

# EXCLUSIVELY FOR LEASE

## DOWNTOWN OFFICE SUITE WITH SOME LAKE VIEWS

125 College St., 5th Floor, Burlington, VT



VT Commercial is pleased to offer for lease this fifth floor office suite. Elevator opens to front of space offering an open area with Western lake views, two large offices facing College Street and an open room with more views to the south and a western skyline over the lake. Kitchenette, two bathrooms, one with a shower. There is also a private office at the back with private bathroom & shower - ideal for small work out room or private office. This is a pretty cool space located in the heart of downtown and within walking distance to parking garages and Church Street. Building offers a Coffee cafe on first floor to catch that first morning cup of joe on your way in!

<b>SIZE:</b> 2000 SF	<b>AVAILABLE:</b> Immediately	<b>CHARACTER:</b> Nice 5th floor views with lots of windows. Elevator service opens into space. Easy to find location. Ready to go space!
<b>ZONING:</b> Office	<b>LOCATION:</b> Downtown Burlington	
<b>PRICE:</b> \$2700 monthly plus utilities.	<b>ESTIMATED EXPENSES:</b> \$375/mo.	

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

LINDA I. LETOURNEAU

802-343-2107

[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

186 COLLEGE ST, SUITE 300

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)

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**LOTS OF WINDOWS | LAKE VIEWS**







