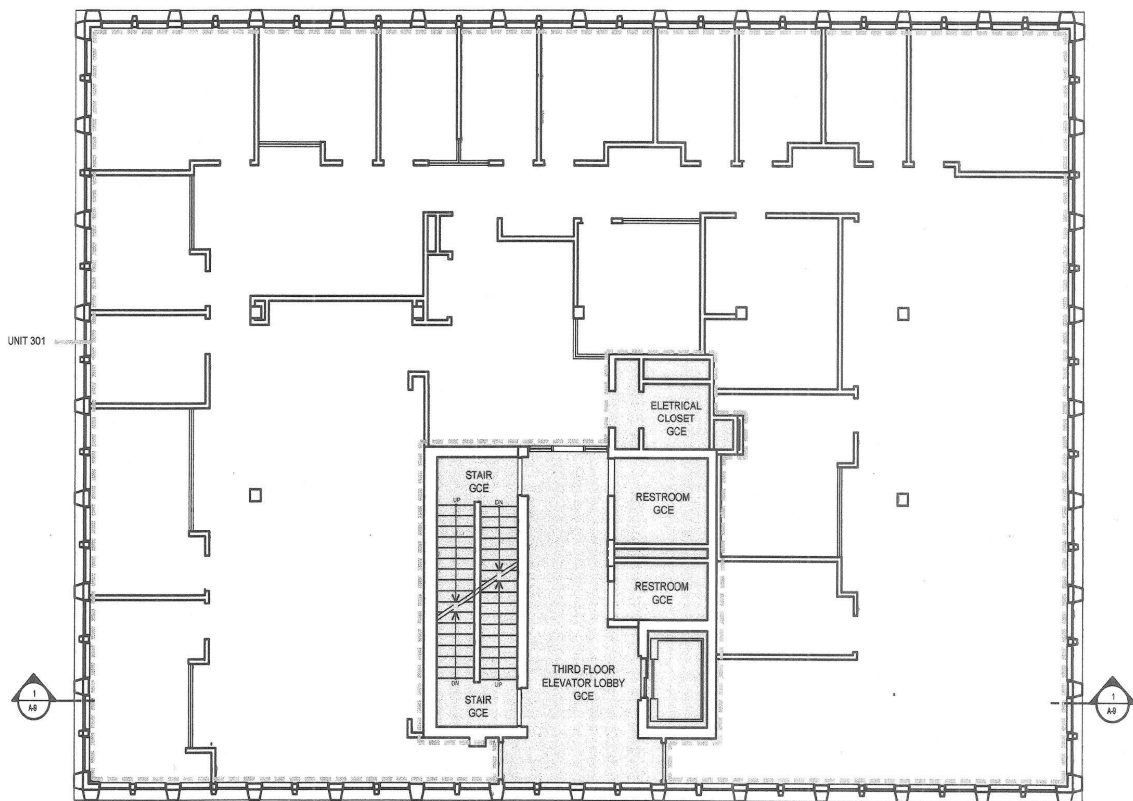
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Third Floor

The 3rd 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.



Property Overview :

Prime location in the Hickok & Boardman Place building on Shelburne Road.

Located in one of Chittenden County's premier commercial corridors. With shopping centers, warehouses and automotive dealerships and repair near by.

Join local neighboring businesses:

Burlington Subaru, Kinney Drugs, Union Jacks and US Postal Service.



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Property Photos





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Interior Photos





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AERIAL MAP



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