



**FOR LEASE**  
**Office and Manufacturing Space**  
**Champlain Valley Technology & Innovation Park**  
**GlobalFoundries Essex Junction Campus**



**Size: 10,000-50,000 +/- SF**

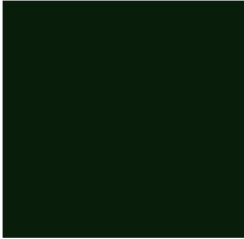
**Building Amenities:**

- Mixture of Office and Manufacturing Space
- Reliable Power from Two Transmission Feeds
- State-of-the-Art Telecommunications Connectivity
- Temperature and Humidity Controlled Environment
- Chilled Water, Bulk Gases and Process Vacuum Services
- Full Service Cafeteria in Connecting Building

**Lease Rate: \$18.00/SF plus electric**

**Site Amenities:**

- \* Below-market electrical rates
- \* Central utility plant
- \* Waste treatment plant
- \* Ample parking
- \* Secure campus setting with on-site security 24/7
- \* Access to classroom and auditorium space
- \* Technical, planning & design services on-site
- \* Easy access to Routes 2, 2A, 15, & 117
- \* Join tenants IBM, General Dynamics, ASK and People's United Bank



**NAI J.L. Davis Realty**

Commercial Real Estate Services, Worldwide.

**Contact Information:**

Rick Harrison  
 NAI / J.L. Davis Realty  
 Office (802) 878-9000 x240  
 Fax (802) 879-0553  
 Email [rickh@jldavisrealty.com](mailto:rickh@jldavisrealty.com)  
[www.jldavisrealty.com](http://www.jldavisrealty.com)



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