

# FOR LEASE

## FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / TECHNOLOGY

21 Gregory Drive, South Burlington, VT



Great South Burlington corner location close to downtown Burlington, I-89 and the airport. This flexible / office / light industrial building offers suites from 4,000 to 15,000 sf. The building offers prominent signage, ample surface parking, redundant power needs. Ideal for R&D, Tech, or Engineering. Landlord's in house construction and design team can customize each space for individual tenant's needs.

**SPACES:**

Suite 110 - 5,808 rsf  
Suite 140 - 4,546 rsf  
Suite 150 - 7,736 rsf  
Suite 160 - 2,432 rsf

**RATES:**

Suites range from \$9.50 to \$15.00 nnn depending on the space and fit up needs.

\*\*nnn's run approximately \$4.75 psf plus utilities.

**AVAILABLE:**

Immediately

**PARKING:**

139 spaces on site

**LOCATION:**

Corner of Gregory Drive & Kimball Ave.

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

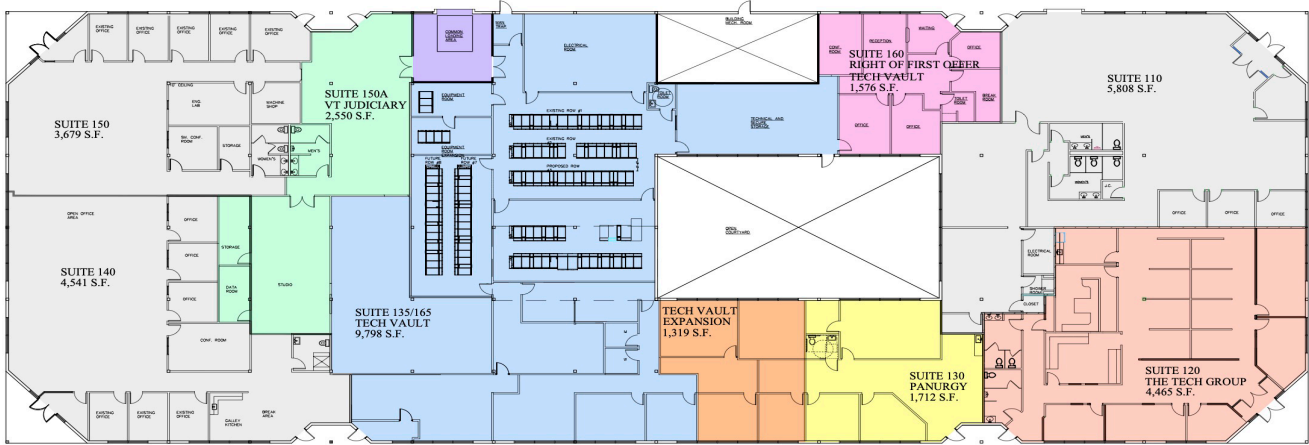
802-363-5696

yb@vtcommercial.com









208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



OVERALL PROPOSED FLOOR PLAN  
SCALE: 3/32" = 1'-0"

KEY COLOR LEGEND	
	CURRENTLY UNOCCUPIED
	COMMON AREA
	TECH VAULT
	PANURGY
	RIGHT OF FIRST OFFER TECH VAULT
	TECH VAULT EXPANSION
	VT JUDICIARY
	TECH GROUP

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



**21 GREGORY CURRENT TENANTS**  
PROJECT: 21 GREGORY DRIVE, WILLISTON, VT

DRAWN BY:	JDC
ISSUED BY:	
CHECKED BY:	
REVISIONS:	
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
DATE:	11/17/2023
PAGE:	A101

