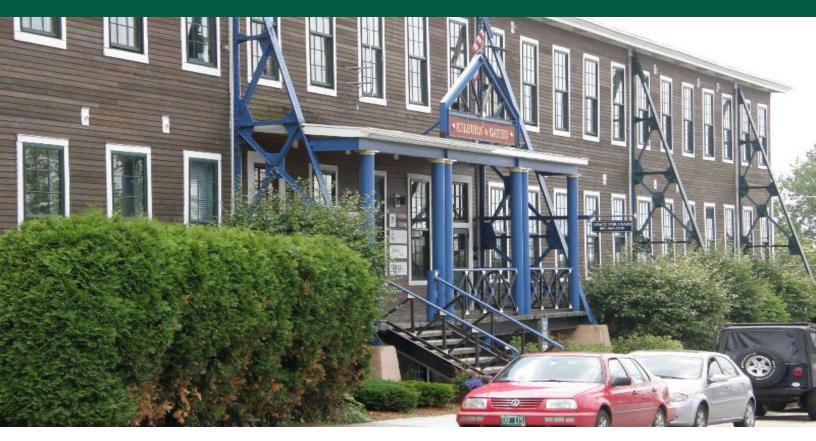
## FOR LEASE

## **BEAUTIFUL SUNNY SMALL OFFICE SUITE IN THE SOUTH END!**

Kilburn & Gates Building, 33 Kilburn Street, Suite 26A, Burlington, VT



Beautiful sunny office space in Burlington's South End. Located on the south side of the third floor at Kilburn and Gates, this great small office provides a private office and a large bullpen or waiting area. Large windows face south, and the space is conveniently located in the middle of the building. Space will be painted and recarpeted for a new tenant.

**SIZE:** 460 +/- SF

**USE:** Office, medical, service retail, and more

**PRICE:** \$1,000/month, plus utilities (\$125/month for gas and electric)

**AVAILABLE:** July 15, 2024

**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 consistent **YVES BRADLEY** 

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802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i BURLINGTON, VT 05401 www.vtcommercial.com





