

FOR LEASE

INCREDIBLE WATERFRONT OFFICE AVAILABLE!

180 Battery Street, Suite 205, Burlington, Vermont



Incredible office space along Burlington's Waterfront District with great light and lake views. Recently renovated, this incredible space offers it all-glass-walled offices, beautiful kitchen space, two conference rooms, and a large bullpen area. Views to the North and South offer great natural light throughout the day, and provides a pleasant environment for both employees and clients. Building is secure, and shuts down after hours with keypad access only. On-site restaurant offers great food, and NuChocolat provides the best chocolate and espresso in town - there are many other opportunities for food and relaxation along Burlington's Waterfront Corridor.

AVAILABLE SPACE:

4,600 SF

USE:

General office; medical office

PRICE:

\$18.50/SF, NNN (\$9.15/SF); Electricity \$1.40/SF

AVAILABLE:

September 2026

PARKING:

Available on-site in private parking garage on a fee basis

LOCATION:

Burlington's historic waterfront district

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, STUDIO 2i

BURLINGTON, VT 05401

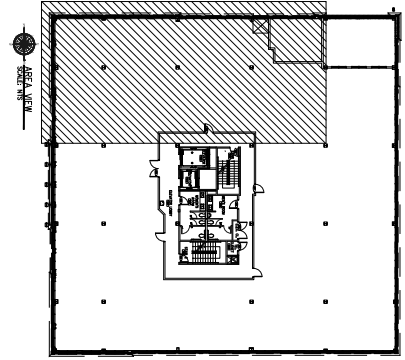
www.vtcommercial.com











ELECTRICAL SYMBOL

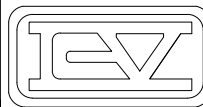
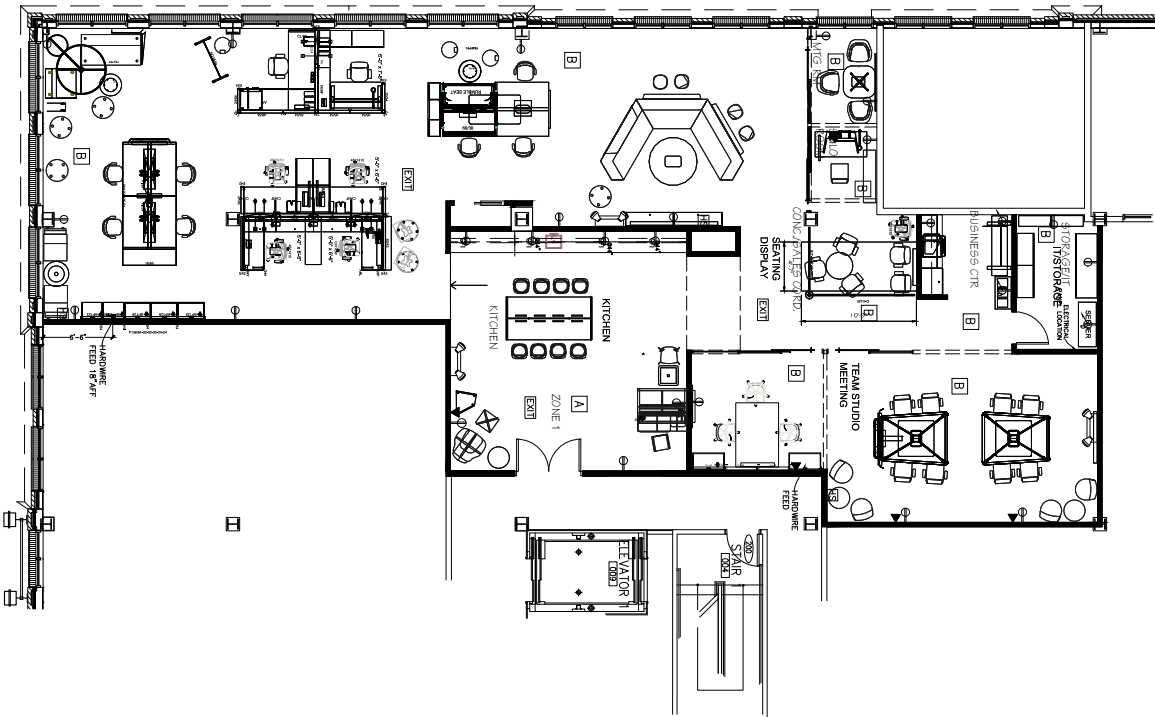
- DUPLEX
- GFI DUPLEX
- DEDICATED DUPLEX
- QUAD
- OWNER SUPPLIED FLOOR BOX
- THRU-FLOOR BOX
- DATA PORT
- HORN / STROBE
- EXIT LIGHT
- EXIT
- EM LIGHT

FLOOR FINISH LEGEND

- HARDWOOD
- RAISED FLOORING W/ CARPET

FINISH NOTES

- a. OWNER TO SUPPLY CARPET, HARDWOOD, AND RAISED FLOORING.
- b. VINYL BASE COLOR TBD



ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401



PROJECT: **RED THREAD**

LOCATION: 180 BATTERY ST.- BURLINGTON, VT

DRAWN BY: _____
CHECKED BY: _____
FINALS BY: _____

REVISIONS:
REVISION 1
REVISION 2
REVISION 3
REVISION 4

SCALE: AS NOTED
DATE: 4/15/2014
PAGE: E-2