

FOR LEASE

GATEWAY SQUARE - OFFICE / RETAIL

40 Main Street, Burlington, Vermont



Situated on the corner of Main and Battery Streets, 40 Main St. is a 5 story - 30,000 sf Class A commercial building that is part of the Gateway Square complex. Offering a mix of office and ground level retail spaces, the building is attached to a 324 vehicle three-story parking garage available for tenants and customers alike. Each level of the building offers amazing south/west-facing Lake and Adirondack views. Located in Burlington's Waterfront district but also a short walk to Church Street and all the areas amenities.

AVAILABLE SPACES:

Suite 110 - street level retail or office - 1,565 SF

Suite 200 - office - 5,923 SF

PRICE:

Suite 110 - Base rent \$16.50 nnn

Suite 200 - Base rent \$19.50 - \$22.50 nnn (depending on fit up)

* Estimated NNN expenses \$7.65/SF includes gas, plus electric

AVAILABLE:

Immediately

PARKING:

On site at market rates

LOCATION:

Downtown Burlington waterfront district

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:

YVES BRADLEY | BILL KIENDL

802-363-5696 | 802-238-2048

yb@vtcommercial.com | bk@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



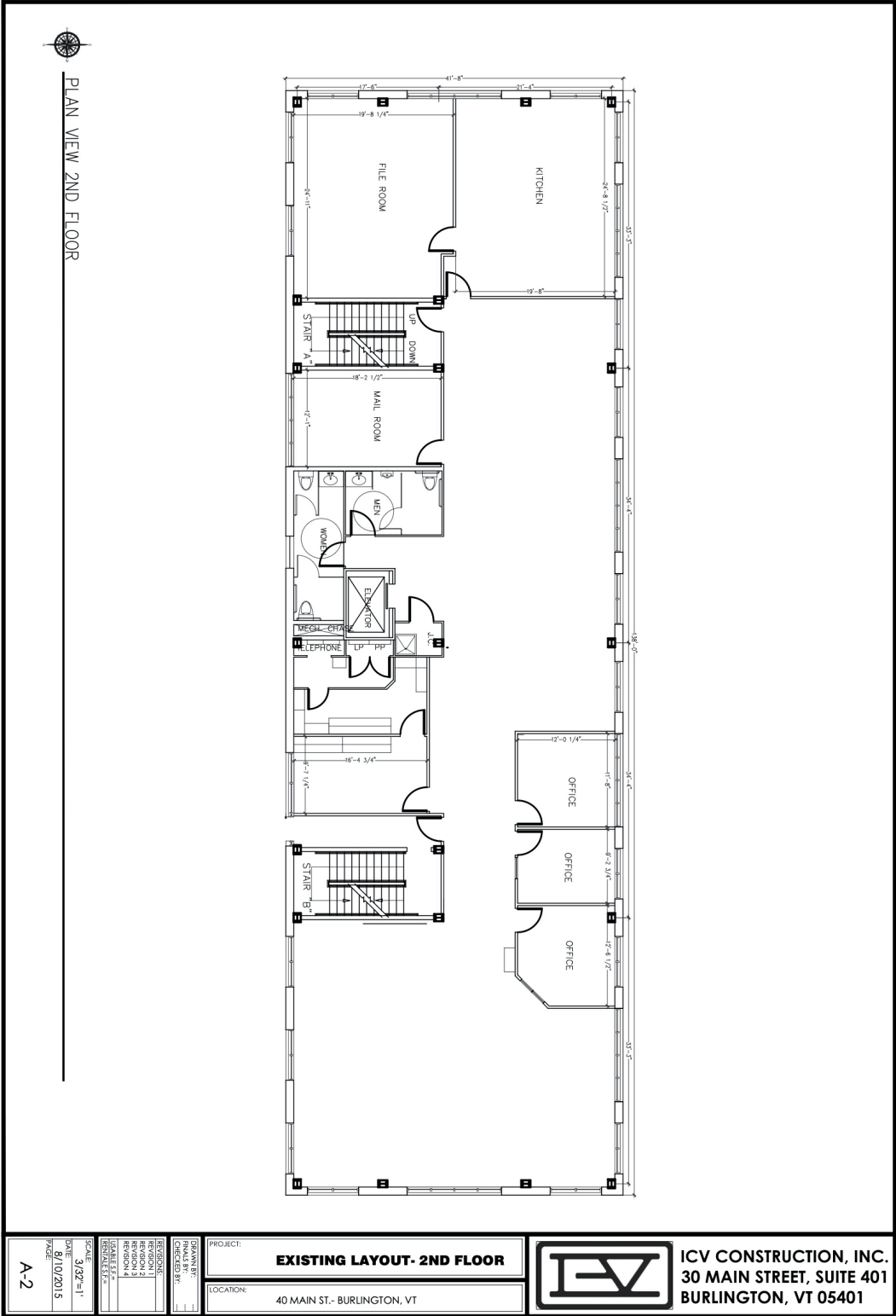
Suite 200

2nd Floor - As-Is Floor Plan

5,923 sf

Base rent \$19.50 - \$22.50 nnn

* Estimated NNN expenses \$7.65 includes gas, plus electric



ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401