

# FOR LEASE

## AMAZING SMALL OFFICE SUITES AVAILABLE FOR LEASE!

305 Saint Paul Street, Suites 323, 324, 326, 327, Burlington, VT



Newly available, these great offices are now available at the South End's Kilburn and Gates Building. Great natural light throughout, exposed wooden beams, high ceilings and welcoming spaces are characteristic of these offices. Building offers free parking, a great location, on-site cafes all in the setting of the Pine Street Corridor. Walk to the Farmers Market, sample work of local artists, go to the surrounding eateries and event spaces, ride your bike on the bike path, and enjoy the energy of the South End. These are great spaces for a multitude of uses, and must be seen!

**SIZE:**

Suites - 323 (Leased); 324 (Leased); 326 (1,230 +/- SF); 327 (155 +/- SF);

**USE:**

Office, retail, service, medical, production, sales

**PRICE:**

\$15.00/SF, NNN (\$5.64/SF, plus utilities)

**AVAILABLE:**

Immediately

**PARKING:**

Ample, on-site

**LOCATION:**

Burlington's South End

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

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

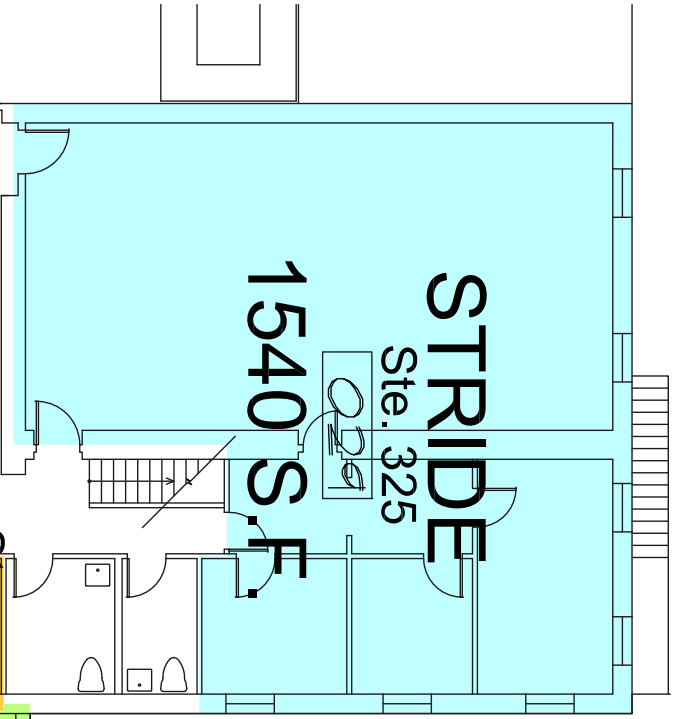
www.vtcommercial.com



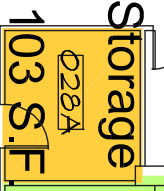




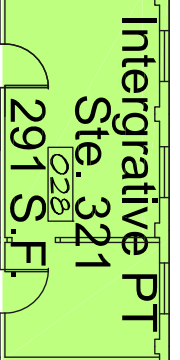




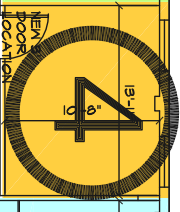
**STRIDE**  
Ste. 325  
1540 S.F.



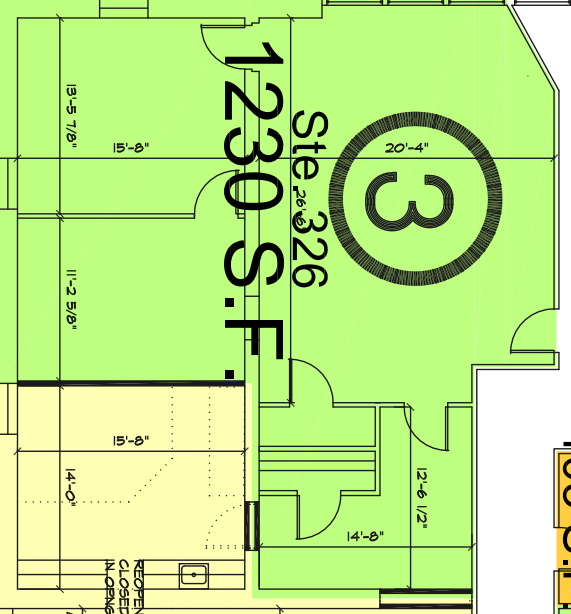
Storage  
103 S.F.  
O28A



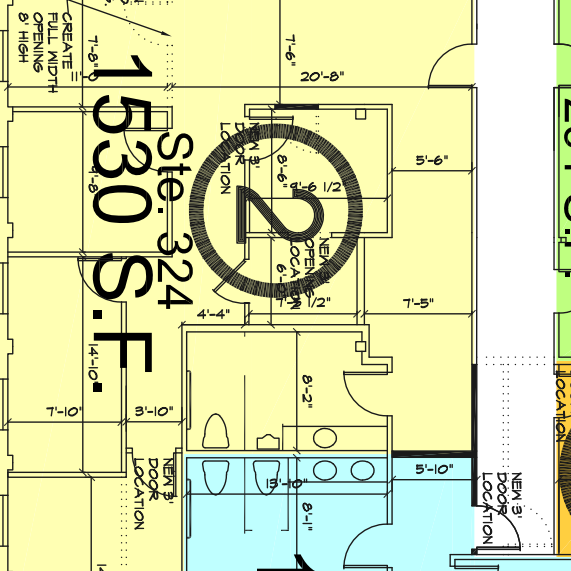
Intergrative PT  
Ste. 321  
291 S.F.  
O28



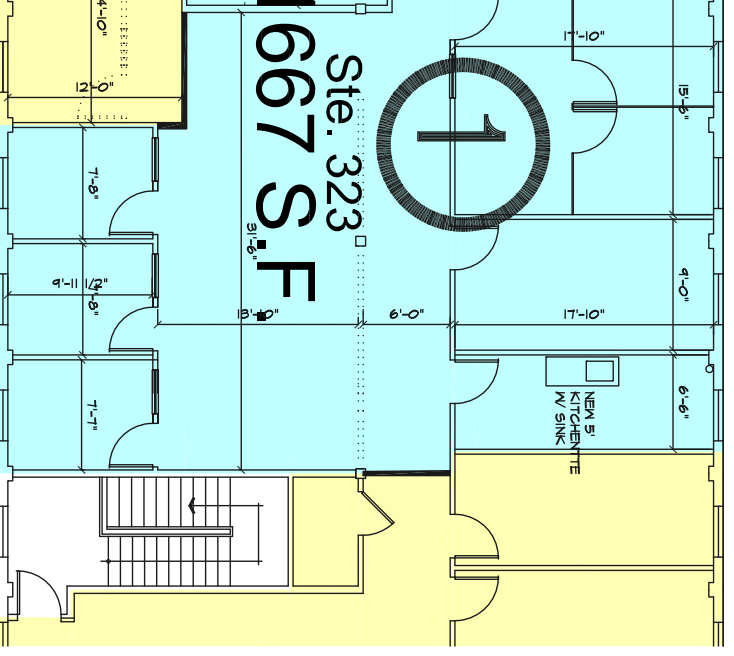
155 S.F.  
Ste. 327



1230 S.F.  
Ste. 326



1530 S.F.  
Ste. 324



667 S.F.  
Ste. 323



KILBURN & GATES BUILDING THIRD FLOOR  
DATE: 3/14/24

