

# FOR LEASE

## PARK PLAZA - DOWNTOWN BURLINGTON OFFICE SPACES

126 College Street, Burlington, Vermont



126 College Street is the most central conveniently located office building in downtown Burlington. It is part of the Park Plaza mixed use office & retail complex. It is located directly across from City Hall Park. The building is approximately 45,000 sf and 4 stories tall and provides on site parking in it's attached 2 level parking garage. Many suites have views of City Hall Park, Lake Champlain and the Adirondack Mountains. The Church Street Marketplace is a short block away.

### AVAILABLE SPACES:

Office Suite 210 - 6,772 sf  
Office Suite 310 - 1,626 sf

### PRICE:

Suites range from \$13.50 to \$17.50 nnn depending on the space and fit up needs.

\* nnn's run approximately \$6.89 psf plus utilities

### AVAILABLE:

Immediately

### PARKING:

At market rates

### LOCATION:

Central Downtown Burlington

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 | BILL KIENDL

802-363-5696 | 802-238-2048

yb@vtcommercial.com | bk@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







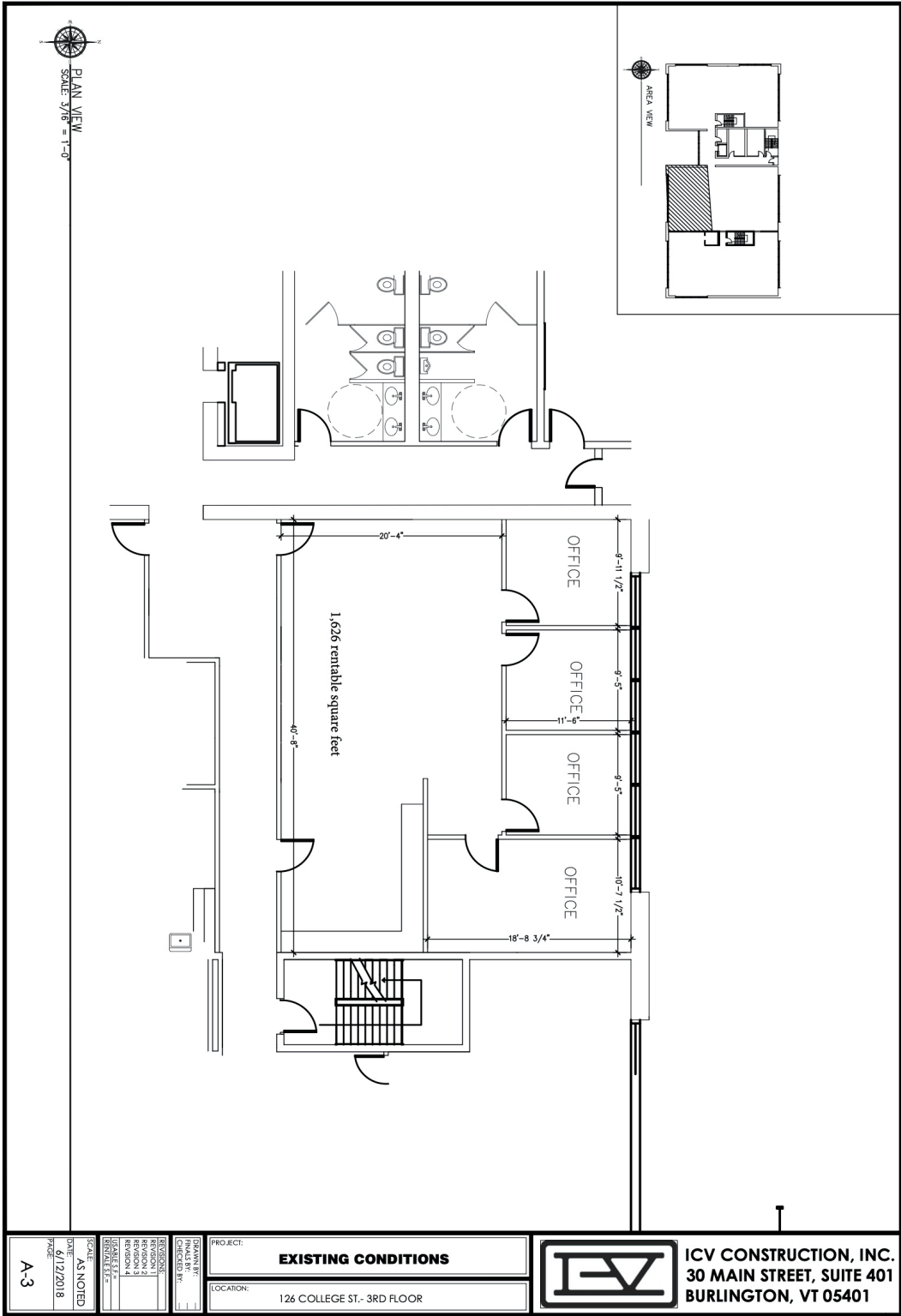
# Suite 310

3rd Floor - As-Is Floor Plan

1,626 sf

Base rent \$13.50 - \$17.50 nnn

\* Estimated NNN expenses run about \$6.89 psf plus utilities



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

# Suite 210

2nd Floor - As-Is Floor Plan

6,772 sf

Base rent \$13.50 - \$17.50 nnn

\* Estimated NNN expenses run about \$6.89 psf plus utilities

