

Modern Office Suite with Lake Views

346 Shelburne Rd, Unit 403, Burlington, VT 05401



OFFICE CONDOMINIUM FOR LEASE:

OFFICE SIZE: 3,310 +/- SF

ASKING PRICE: \$27.80/ psf gross

★ **NOW OFFERING HALF-PRICE RENT FOR FIRST 6 MONTHS!**

HIGHLIGHTS:

This prime Class A office condominium is located right off Shelburne Road in the prestigious Hickok & Boardman Place building.

This high-quality and move-in-ready space showcases beautiful views of Lake Champlain and the Adirondacks, is full of natural light and has a mostly-open floor plan with several small offices and a conference room around the perimeter.

The building is extremely well maintained, offering professional and clean common areas, as well as a shared conference space in the lower level for the use of building occupants. The building recently had several upgrades including a new elevator, a state-of-the-art HVAC system and offers ample free parking on site.

Minutes away from shopping and restaurants!

Building is professionally managed.



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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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OFFICE CONDOMINIUM FOR LEASE:

Unit Number:	403
Unit Size:	3,310 +/- SF (2,820 sf office +482 sf common area)
Rent Break Down	
Base Rent	\$14.00
Association Fees	\$10.30
Taxes	\$3.50
TOTAL \$ PSF	\$27.80 / sf
Association Fees	Includes plowing, insurance, trash, exterior maintenance and all utilities
Zoning:	Neighborhood Activity Center
Acres:	3.04
Property Manager:	Neville Companies
Misc:	Shared conference room space on first floor



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OFFICE CONDO FOR LEASE:

Contact us for
more information!



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Burlington, VT 05401

In partnership with:



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.



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