

FOR SALE

PENTHOUSE SUITE AT HICKOK AND BOARDMAN BUILDING!

346 Shelburne Road, Suite 610, Burlington, Vermont



An incredible opportunity to acquire one of the nicest office suites in Vermont! Located on the top floor of the iconic Hickok and Boardman office building, this beautiful space offers unobstructed views of Lake Champlain and the Adirondacks, with large windows looking west, north, and south. Included in the square footage is a 1,000 +/- SF outdoor deck, overlooking the lake and the mountains. If desired, the deck can be incorporated into more space. Currently offering a mix of open space, glass walled rooms and private offices, this is a space you will be happy working in, being in, and seeing clients in. Building offers a large meeting/conference space in lower level for the use of the building tenants, and is upgraded with modern systems and safety protocols. This is a rare opportunity to acquire an amazing property.

SIZE:

3,897 +/- SF

PERMITTED USE:

Office, medical, residential

PRICE:

\$1,050,000

AVAILABLE:

Upon closing

PARKING:

Ample, free, on-site

LOCATION:

346 Shelburne Road, Burlington

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, SUITE 2i

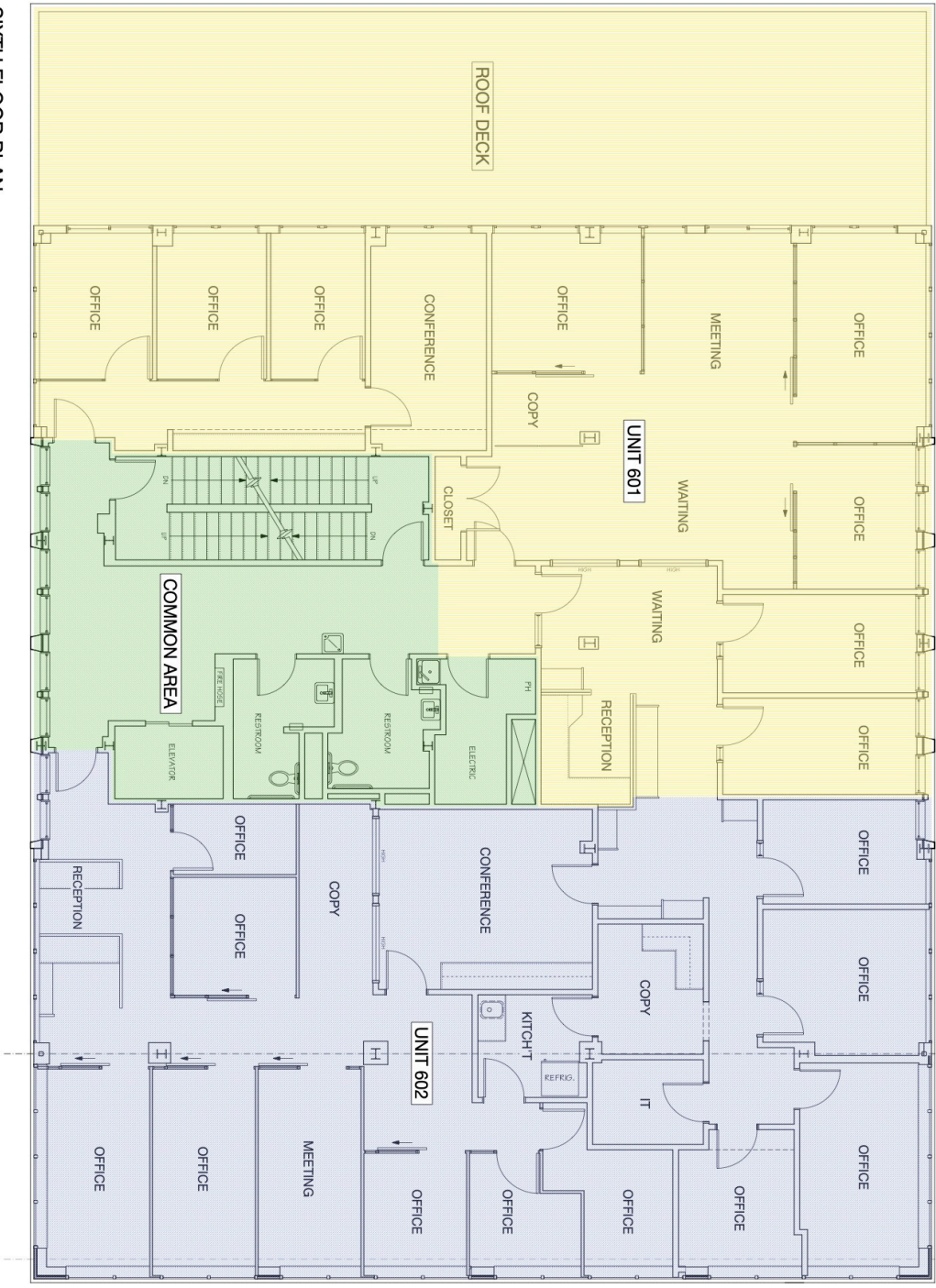
BURLINGTON, VT 05401

www.vtcommercial.com









SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

HICKOK & BOARDMAN PLACE - Sixth Floor

346 Shelburne Rd, BURLINGTON, VERMONT

CONSULTING ARCHITECTS
ARCHITECT + INTERIOR DESIGNER
A Professional Corporation

PROFORMA PLAN

USEABLE AREAS

UNIT 601 (including 1,143 sf Roof Deck)	= 3,243 SF
UNIT 602	= 2,518 SF
Total	= 5,761 SF

COMMON AREAS

BUILDING TOTAL COMMON AREA	= 9,315 SF
UNIT 601 Allocated Common (7.02%)	= 654 SF
UNIT 602 Allocated Common (5.52%)	= 514 SF

RENTABLE AREAS

UNIT 601 (including 1,143 sf Roof Deck)	= 3,897 SF
UNIT 602	= 3,032 SF



Duncan Wisniewski ARCHITECTURE
255 SOUTH CHAMPAIGN STREET
BURLINGTON, VERMONT 05401
T. 802.264.6593

DATE OF 10.2004
A1-6.0



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date
[] *Declined to sign*

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Signature of Consumer

Date
[] *Declined to sign*

Date

9/24/2015

