

FOR LEASE

HIGHLY VISIBLE AND WELL LOCATED NEW BUILD OFFICE

510 Shelburne Road, South Burlington, VT



V/T Commercial is excited to present this extremely visible new build located at 510 Shelburne Road just down from the Interstate 189 and Route 7 intersection. Construction has started and the owner is targeting a late Summer 2024 occupancy. Signage will be available on multiple sides of the building and will be prominent towards route 7 and shoppers at other neighboring stores including Walgreens, Shaw's, Market 32, Starbucks, Sierra Trading Post, TJ Maxx, Orange Theory, Five Guys, and many more. The building includes great parking and is located within walking distance of numerous lunch spots. This location sees approximately 30,000 cars drive by per day. Please call us today to discuss how we can help you take advantage of this amazing new office opportunity.

SIZE:
3,862 +/- SF

USE:
Office

PRICE:
\$20/SF NNN

AVAILABLE:
Summer 2024

PARKING:
On site

LOCATION:
510 Shelburne Road, South Burlington, VT

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:

JOHN A. BEAL

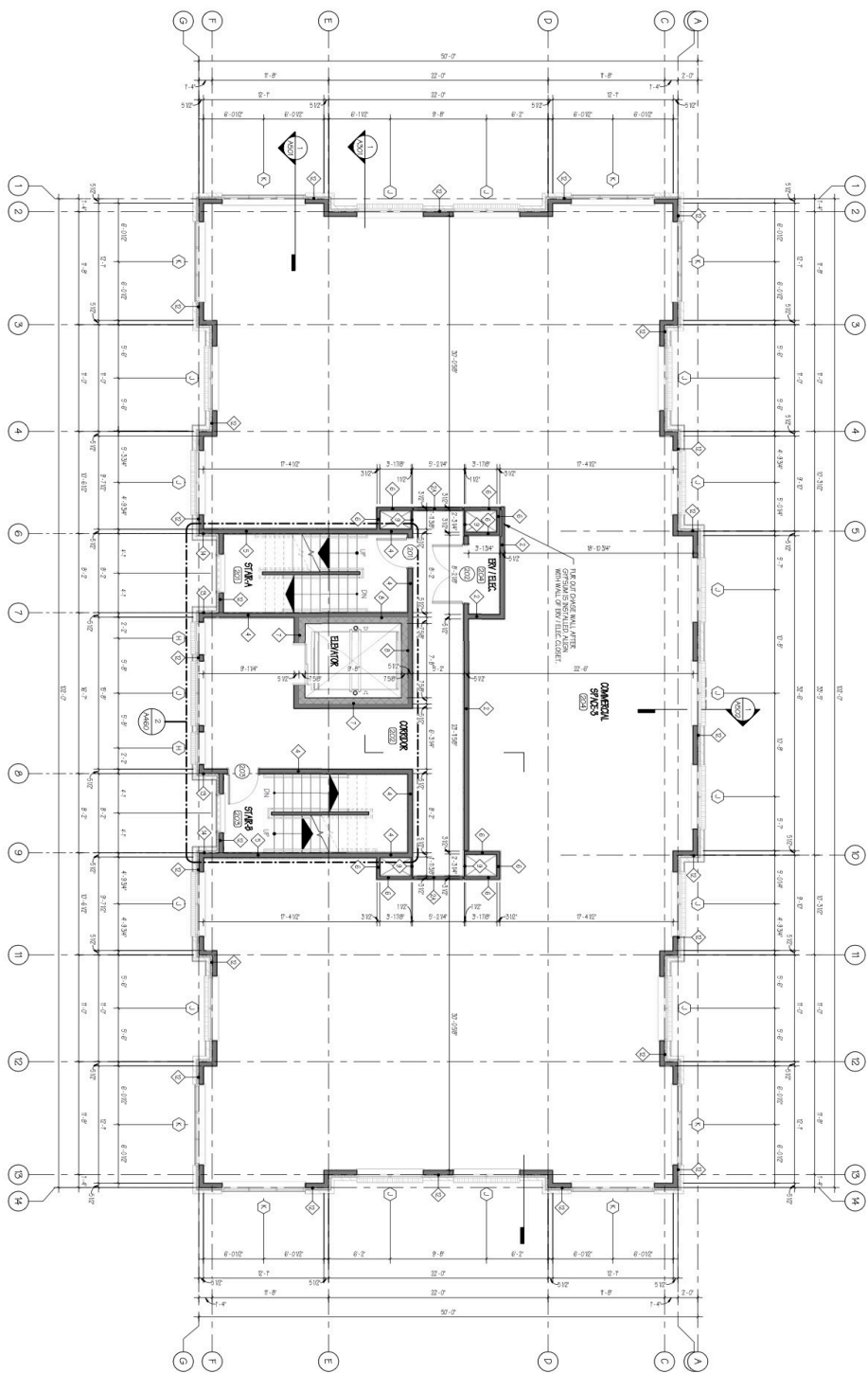
802-864-2000

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208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

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1 SECOND FLOOR PLAN
3/16" = 1'-0"

A102
03/29/21

PROJECT #: **2002**
SHEET NUMBER



500 Willoughby Road
Spaulding
South Burlington, VT 05403
802.881.8121
RabideauArchitects.com

SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

510 SHELburne ROAD
SOUTH BURLINGTON, VERMONT



REVISIONS		
No.	Description	Date
1	LOCAL PERMIT DRAWINGS	01/06/2022
2	REVISED PER STAFF REPORT	02/25/2022
3	IN-HOUSE PRICING SET	10/12/2022
4	PERMIT AND BID SET	05/17/2023

PRELIMINARY
NOT FOR
CONSTRUCTION

