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PINE STREET RETAIL/OFFICE

Burlington, Vermont

FOR LEASE



Location:

266 South Champlain Street
behind New England Floor Covering (Pine St)

Size:

6,493 SF
1,868 = total office
4,625 = total warehouse/retail

Price:

\$12.50/SF + utilities and pro-rata share of plowing
& landscaping

Available:

Immediately

Features:

- * Beautiful showroom/retail or office space
- * Private offices and baths, conference room
- * Loading dock and overhead door
- * Wood floors, exposed beams & brick
- * Brand new windows
- * Mill like atmosphere
- * Great location along busy Pine Street corridor
- * Less than 3 miles to I-189
- * Parking included

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FOR MORE INFORMATION CONTACT
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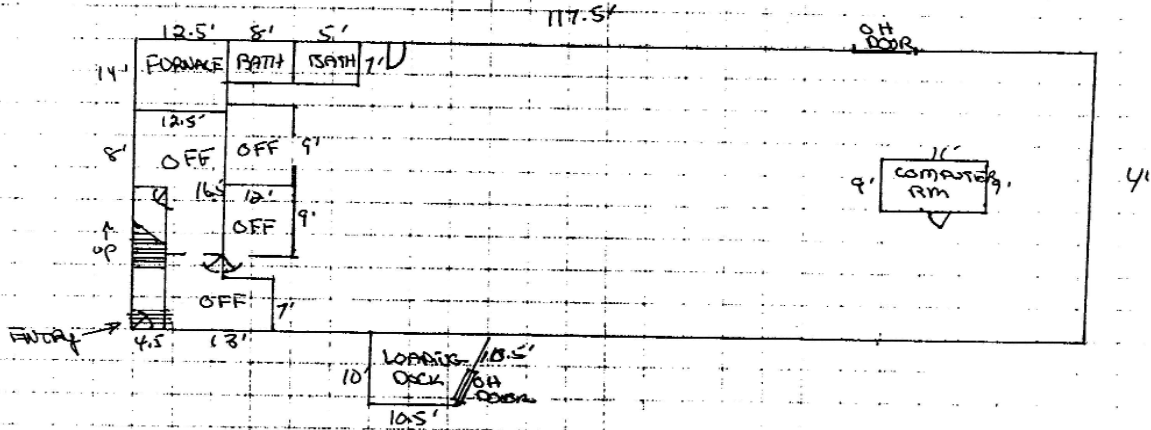
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266 SOUTH CHAMPLAIN STREET

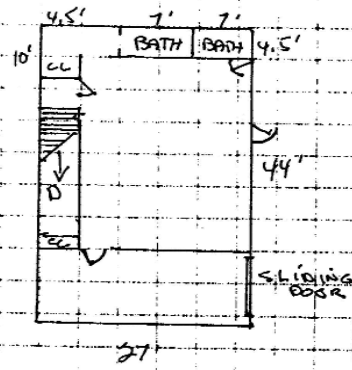
FIRST FLOOR



FIRST FLOOR WAREHOUSE,
PORNAGE, ENTRY 4490 SF
FIRST FLOOR OFFICES,
REST ROOMS 680 SF

FIRST FLOOR TOTAL
(BASE AREA 117.5 X 44) 5170 SF

SECOND FLOOR



SECOND FLOOR OFFICES,
ENTRY, REST ROOMS 1188 SF
(BASE AREA 27 X 44)

TOTAL 6358 SF

LOADING DOCK 135 SF

TOTAL USABLE SPACE 6493 SF

← NORTH

(TOTAL OFFICES 1868 SF
TOTAL WAREHOUSE 4625 SF)



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