



Donahue & Associates

COMMERCIAL REAL ESTATE ADVISORS

www.DonahueAssociatesVT.com

131 Church Street, Suite 200 | Burlington, VT | 802.862.6880

For Lease Office Space

187 St Paul Street, Burlington, VT



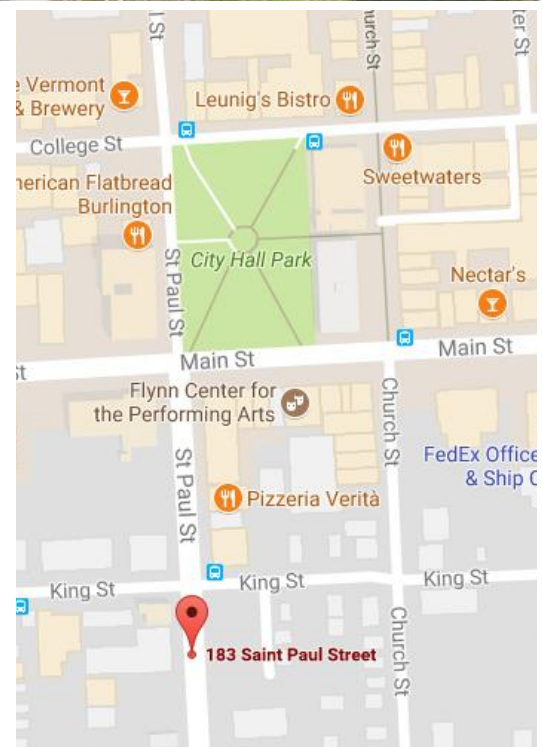
Available Suites:

- **605 SF**—Unique first floor space. Option for office or retail. Two private rooms and open space.
- **970 SF** - A raw open studio style space that is to be appreciated for its roughness and lack of polish. Floors to be selected by new tenant. Great layout with lots of natural light.
- **875 SF**— Mix of private offices and open space. Brand new carpet, bathroom and kitchenette. Great layout for a small office users looking to be close to downtown.
- **Warehouse Space**— **968 SF** in the basement. Private storage space with access to a shared dock door.

Lease Prices: \$8.00-\$12.00/SF NNN (estimated at \$7.54) plus pro rata electric and gas (estimated at \$2.25/SF)

Parking: Spaces available on-site for an additional fee.

Zoning: FD5 – Downtown Center. Approved uses include, but are not limited to, office, retail, service, hospitality, entertainment, and civic functions.



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.



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Floor Plan



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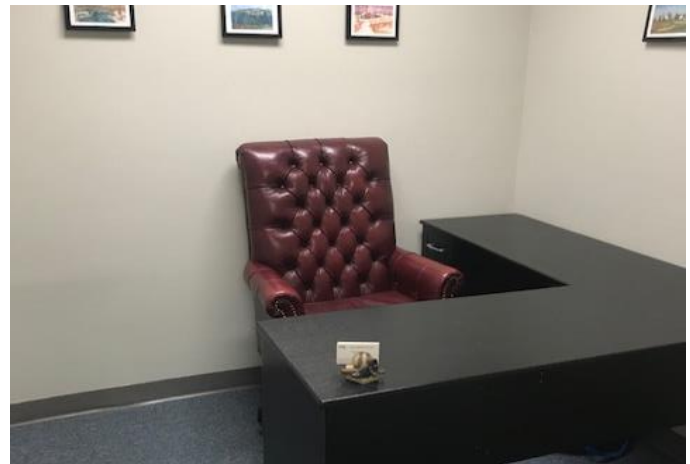
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Photos



Contact Us

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