

FOR LEASE

CLASS A LAB / MANUFACTURING / TECH BUILDING

35 Thompson Street, South Burlington, VT



South Burlington, otherwise known as the economic engine of Vermont, is a vibrant city full of booming industry, coveted housing, and ongoing community investment. The Meadowland Business Park is located off Route 116, convenient to I-89, the Burlington International Airport, the Tilley Drive offices, and all the amenities along Dorset Street, Williston Road, and Shelburne Road. Total building size: Office 14,000 SF; Warehouse 15,000 SF; Production 5,000 SF; Cafe/Meeting Room 2,000 SF. Includes 12 singles and 3 large conference rooms or open bullpen area for cubicles. Utilities include municipal water and sewer, Green Mountain Power, Vermont Gas, Comcast, FirstLight Fiber Internet and Phone. Potential for expansion. Designed with details important to corporate culture and allowing for optimum flexibility.

SIZE:

15,000 - 36,000 sf

USE:

Office / Industrial

PRICE:

\$15.00 NNN (Estimated at \$3.50/SF) plus Utils

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

Central South Burlington. Just off of Rt 116.

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:

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208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

Property Summary

Property Size: 36,000 square feet comprise of:
Office— 14,000 sf
Warehouse—15,000 sf
Production— 5,000 sf
Café— 2,000 sf
Conference Rooms— 12 small, 3 large

Stories: Two

Parking: 100 spaces spread across 3 sides of the building

Utilities: Municipal water & sewer, Vermont Gas Systems, Green Mountain Power, FirstLight fiber

Frontage: 368 feet along Thompson Street

Visibility: Very good

Assessment: \$5,630,600

Property Tax: \$92,918

Foundation: 5 inch concrete slab

Exterior Walls: 4 inch metal sandwich panels w/slate

Roof: Rubber membrane

Windows: Metal frame fixed insulated

HVAC: HVAC, air-sourced with gas-fired heat, multiple zones

Electrical: 400 amp three-phase

Sprinkler: Full wet system, throughout the property

Security: Electronic & video

Loading Docks: Two; one full, one panel height

Warehouse: High bay, 28 foot clear

Additional: Multiple modern restrooms;, some with showers; large exterior masonry patio; beautiful 75 seat café with full kitchen & entertainment system

Use: Research, development, warehouse

Zoning: Industrial & open space



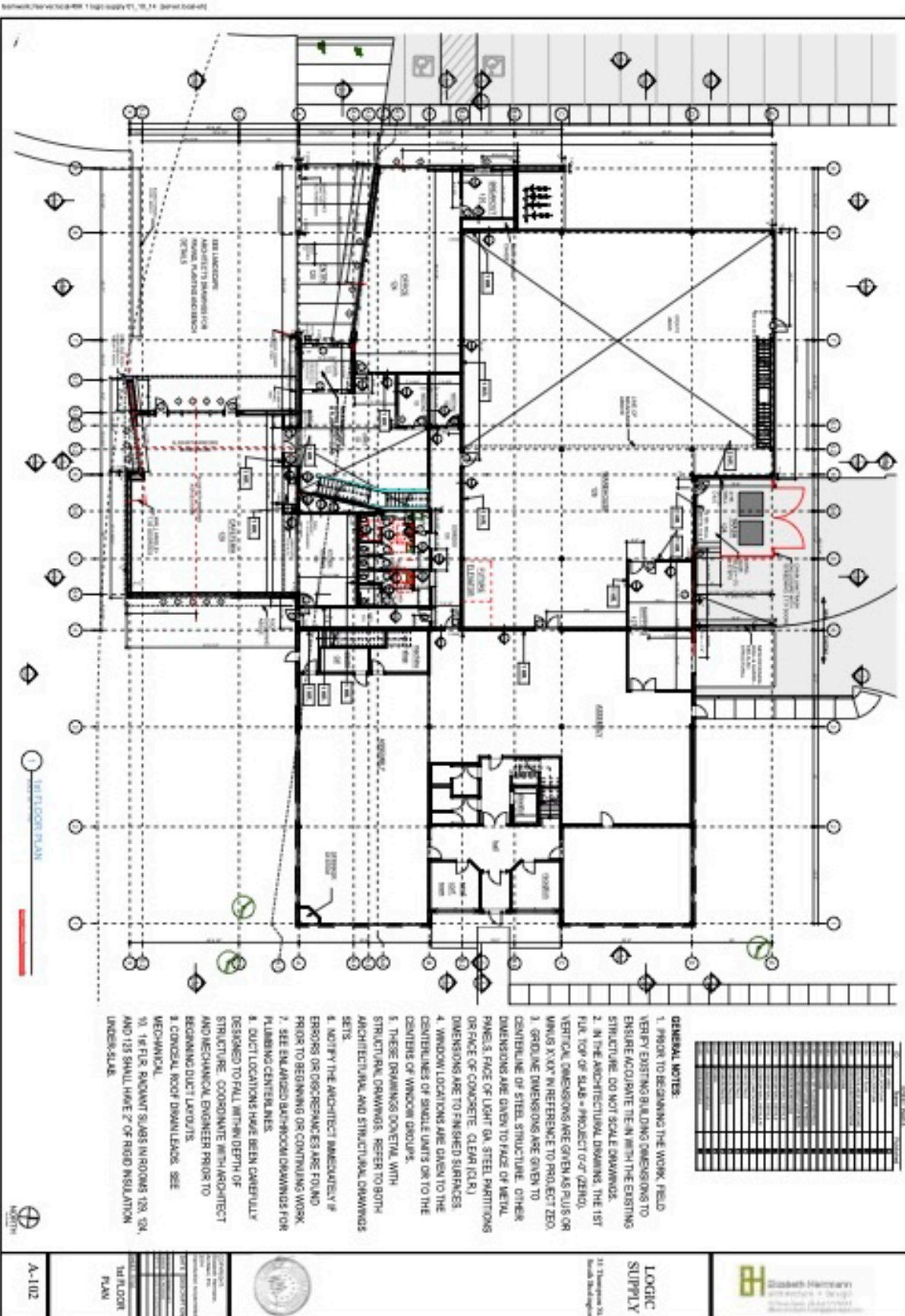












NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/2014
2	ISSUED FOR CONSTRUCTION	08/14/2014
3	ISSUED FOR AS-BUILT	08/14/2014
4	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
5	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
6	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
7	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
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12	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
13	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014
14	ISSUED FOR ARCHITECTURAL RECORD	08/14/2014

GENERAL NOTES:

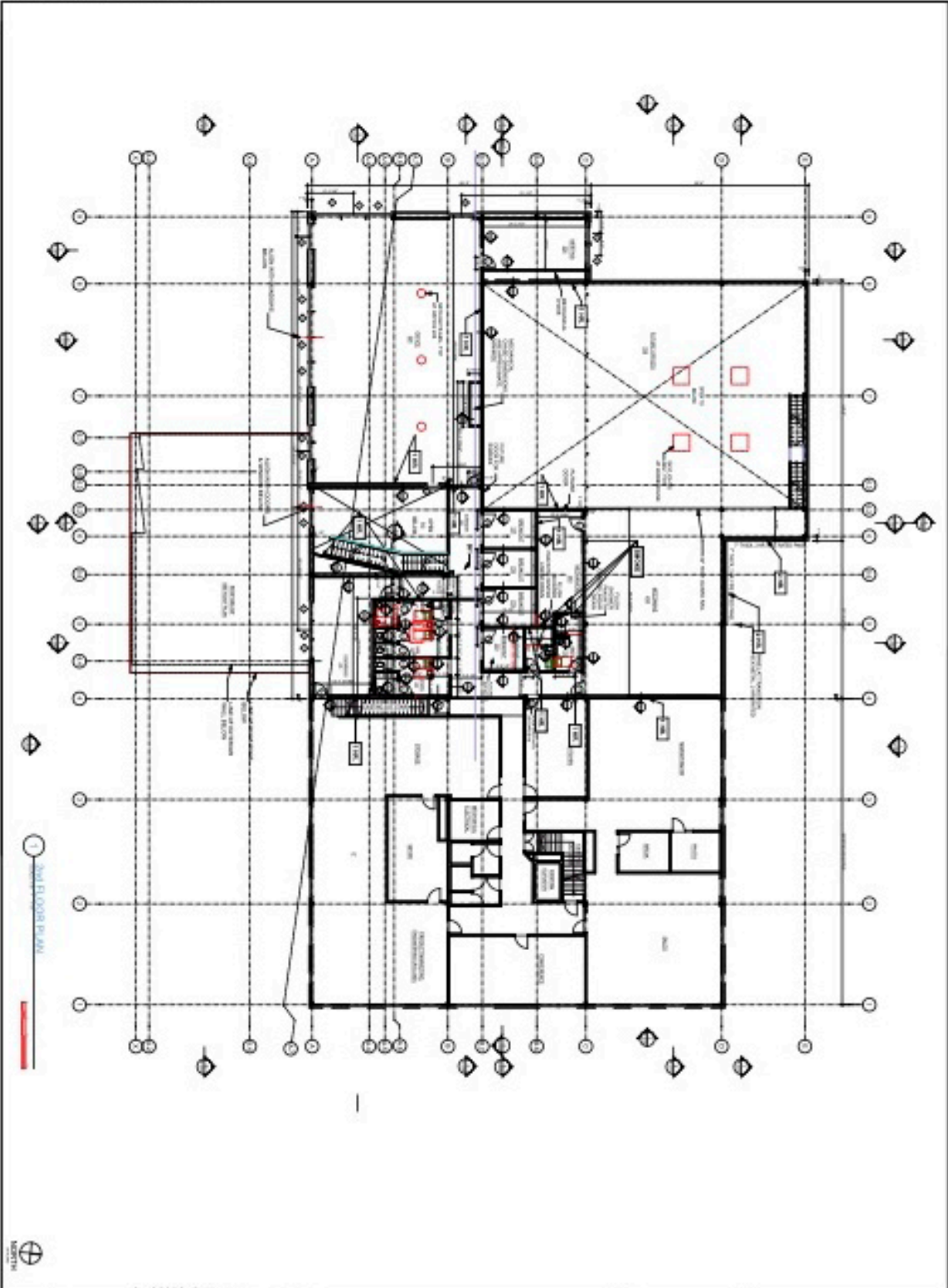
1. PRIOR TO BEGINNING THE WORK, FIELD VERIFY EXISTING BUILDING DIMENSIONS TO ENSURE ACCURATE TEAM WITH THE EXISTING STRUCTURE. DO NOT SCALE DRAWINGS.
2. IN THE ARCHITECTURAL DRAWINGS, THE 1ST FLOOR TOP OF SLAB = PROJECT 0.0' (ZERO). VERTICAL DIMENSIONS ARE GIVEN AS PLUS OR MINUS XXX' IN REFERENCE TO PROJECT ZERO.
3. GRIDLINE DIMENSIONS ARE GIVEN TO CENTERLINE OF STEEL STRUCTURE. OTHER DIMENSIONS ARE GIVEN TO FACE OF METAL PANELS, FACE OF LIGHT GA. STEEL PARTITIONS OR FACE OF CONCRETE. (CLEAR (C.L.R.) DIMENSIONS ARE TO FINISHED SURFACES.
4. WINDOW LOCATIONS ARE GIVEN TO THE CENTERLINES OF SINGLE UNITS OR TO THE CENTERS OF WINDOW GROUPS.
5. THESE DRAWINGS DO NOT, WITH STRUCTURAL DRAWINGS, REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS SETS.
6. NOTIFY THE ARCHITECT IMMEDIATELY IF ERRORS OR OMISSIONS ARE FOUND PRIOR TO BEGINNING OR CONTINUING WORK.
7. SEE ENLARGED PART-ROOM DRAWINGS FOR PLUMBING CENTERLINES.
8. DUCT LOCATIONS HAVE BEEN CAREFULLY DESIGNED TO FALL WITHIN DEPTH OF STRUCTURE. COORDINATE WITH ARCHITECT AND MECHANICAL ENGINEER PRIOR TO BEGINNING DUCT LAYOUTS.
9. CONDUIT ROOF DOWNLANDS. SEE MECHANICAL.
10. 16 P.L.R. RIGID ROOF SLABS IN ROOMS 123, 304, AND 128 SHALL HAVE 2" OF RIGID INSULATION UNDER SLAB.

35 Thompson St, South Burlington, VT
First Floor Plan

<p>Elizabeth Hartmann Architects & Design, Inc. 111 South Main Street South Burlington, VT 05403 Tel: 802.244.1111 www.elizabethhartmann.com</p>	<p>LOGIC SUPPLY</p> <p>111 Thompson St. South Burlington, VT</p>		<p>1st FLOOR PLAN</p>	<p>A-102</p>
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DATE: 01/14/2014 10:00 AM 1 LOGIC SUPPLY ST., VT. 01003-0044



 <p>Elizabeth Hartman Architecture & Design 35 Thompson St., South Burlington, VT 05403</p>	<p>LOGIC SUPPLY</p> <p>35 Thompson St., South Burlington, VT</p>	 <p>Professional Engineer No. 12345 State of Vermont</p>	<p>3RD FLOOR PLAN</p>	<p>A-103</p>
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35 Thompson St, South Burlington, VT

Second Floor Plan

