

FOR LEASE

END CAP LOCATION

431 Pine Street, Suite 101, Burlington, VT



VT Commercial is pleased to offer this first floor office or service suite at the popular Maltex Building. This suite's layout is a big room with high ceilings, open area, one office and kitchenette. Currently carpet flooring but allowance for wood plank. We have windows that open for fresh air and street noise. Cool old mill ambiance with some brick walls & chunky wood columns and exposed HVAC system. * potential for a dedicated entrance off the front balcony for additional cost. If use becomes café -coffee shop- owner open to dedicated parking at additional cost close to the entry. This could be your super cool space!

SIZE:

1,387 SF

ZONING:

Office

PRICE:

\$18/SF NNN \$7 plus your own meter for gas & electric

AVAILABLE:

Now

PARKING:

On site

LOCATION:

Pine Street, 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:

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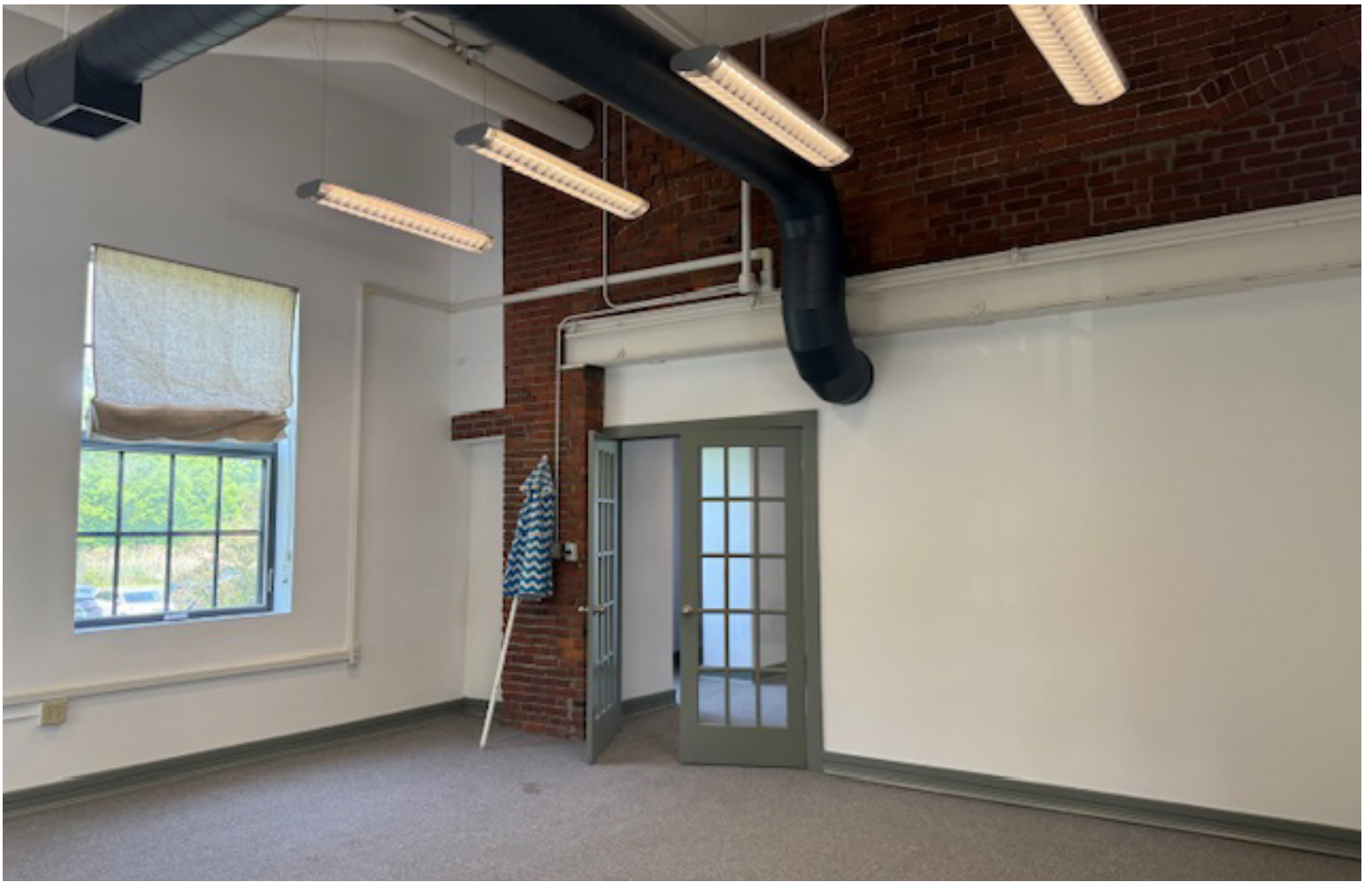
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

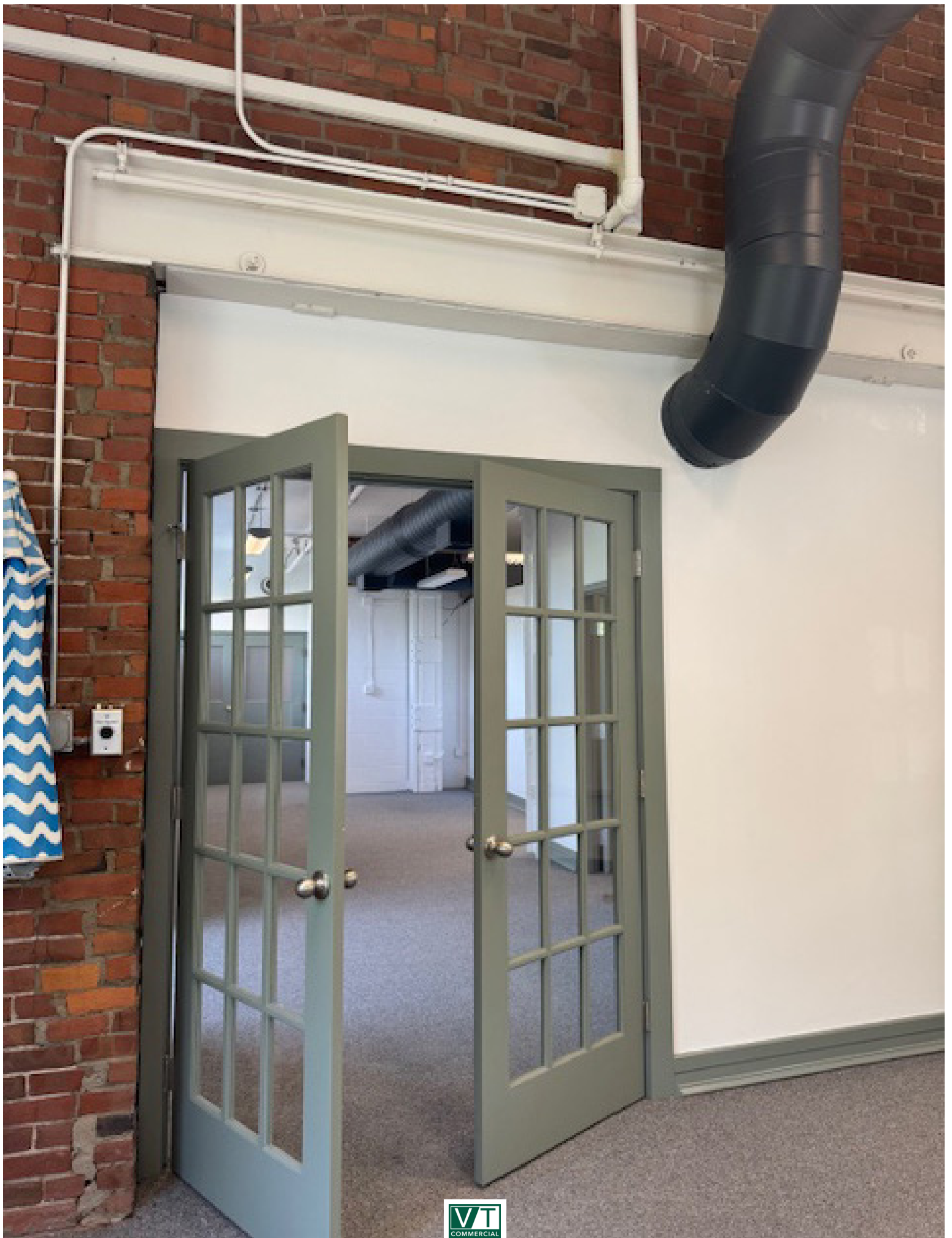
www.vtcommercial.com













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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Mailex Building
431 Pine Street, Burlington, VT 05401
October 6, 2010

