



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

SUMMARY

Corporate Plaza—Unit #3

Suite— 9,647 SF Office Suite

Lease Rate- \$18.50/SF plus utilities

Sale Price: \$995,000

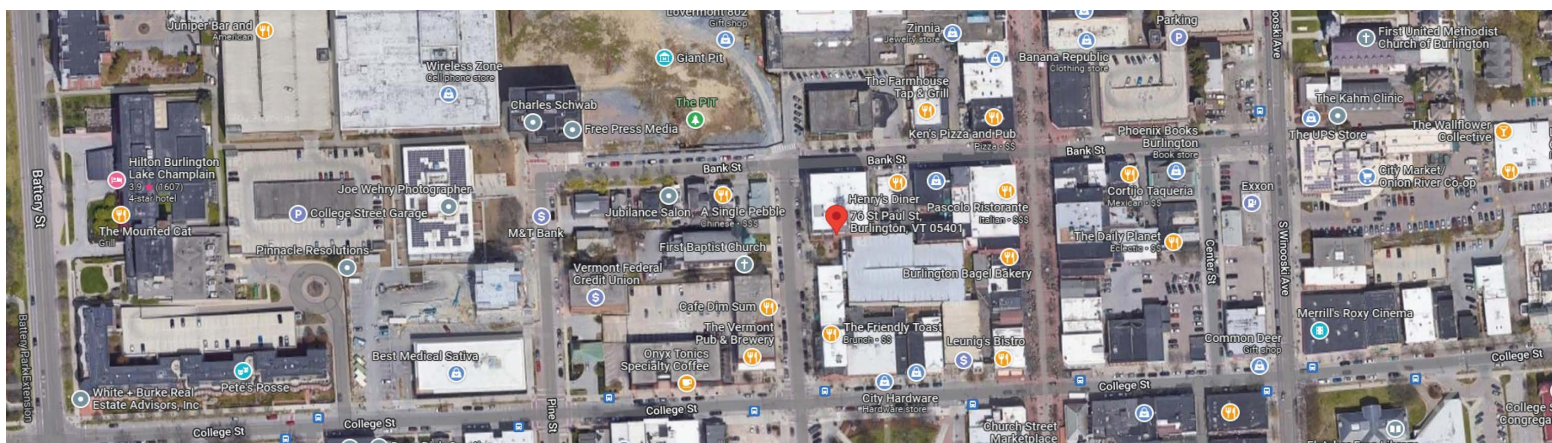
Featuring.....

- Entire 3rd floor with a mix of private offices and open space
- 15-20 perimeter offices
- Prime downtown location
- Attached structured garage
- High quality landmark building

FOR SALE/LEASE OFFICE CONDOMINIUM

76 St Paul Street— 3rd Floor

Burlington, Vermont



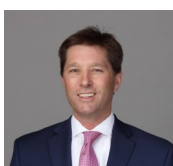
Corporate Plaza has been home to Key Banks regional offices and retail and customer services, the law firms of Gravel & Shea, Lynn, Lynn, Blackman and Manitsky, and residents on upper floors. All enjoying the conveniences of downtown Burlington with an easy stroll to nearby restaurants, shops, and the award winning Church Street Marketplace, or west to Burlington's spectacular waterfront park, marinas, and waterfront restaurants and events.

CONTACT US

Corporate Plaza provides it ALL!!



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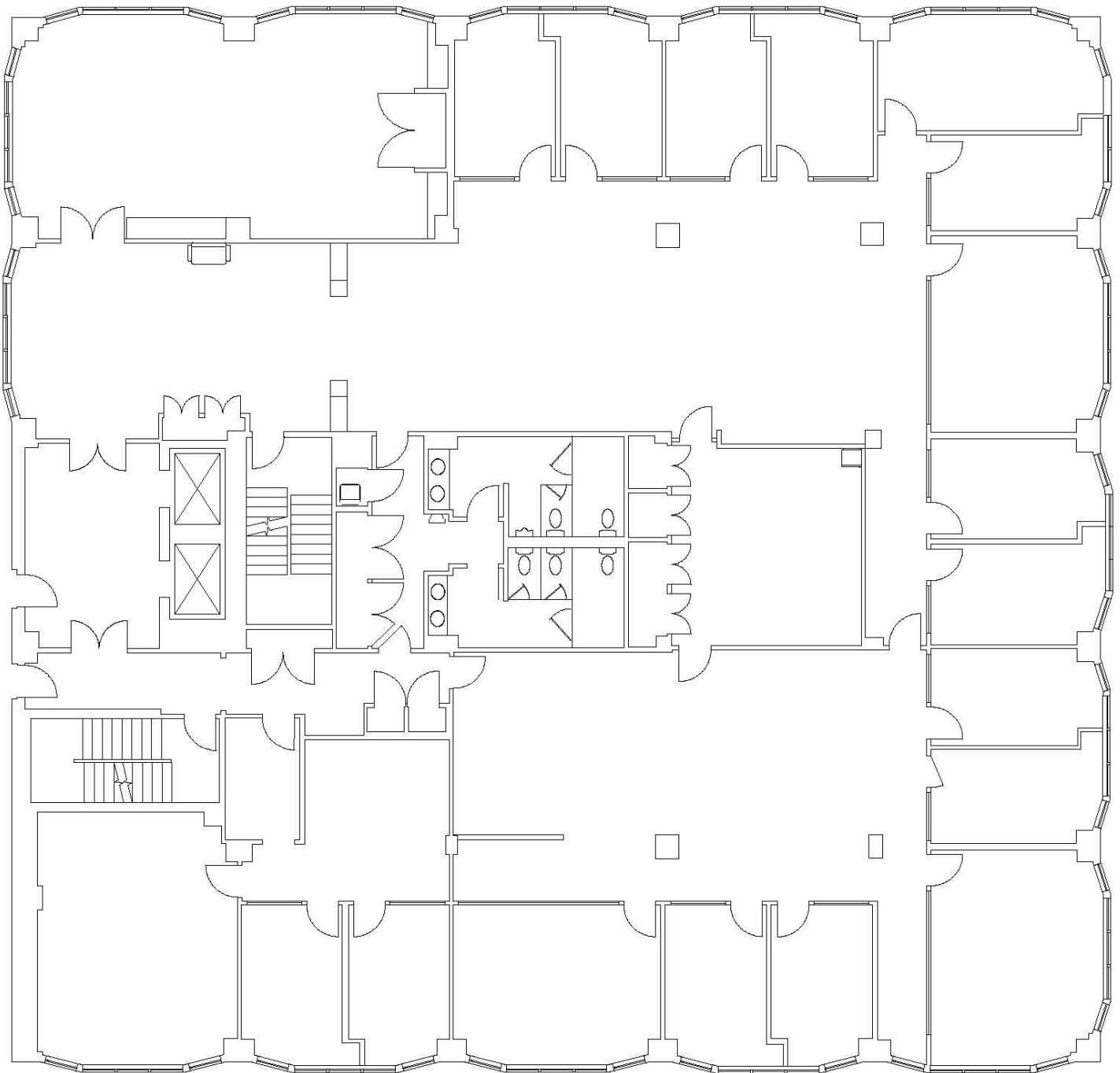
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Corporate Plaza
76 St Paul Street, 3rd floor
Burlington, Vermont

FLOOR PLAN—3rd Floor





FOR SALE/LEASE

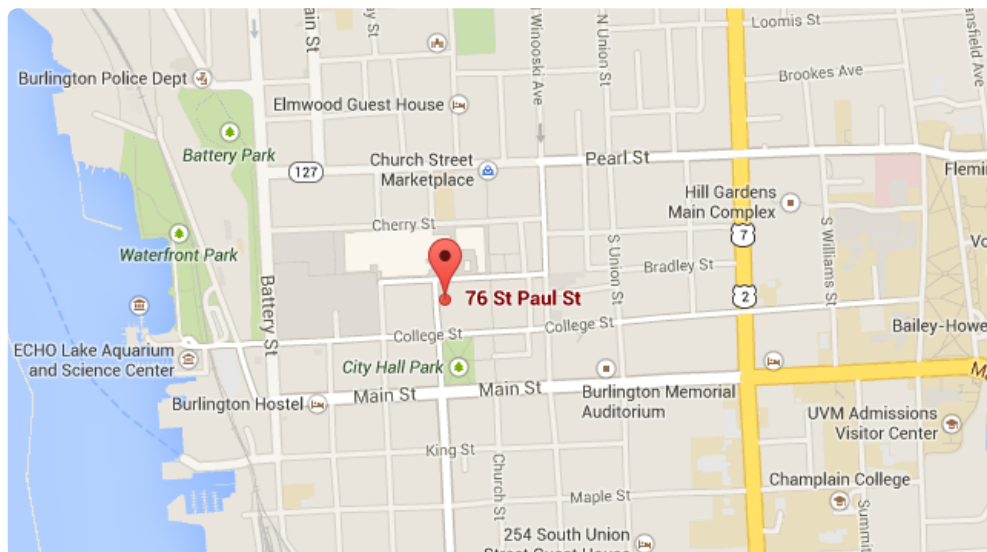
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BUILDING SPECIFICATIONS

Condominium Size	9,647 SF		
Floor Level	3rd	Water/Sewer	Municipal/City of Burlington
Building Size	75,000 SF /8 floors	Heating/HVAC	Tri Water heat pump system. Multiple units per floor. Single building rooftop cooling tower.
Year Built	1989	Plumbing	Copper and PVC
Land Area	0	Electricity	Floors metered separately. Burlington Electric
Ownership Entity	Vermont Realty Inc.	Fire Protection/Life Safety	Fire suppression via sprinkler system, Silent Knight Fire Alarm Control Panel
SPAN #	114-035-17237	Security	Door lock with swipe card system .
Tax Parcel ID	049-3-022-003	Parking	Market Place Garage—300 spaces
Assessed Value	\$1,619,500	Construction Type	Steel frame, concrete decking, glazing and brick exterior
Property Taxes(2024-2025)	\$42,404	Roof	PVC Rubber Membrane (2006)
Property Type	Commercial/Residential	Elevators	Two 1,500 pound capacity Schindler Elevators Cab refurbished 2024
Zoning	FD6 Downtown Core		





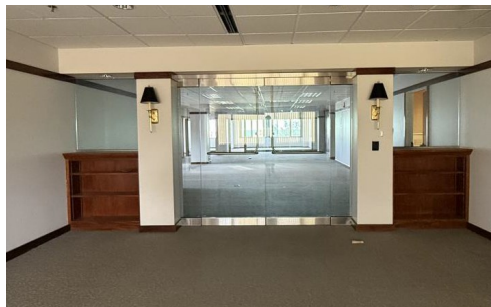
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PHOTOS— 3rdFloor





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PHOTOS



City Place South Tower—Marriott AC opening August 2025



St Paul Street Church



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MAP



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