

THE MALTEX BUILDING

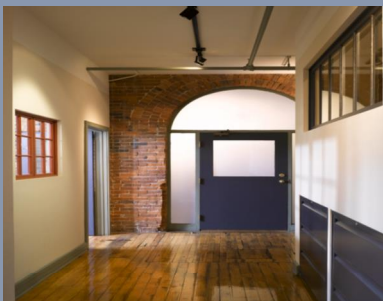
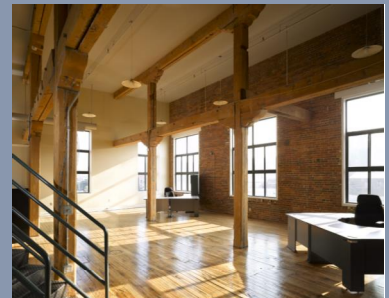
Burlington, Vermont



Size:
47,000 +/- SF

Lease Rates:
\$11.00-\$15.50/SF NNN, depending on location
NNN's currently \$4.94/SF

- Features:
- * All office suites have their own HVAC units
 - * T-1 and fiber optic available on site
 - * Ample complimentary parking
 - * Highly visible and convenient Pine St location
 - * Abundant natural light, combined with exposed beams, brick, stone and hardwood floors
 - * Common mail room and bathrooms
 - * Building recently renovated
 - * New windows and HVAC system



POMERLEAU
REAL ESTATE



FOR MORE INFORMATION CONTACT
POMERLEAU REAL ESTATE
YVES BRADLEY 802.863.8210 x 14
YBRADLEY@VERMONTREALESTATE.COM

69 College Street, Burlington, VT | www.VermontRealEstate.com | 802.863.8210

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. ALL FIGURES AND INFORMATION SHOULD BE INDEPENDENTLY CONFIRMED. THIS FLYER IS NOT A LEGALLY BINDING OFFER TO SELL OR LEASE PROPERTY. PLEASE SEEK COMPETENT LEGAL AND FINANCIAL ADVICE. POMERLEAU REAL ESTATE REPRESENTS THE OWNER IN THIS TRANSACTION.

The Maltex Building
431 Pine Street
Burlington, VT

We are pleased to announce the availability of multiple office suites in this historic downtown office building.

Originally constructed in 1870, this building was the headquarters of the Malted Cereal Company, later known as the Maltex Company and was used to manufacture malted cereals and other malted food products until the early 1970's. It then became the home of Green Mountain Industries, and was used as a furniture manufacturing facility.

In 1984, the Maltex Partnership purchased the building, and converted the former manufacturing facility into historic loft-type office spaces and light manufacturing facilities, offering ample natural light, beautiful views, and on-site parking.

The building has undergone significant renovations over the course of the last five years, a process which is ongoing as suites become available for renovations. If the combination of fiber-optic capability, hardwood floors, exposed bricks and beams in the heart of Burlington's enterprise district within walking distance to cafes and art galleries is appealing, perhaps you should consider office space at the Maltex Building.

We are currently leasing the following suites:

<u>Unit #</u>	<u>Size</u>	<u>Available</u>	<u>Rate</u>
214	1,685 SF	Summer 2015	\$15.50/SF

All suites are NNN + utilities



FOR MORE INFORMATION CONTACT
POMERLEAU REAL ESTATE
YVES BRADLEY 802.863.8210 x 14
YBRADLEY@VERMONTREALESTATE.COM

69 College Street, Burlington, VT | www.VermontRealEstate.com | 802.863.8210

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED. ALL FIGURES AND INFORMATION SHOULD BE INDEPENDENTLY CONFIRMED. THIS FLYER IS NOT A LEGALLY BINDING OFFER TO SELL OR LEASE PROPERTY. PLEASE SEEK COMPETENT LEGAL AND FINANCIAL ADVICE. POMERLEAU REAL ESTATE REPRESENTS THE OWNER IN THIS TRANSACTION.