

# FOR LEASE

## 40 MAIN STREET - GATEWAY SQUARE OFFICE

40 Main Street, Suite 350, Burlington, Vermont



Beautiful small office suite located on the corner of Main and Battery Street in Gateway Square. Space is currently configured with reception, private offices, lunch/break room with kitchenette, conference room and bullpen area. Bright and sunny space with great views of the City of Burlington, the waterfront and Lake Champlain.

**SIZE:**

2,241 +/- SF

**USE:**

Office, medical office, service retail

**PRICE:**

\$18.50/SF, NNN (\$8.97/SF; Electricity \$1.65/SF), Gas included

**AVAILABLE:**

Immediately

**PARKING:**

On-site in private garage for monthly fee

**LOCATION:**

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

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)









