

FOR LEASE

HIGH EXPOSURE SOUTH END RETAIL

316 Flynn Ave, Burlington, VT



Located in Burlington's vibrant South End, 316 Flynn Avenue offers an outstanding opportunity for retailers, service providers, and creative businesses looking to establish a presence in one of the city's most dynamic commercial districts. Positioned near the corner of Route 7, Pine Street, and the Champlain Parkway access, the property benefits from excellent visibility, convenient connectivity, and steady traffic from both locals and visitors.

SIZE:
1,500-3,000 +/- SF

USE:
Retail, Office

PRICE:
\$22/SF NNN

AVAILABLE:
Immediately

PARKING:
On Site

LOCATION:
316 Flynn Ave., 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

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

HIGH EXPOSURE SOUTH END RETAIL

Additional Property Information

The South End has become one of Burlington's most desirable destinations for retail and experiential businesses, known for its energetic mix of breweries, restaurants, galleries, studios, fitness concepts, and successful local operators. With City Market nearby, easy bike path access, and a hip, walkable neighborhood feel, this area attracts a strong customer base that values local, independent, and lifestyle-driven businesses.

Surrounded by established businesses and located in a high-demand corridor, 316 Flynn Avenue is well-positioned for a tenant seeking a vibrant setting with strong neighborhood character, accessibility, and continued growth.

Please contact us today for a tour!











Exhibit B - Reference Floor Plan for Tenant's Scope of Work

NOTE

- CLERESTORY WINDOW ABOVE TECH COUNTER
- REINFORCED HALF-HEIGHT WALL IN TECH SPACE
- REINFORCE WALLS OF BUNKER
- METAL DOOR & 4-POINT LOCK TO BUNKER
- BREAK ROOM KITCHENETTE - FRIDGE, DISHWASHER, SINK, UPPER & LOWER CABS
- STOREFRONT GLASS DOOR & LITE TO MEETING ROOMS
- (5) QUAD FLOOR OUTLETS IN RETAIL
- ACOUSTIC CLG THROUGHOUT W/CAN LIGHTS
- ROLL-UP SHADES ALL WINDOWS IN RETAIL PROVIDED BY TENANT
- LUTRON CONTROL SYSTEM PROVIDED BY TENANT

NOTE

- BATH = 8'-0" X 3'-6"
- ADA BATH = 7'-8" X 7'-8"
- MEETING = 4'-8" X 7'-7"
- MEETING = 5'-0" X 8'-6"

