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COMMERCIAL REAL ESTATE ADVISORS

**FOR SALE**  
**CLASS A OFFICE BUILDING**



**OUR CONTACT**



**25 GREEN MOUNTAIN DRIVE  
SOUTH BURLINGTON, VT**

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# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Overview

25 Green Mountain Drive is a 48,578 SF premier suburban Class A office building located on a secluded, wooded parcel in South Burlington, Vermont. Constructed in 1987 for Green Mountain Power corporate headquarters, the building has been occupied by medical software company, Allscripts, for the past several years.

## Parcel & Building Overview

The facility is well situated on a large 10.12 acre site and provides over 170 parking spaces, a large lawned area, tasteful landscaping, while blending with the surrounding forest. The building features 45,578 SF of finished office space spread across three floors, highlighting a two story grand atrium lobby, large training or event space, several conference rooms, offices, open work station flex areas, break rooms, over the three levels. Wonderful views of Lake Champlain and the Adirondacks from the upper floor.

Located just off Route 7/Shelburne Road and a short drive from the University of Vermont Medical Center, University of Vermont, Patrick Leahy Burlington International Airport, many hotels, and just a short drive to downtown Burlington, 25 Green Mountain Drive is well located to connect with the areas top institutions and the regions top minds.

There is space for expansion of both the structure and parking facilities on the property, with existing easements and wetland restrictions having limited affect on the buildable area of this lot. Conceptual plans have been made for an 18,000 SF addition to the southeast of the building and a 25,000 sf addition to the North. While the buildings occupancy history has been single tenant , a new owner could create a multi tenant investment property with limited physical changes.



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# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Property Description

<b>BUILDING SIZE</b>	48,578 Total SF	<b>ELECTRIC</b>	3 Phase—Green Mountain Power
<b>CONSTRUCTED</b>	1987— Original corporate headquarters for Green Mountain Power,	<b>LIGHTING</b>	Fluorescent units in finished areas.
<b>STORIES</b>	Three stories - Partially below grade ground floor with first and second floors above.	<b>PLUMBING</b>	Two restrooms on each floor
<b>PROPERTY SIZE</b>	10.12 Acres—Developed as 13.25 acres, 3+/- acres was sold in 2016 to construct a 65 unit apartment building (Lot 1).	<b>GAS</b>	Natural—Vermont Gas
<b>CONSTRUCTION</b>	Steel Frame Glass and Concrete Facade Concrete Foundation	<b>WATER &amp; SEWER</b>	Municipal/City of South Burlington
<b>ROOF</b>	Rubber membrane, ballasted.	<b>FIRE PROTECTION</b>	Fully sprinklered with wet system.
<b>CIELING</b>	Suspended tile.	<b>HEATING &amp; COOLING</b>	HVAC system, hot and chilled water distributed via heat pump.
<b>WALLS</b>	Drywall	<b>ZONING</b>	Commercial 2
<b>FLOOR</b>	Carpet and ceramic tile	<b>TAX ID NUMBER</b>	600-188-13056
<b>PARKING AREA</b>	170 surface parking spaces	<b>FLOODPLAIN</b>	None—FEMA Map #50007C0262D
<b>SERVICE DOORS</b>	Garage entrance to service room on lower level.	<b>ADDITIONAL INFO</b>	Reports available upon request.
<b>EASEMENTS</b>	Utility, sidewalk, stormwater and access easements exist to benefit Lot 1.	<b>GROUND FLOOR</b>	Contains mechanical room, shipping area, restrooms, server space, lunch room and office space. Exposed on the south and west sides, below grade on the east and north sides.
		<b>FIRST FLOOR</b>	Accessed by main entrance, contains large entry atrium and reception area, conference rooms, multiple private and open work areas.
		<b>SECOND FLOOR</b>	Divided between private offices, open work areas and an executive suites. Features westerly views of Lake Champlain and the Adirondacks, The east side overlooks the lobby.

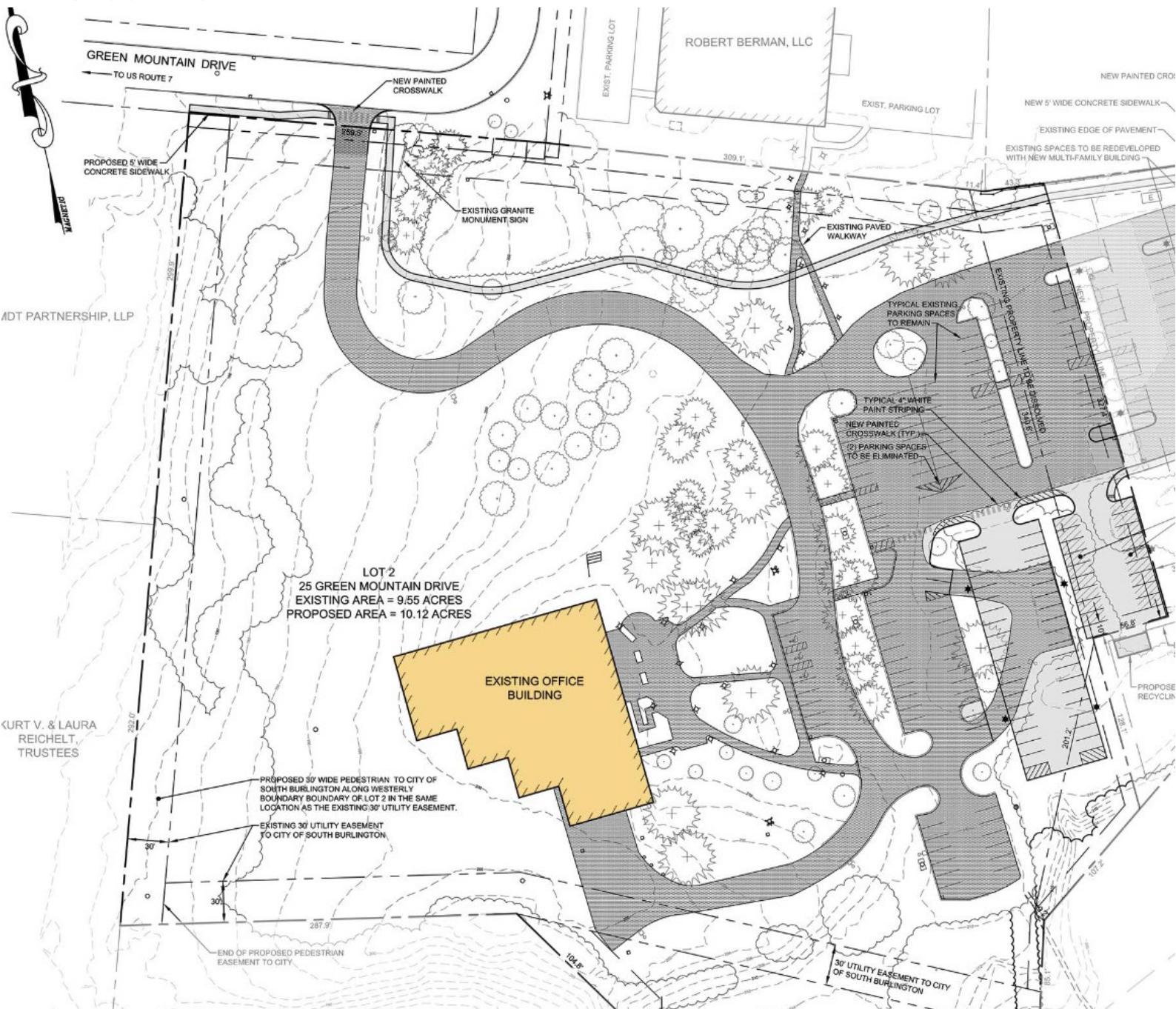


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# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Site Plan



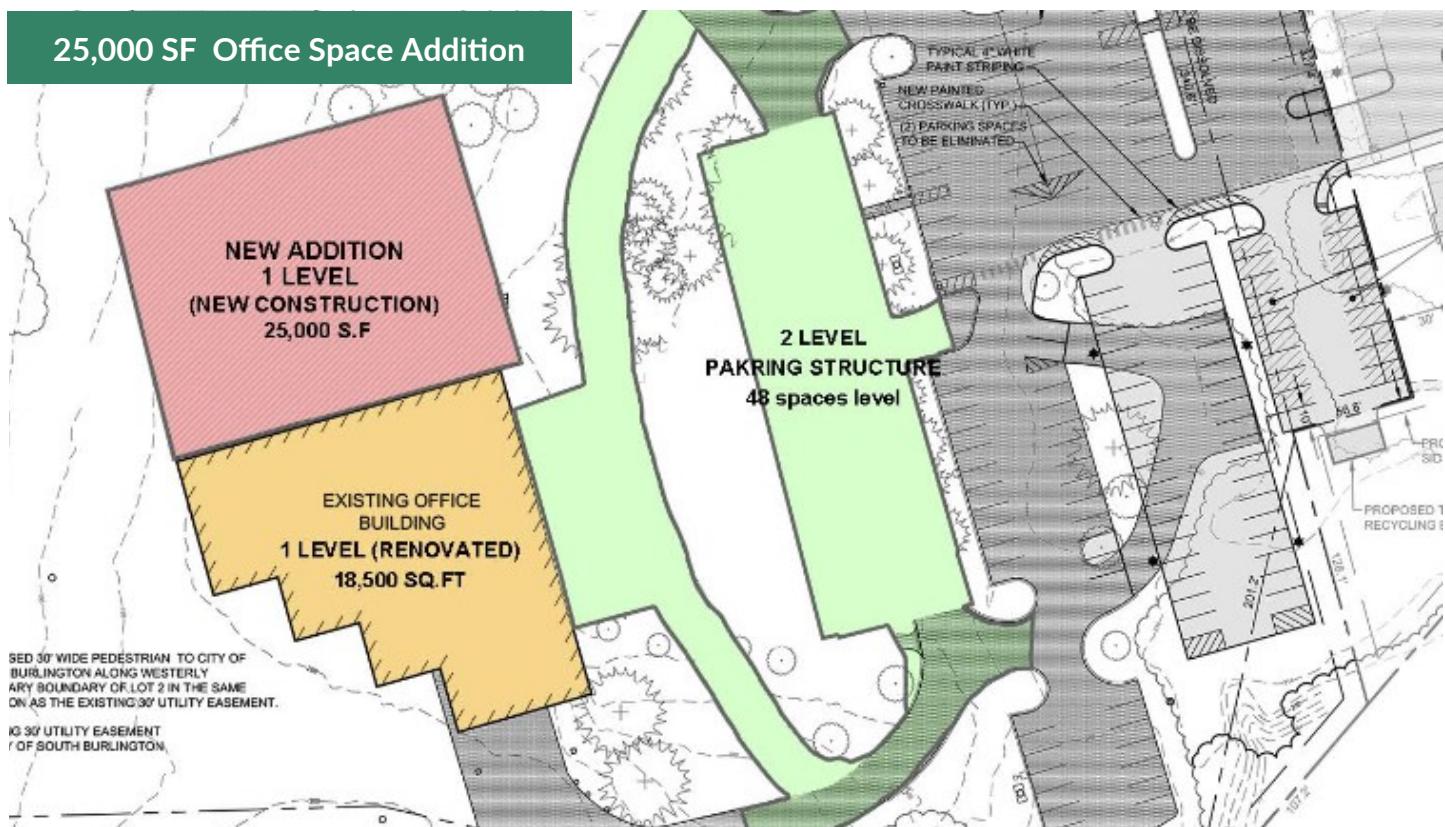
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# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Future Potential

### 25,000 SF Office Space Addition

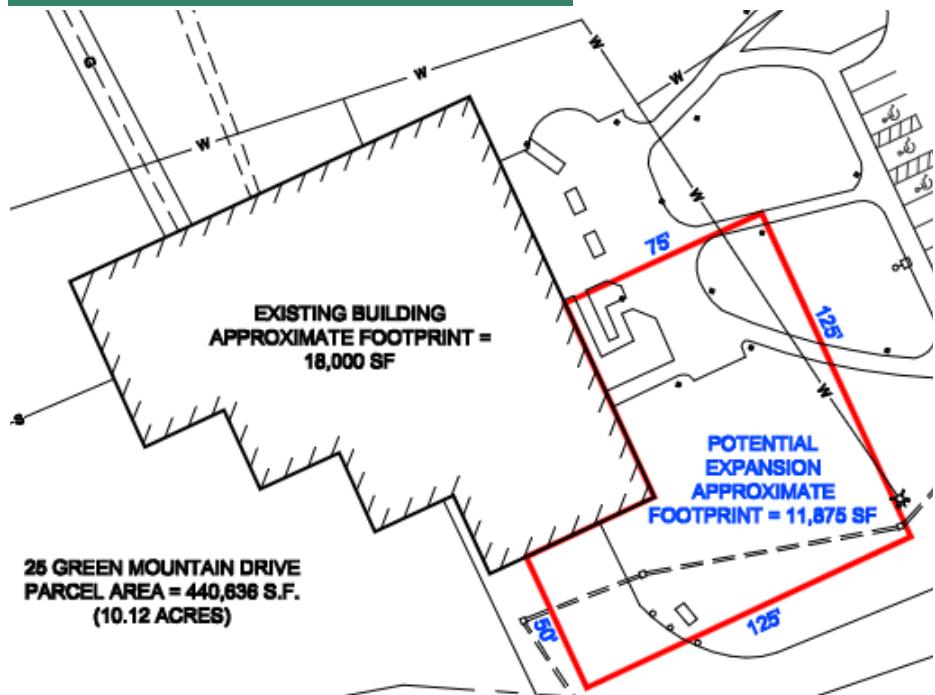


### Description

In addition to the existing structure, the 10.12 acre lot features ample buildable area. Preliminary drawings have been created for additions to the north and south of the existing structure with parking expansions included.

Current land use allows both office and multi-family construction. Stand-alone structures are also possible on the site.

### 11,875 SF Multi-Family Addition



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## Property Photos



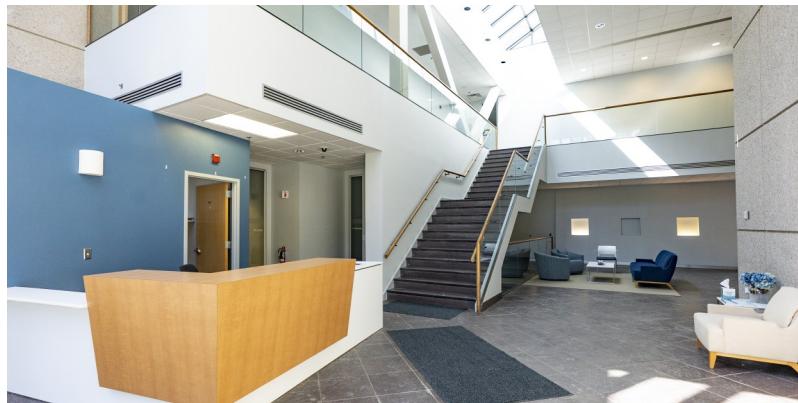
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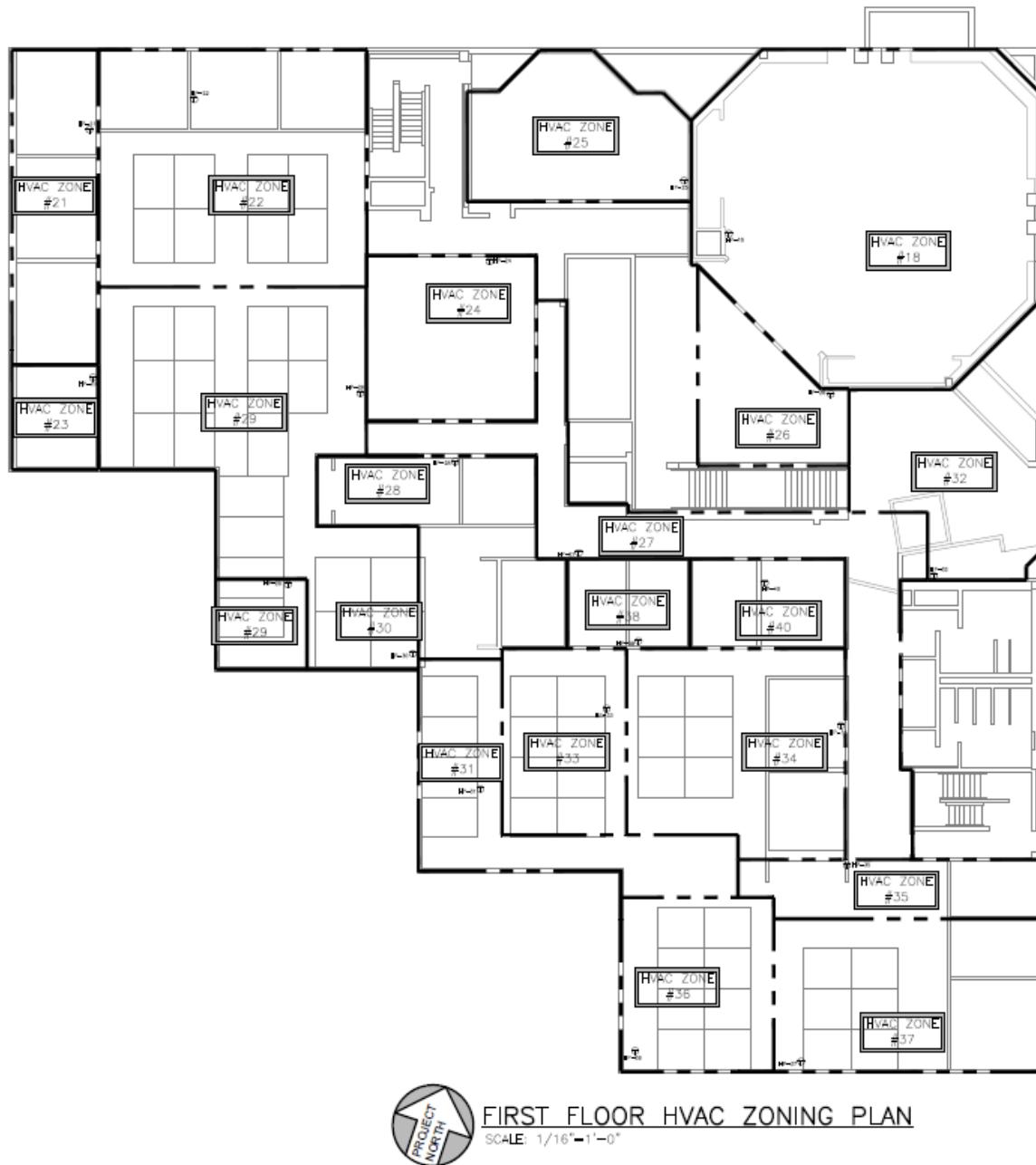
## Interior Photos



# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## First Floor Plan

[Click Here for 3D Virtual Tour](#)

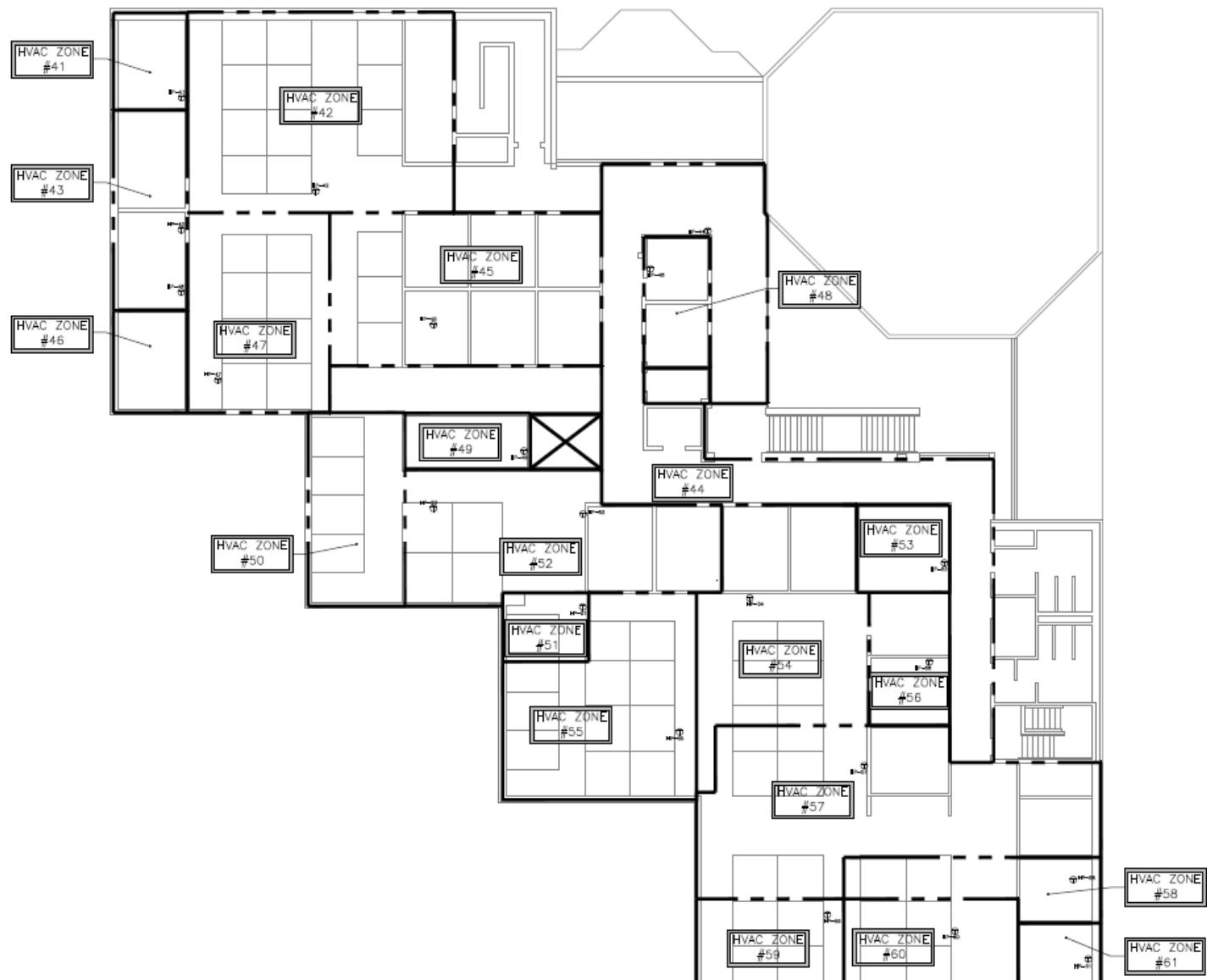


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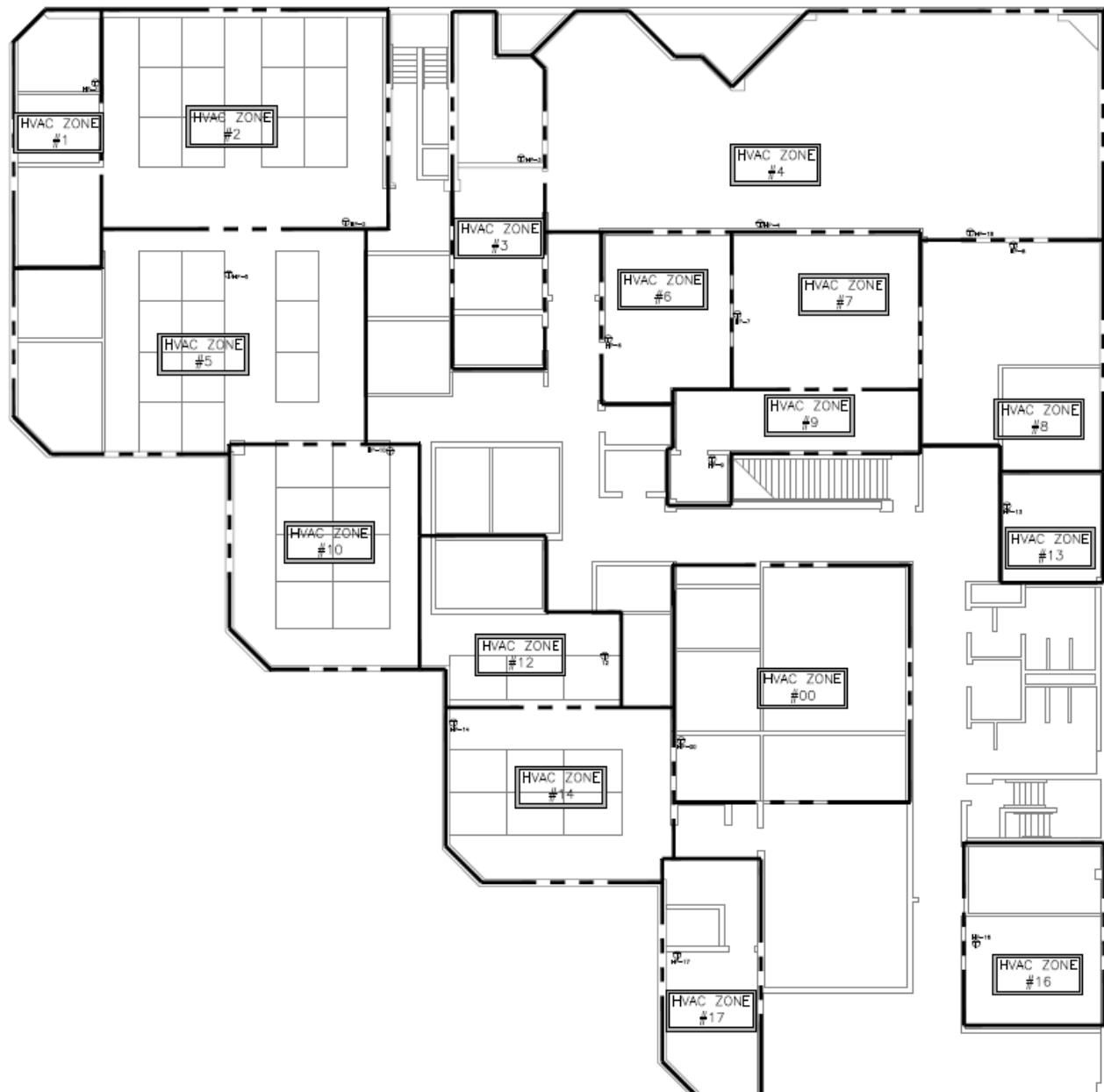
## Second Floor



SECOND FLOOR HVAC ZONING PLAN

# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Ground Floor



# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Parcel Map

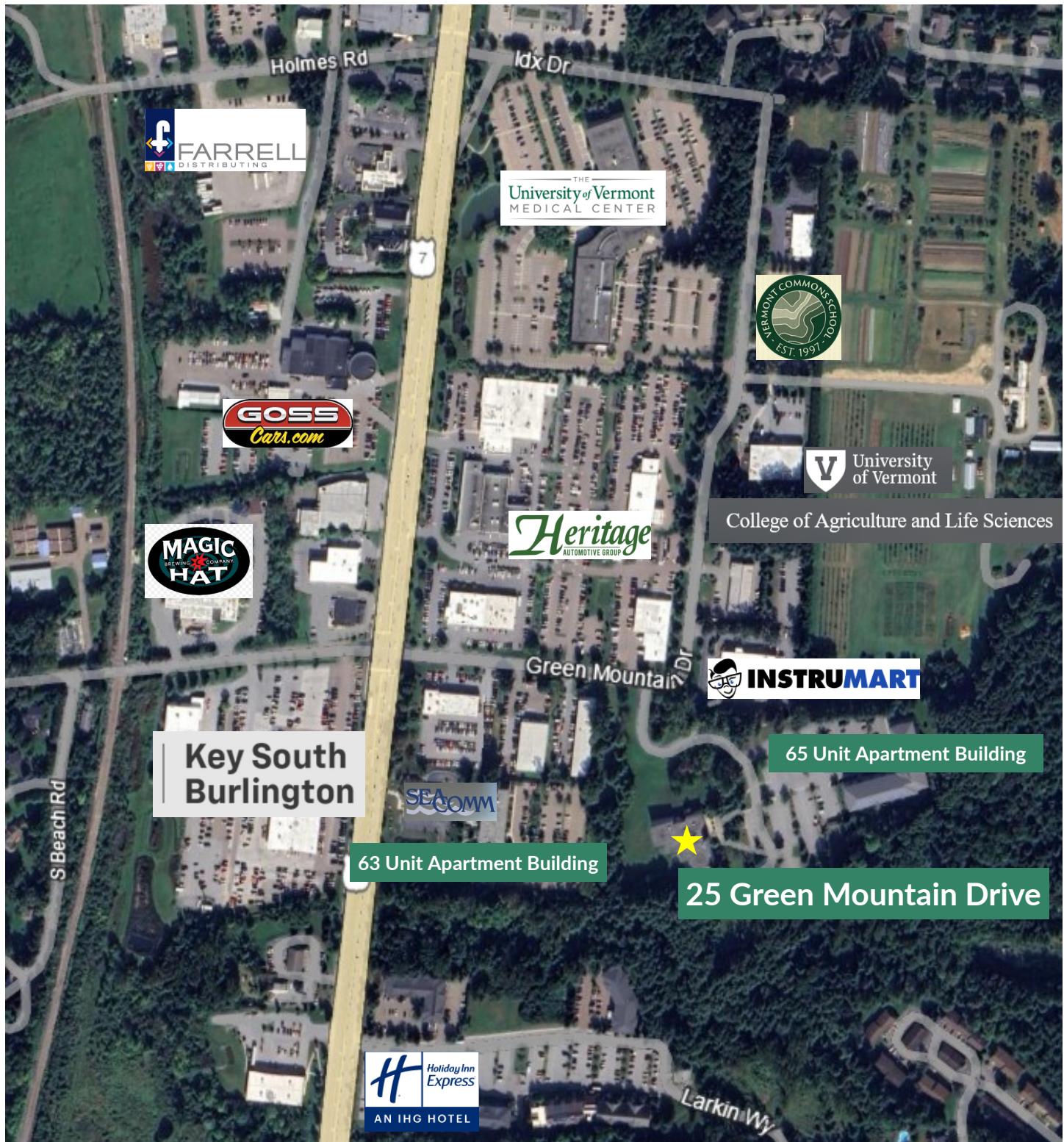


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# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Neighborhood Map



## 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

### Zoning—Commercial 2 District

“A Commercial 2 District is formed in order to encourage general commercial activity. In addition to uses permitted in the C1 District, large lot-retail uses, such as sale of motor vehicles and building materials, may be permitted. A range of industrial uses as well as clustered residential development may be permitted in locations that are mutually compatible with general commercial activity.”

**Primary Permitted Uses:** Auto sales and service, equipment rental, veterinary hospital, kennel, convenience store, distribution / storage facility, financial institution, manufacturing, office (general and medical), indoor recreation, R&D facility, restaurant, retail, warehouse, self storage, bars

**Primary Conditional Uses:** Multifamily dwellings if part of a PUD, assisted living facility, hotel, outdoor recreational.

**Minimum Lot Size:** 6,000 SF per multifamily unit (no more than 7 per acre).

**Anticipated Zoning Change:** None

**Approvals / Permits:** The current use of the property is assumed to be fully approved and permitted

# 25 GREEN MOUNTAIN DRIVE, SOUTH BURLINGTON, VERMONT

## Disclaimer

Val II, LLC (the "Owner") has retained Donahue & Associates, LLC, as real estate advisors ("Broker") in connection with the sale of 25 Green Mountain Drive, (the "Property"), located in South Burlington, Vermont. The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

**Seller is under no obligation to sell the Property and may remove the Property from the market at any time.**

## Confidentiality

This is a confidential submission that is intended for your own limited use in considering whether you have an interest in acquiring the Property for your own account or for the account of your client. By your acceptance of this submission, you acknowledge and agree that all information contained herein is confidential and subject to the terms and provisions of the previously executed Confidentiality Agreement between you and Owner or Broker. Further, you agree that you will not directly or indirectly disclose or permit anyone else to disclose this submission or its contents to a third party without Owner's or Brokers prior written authorization in each instance. Also, you will not use this submission or its contents or permit the same to be used in any manner that may be detrimental to the interests of Owner or Brokers. Without limiting the foregoing, you agree that photocopying or other duplication of all or any part of this submission is strictly prohibited, except as permitted under the Confidentiality Agreement between you, Owner and Broker. Except with Brokers prior written consent in each instance, under no circumstances will you or anyone acting on your behalf contact the Owner or any party with which the Owner has a direct relationship pertaining to the use and operation of the Property or this submission or any matter or thing directly or indirectly related to it.

Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

Should you not be interested in pursuing the acquisition of the Property, you are hereby requested to return this Offering Memorandum to Broker within ten (10) days following receipt. In the event of any conflict between the Confidentiality Agreement previously executed and any statements or undertaking in this Offering Memorandum, the Confidentiality Agreement shall control.



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## Consumer Disclosure



### Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

#### RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

#### You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

#### Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

#### THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

##### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Signature of Agent of the Brokerage Firm

Date

Declined to sign

9/24/2015



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