

FOR LEASE

WATERFRONT PLAZA - SPECTACULAR CLASS A OFFICE!

180 Battery Street, Suite 250, Burlington, Vermont



Incredible office space on Burlington's waterfront, with amazing lake views and natural light throughout. Extensive use of glass throughout the space makes every room filled with natural light. 180 Battery Street is Burlington's newest office building, and is not only beautiful on the inside, but also on the outside. Attached parking garage makes parking easy and safe for employees and clients, and the Waterfront District is becoming Burlington's most sought-after address. Current layout is large bullpen area, some perimeter offices, large conference room space, full kitchen, production room and server room. Natural elements and direct lake and Adirondack views throughout add to the wonderful feel of this office space, providing a beautiful setting for employees and clients alike.

AVAILABLE SPACE:

3,033 +/- SF

USE:

General Office, medical office

PRICE:

\$18.50/SF, NNN (\$7.78/SF) Plus Electric (\$1.40/SF)

AVAILABLE:

Immediately

PARKING:

Available for a monthly fee in attached parking garage

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

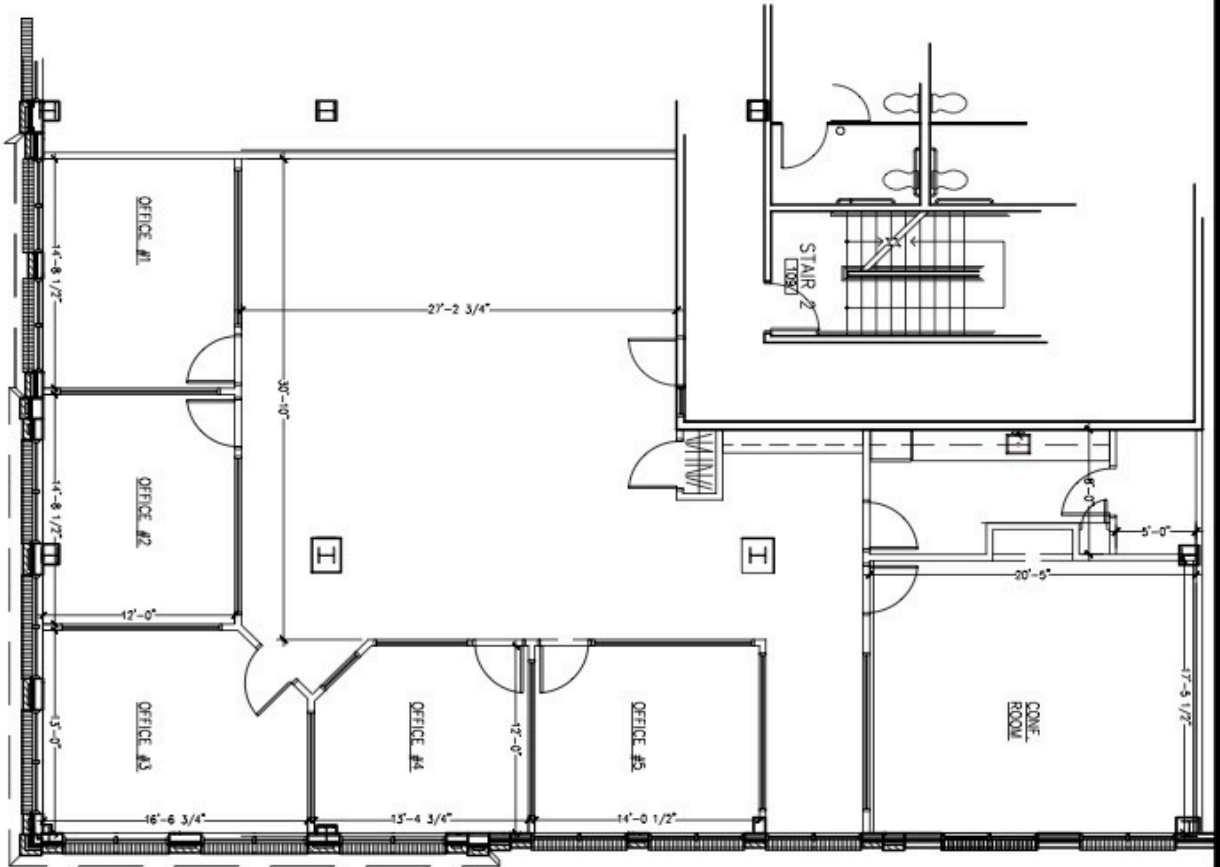
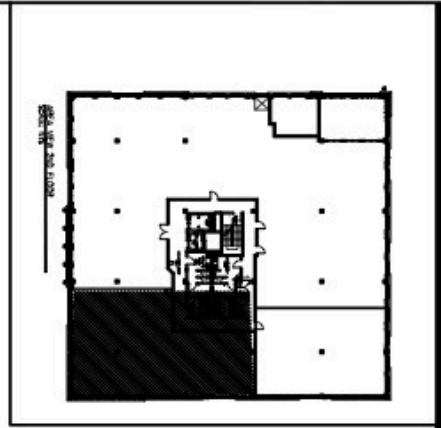
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208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

PARTIAL 2ND FLOOR
SCALE: 1/8"=1'-0"



A201	PROJECT:	EXISTING CONDITIONS
	LOCATION:	180 BATTERY ST. SUITE 250- BURLINGTON, VT
	DATE:	3/15/2023
	SCALE:	AS NOTED

REVISIONS:	REVISION 1	
	REVISION 2	
	REVISION 3	
	REVISION 4	
DESIGNED BY:	[Signature]	
CHECKED BY:	[Signature]	
IN CHARGE:	[Signature]	
DATE:	3/15/2023	

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

