

FOR LEASE

STATE OF THE ART TURNKEY OFFICE SPACE

530 Community Drive, Suite 2, South Burlington, VT



Encompassing more than 275,000 total square feet, 530 Community Drive offers a variety of options, from Class B Office to warehouse space. Extensively updated, with an energy-efficient MEP system that includes 24-hour monitoring, this property is excellent for tenants who need the best of everything, including easy access to the airport, I-89, and Burlington. The shared corridor provides you and your employees access to shared loading docks, a 24-hour fitness facility, on-site tech support, and on-site catering services, a cafe, seasonal food trucks, and on-site childcare. Suite 2 has a state of the art office buildout including: 20+ private offices, 4+ conference rooms, a mix of open cubical space, lab space, and a large kitchen and break area. Please contact us today for a tour.

SIZE:

21,643 +/- SF

PERMITTED USE:

Office

PRICE:

\$12.50/SF NNN (\$6.47 includes heating and cooling)

AVAILABLE:

January 1, 2025

PARKING:

On-Site

LOCATION:

Technology Park, South Burlington, VT

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:

JOHN BEAL | YVES E BRADLEY

802-598-1168 | 802-363-5696

jb@vtcommercial.com | yb@vtcommercial.com

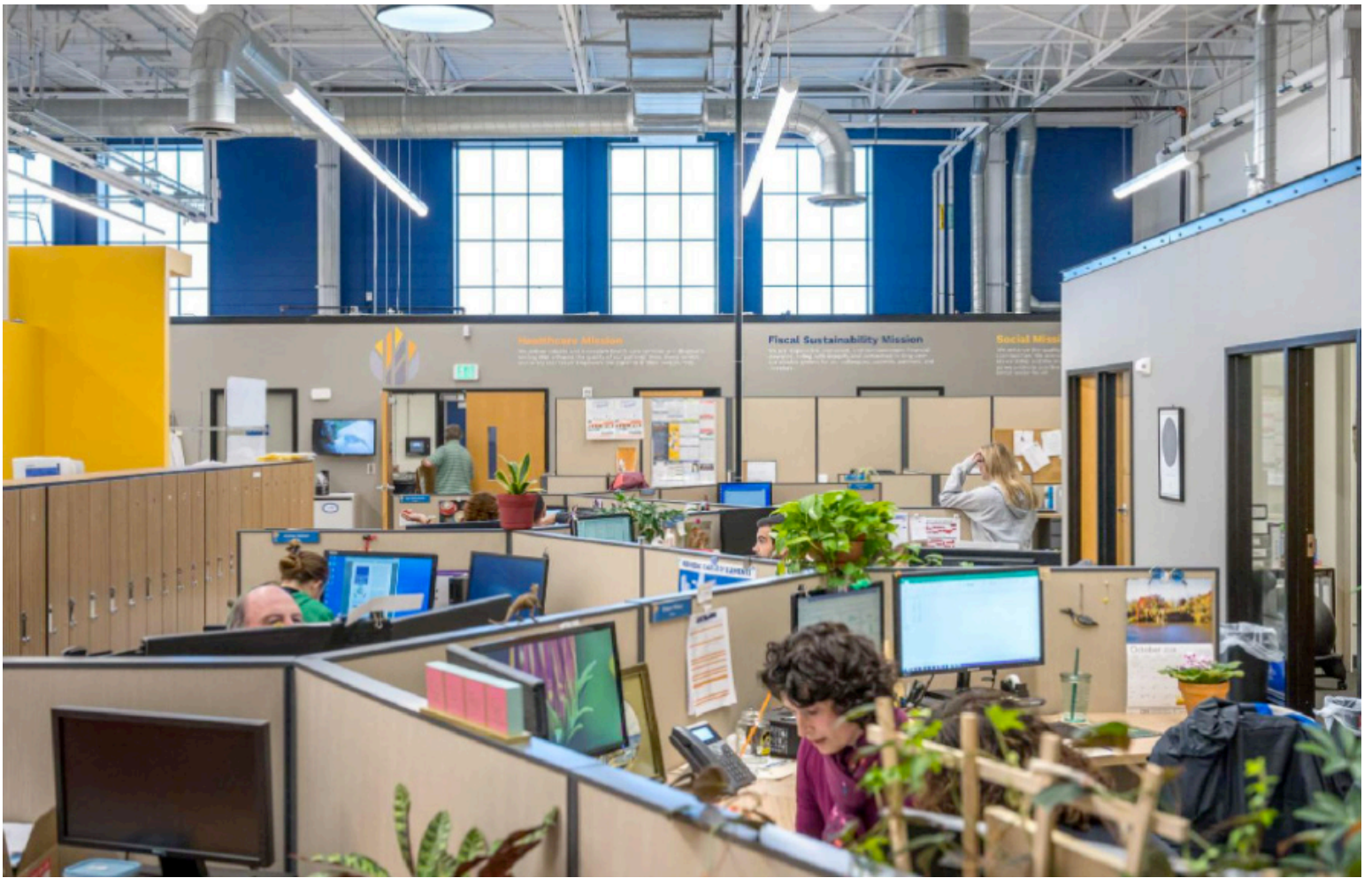
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



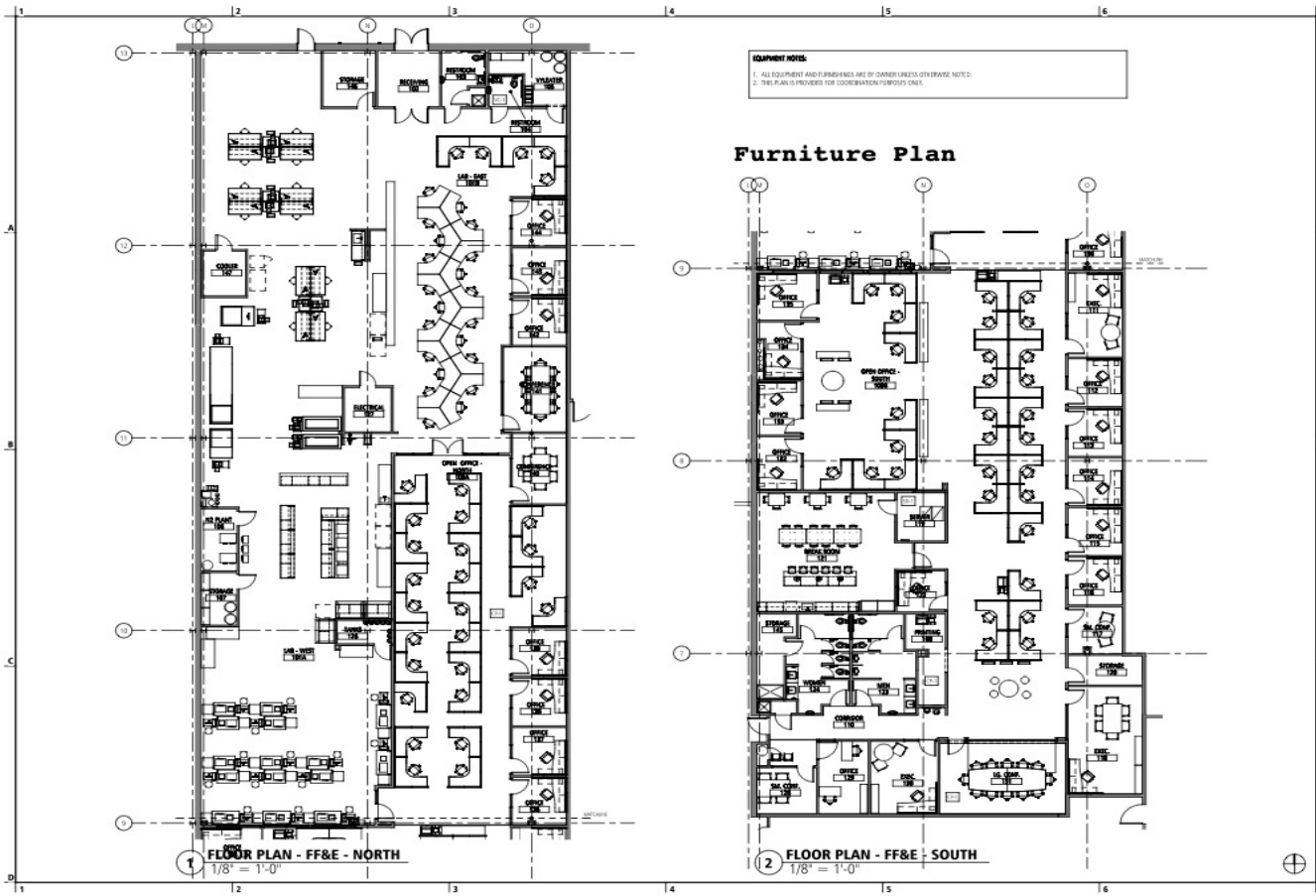
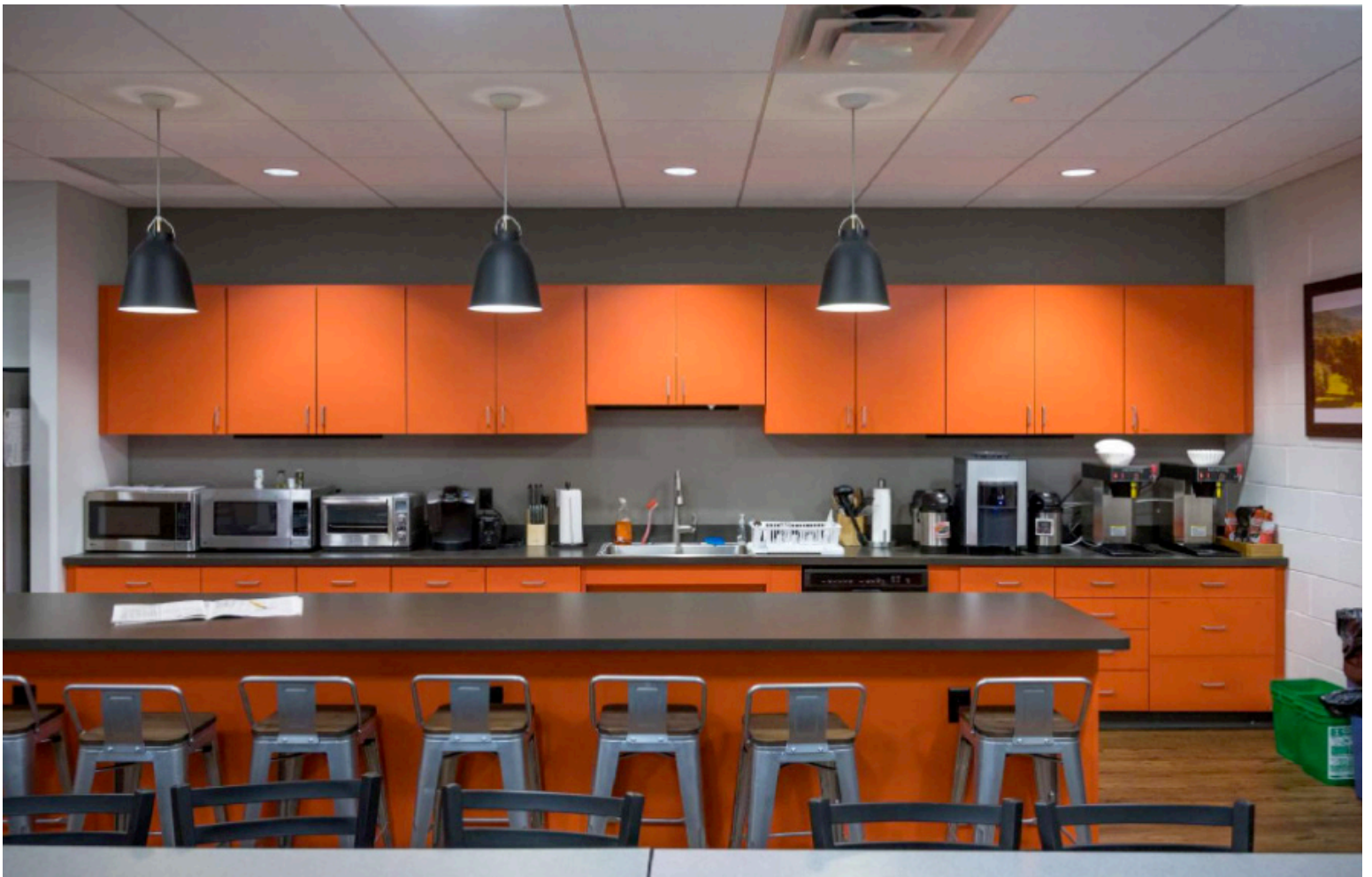






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EQUIPMENT NOTES:
 1. ALL EQUIPMENT AND FINISHES ARE OF OWNER UNLESS OTHERWISE NOTED.
 2. THE PLAN IS PROVIDED FOR COORDINATION PURPOSES ONLY.

Furniture Plan

truexcollins
 WORKPLACE
 300 WATER STREET, SUITE 2000, VERMONT 05401 USA
 PHONE 802.249.3775, WWW.TXC.COM
 ARCHITECTURE • INTERIOR DESIGN • WELLNESS DESIGN

ASPECTI HEALTH (CLIENT)
 100 SOUTH ST. VERMONT 05401
ENGINEERING VENTURES (STRUCT.)
 100 SOUTH ST. VERMONT 05401
SEARCH COMPANY (CM)
 100 SOUTH ST. VERMONT 05401

No.	Description	Date

ASPECTI HEALTH
LAB & OFFICE FIT-UP
EQUIPMENT & FURNISHINGS PLAN
 Project number: 2021-0012
 Date: 08-27-2022
 Drawn by: TJC
 Checked by: TJC
 Project Phase: CONSTRUCTION

A121
 Scale: 1/8" = 1'-0"



Floor Plan

