

# FOR LEASE

## BEAUTIFULLY RENOVATED OFFICE SUITE

126 College Street, Suite 430, 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 onsite parking in its 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. On bus route, convenient to retail, restaurants, waterfront, bike path. This suite was just completely renovated to the highest standards, and offers private offices with beautiful views, light and airy finishes, and an incredible location. Layout consists of private offices, bullpen area, kitchen and break room. Must be seen—common areas and bathrooms in building also just redone. This is very pleasant space in a great location and will not last long!

**SIZE:**

1,368 +/- SF

**USE:**

General office, medical office

**PRICE:**

\$16.00/SF, NNN (\$6.33/SF), plus electricity and natural gas

**AVAILABLE:**

Immediately

**PARKING:**

Attached parking garage on a fee basis

**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

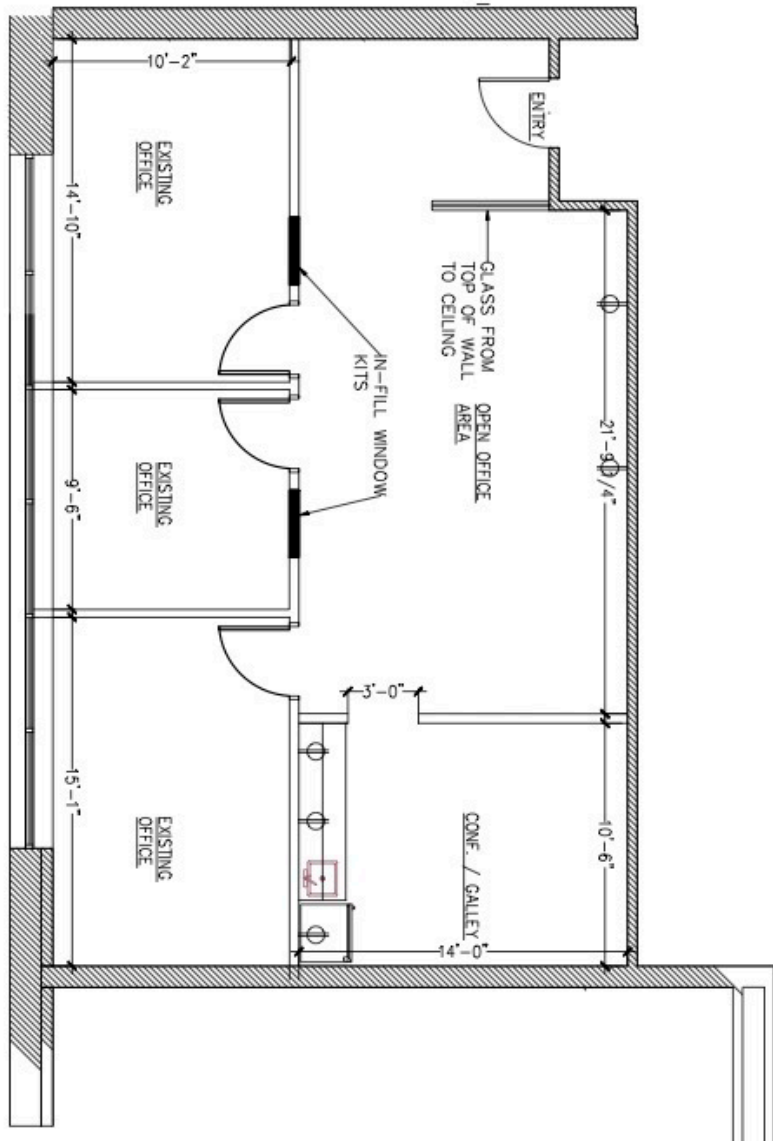
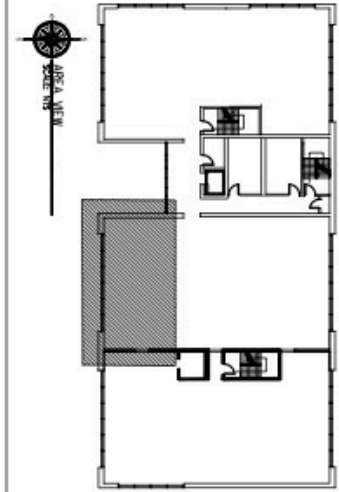
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PLAN VIEW  
SCALE: 3/16"=1'-0"

PROJECT:  126 COLLEGE ST. - BURLINGTON, VT	ICV CONSTRUCTION, INC. 30 MAIN STREET, SUITE 401 BURLINGTON, VT 05401	DRAWN BY: CHECKED BY:	REVISIONS: REVISION 1 REVISION 2 REVISION 3 REVISION 4
		DATE: 10/15/2021	TITLE: SHEET: A-4

