

FOR LEASE

OLD MILL SPACE ON PINE STREET

431 Pine Street, Suites 112 and 101, Burlington, VT



VT Commercial has a nice first floor suite at the popular Maltex Building. Mix of open entry, ideal for informal meetings, reception, or a couple of cubicles, two double offices or conference rooms, big conference for at least 20 in 101 with open area, and 4 private offices all with operable windows. This first floor space is facing Pine Street (east and south sides) with nice morning sunshine. The Maltex offers on- site parking, ideal location with Speeder & Earl's coffee across the street and a few other lunch spots close by. Offering old mill ambiance with beams, wood floors, exposed HVAC, and operable windows. 101 has a kitchenette, this space can have a dedicated porch entrance into the suite.

SIZE:

1,619 SF & 1,387 SF (total 3,006 SF)

ZONING:

Office - Enterprise Zone

PRICE:

\$18/SF NNN (\$7/SF) plus gas and electricity

AVAILABLE:

Immediately

PARKING:

On site parking lot

LOCATION:

Burlington Maltex Building

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:

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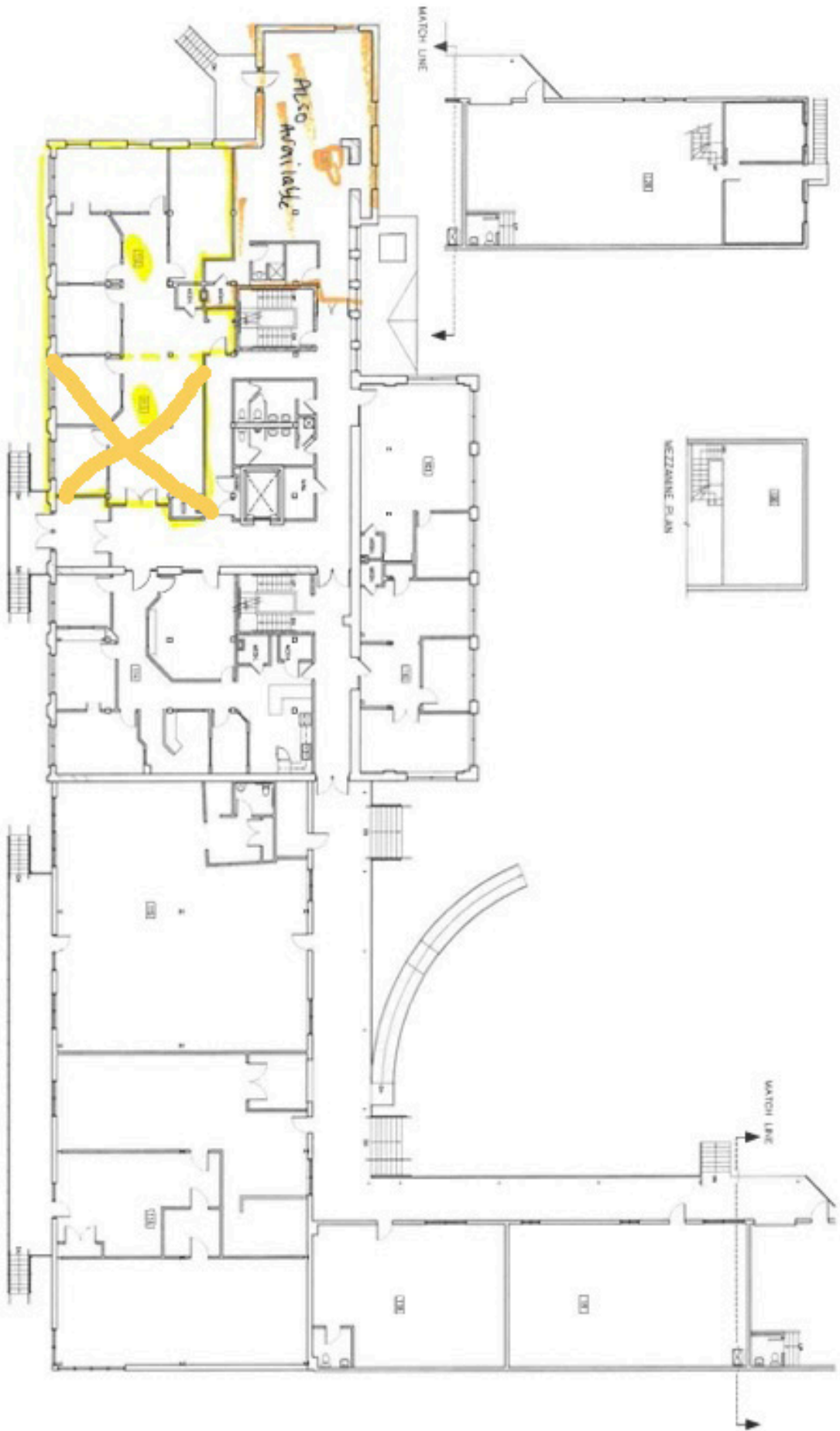












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SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN



Mason Building
 431 Pine Street, Burlington, VT 05401
 October 6, 2010