

**OFFICE SPACE FOR LEASE  
199 MAIN ST., BURLINGTON, VT  
Courthouse Plaza**

**Features:**

- Class A office space
- Desirable Downtown location
- Restaurants and shopping nearby
- Convenient on-site parking

**Lease Rate:**

- \$18.00/SF NNN

**CAM:**

- \$7.50/SF

Utilities Included

Generous Fit-Up Allowance

**CALL FOR DETAILS**



**Available Space:**  
Second Floor: 1,800 - 7,115 SF  
Third Floor: 2,500 - 12,000SF



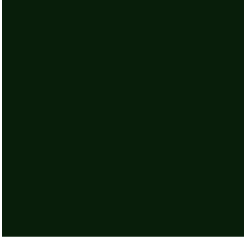
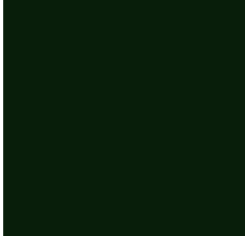
**Contact Information**  
Jeff Nick  
NAI / J.L. Davis Realty  
Office (802) 876-6923  
Cell: (802) 343-0155  
Fax (802) 651-0101  
Email [jeff@jeffnick.com](mailto:jeff@jeffnick.com)  
[www.jldavisrealty.com](http://www.jldavisrealty.com)



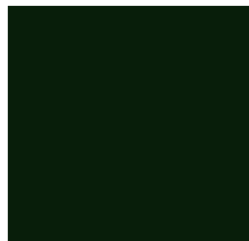
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Break Room



Office

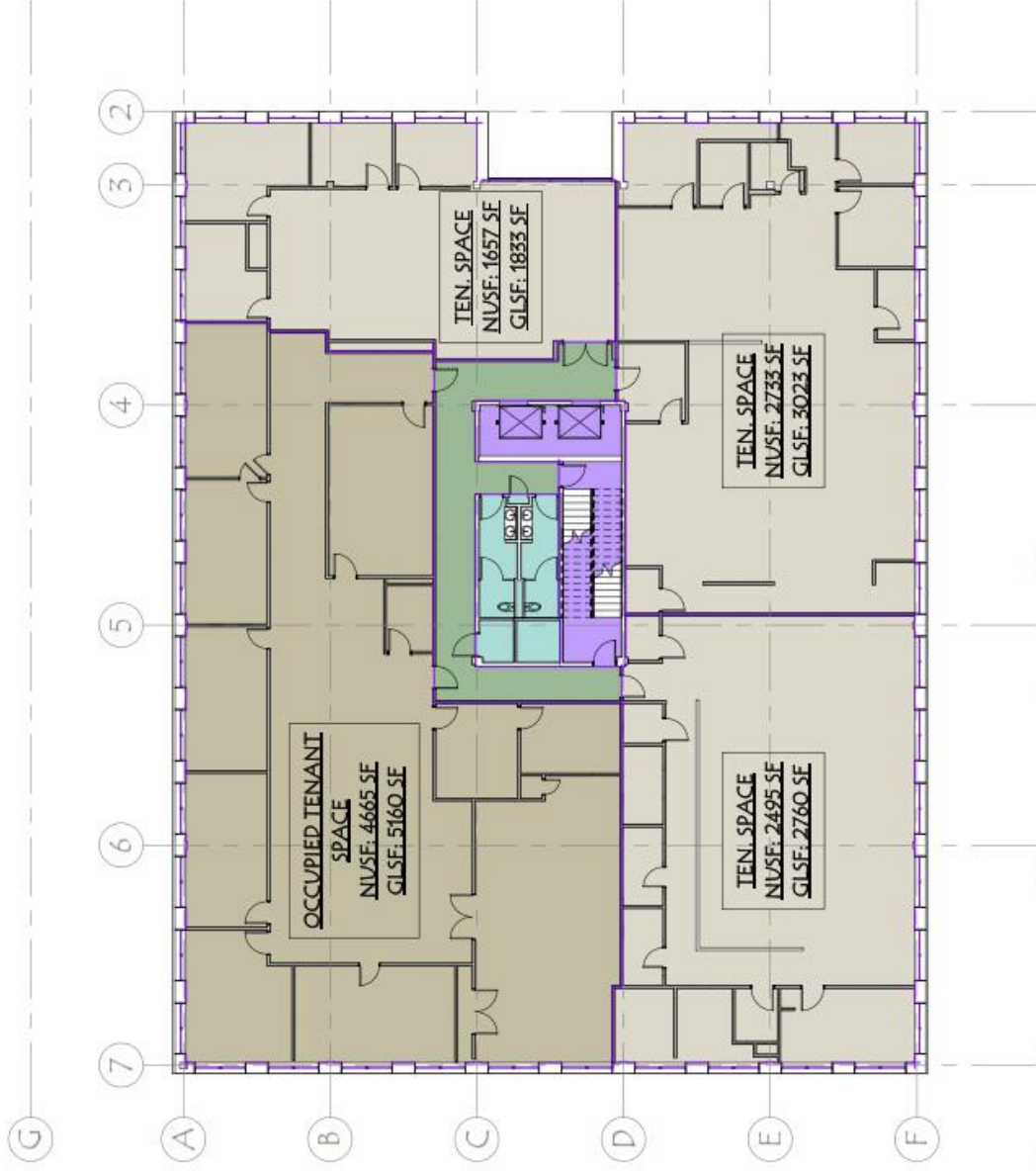


Area Schedule (Level 2 Option 1)	
Name	Area

CORRIDOR	555 SF
FLOOR AMENITIES	270 SF
OCCUPIED TENANT SPACE	4665 SF
TEN. SPACE	2495 SF
TEN. SPACE	2735 SF
TEN. SPACE	1657 SF
VERT. CIRC.	424 SF
	12778 SF

### Space Function Legend

- CORRIDOR
- FLOOR AMENITIES
- OCCUPIED TENANT SPACE
- TEN. SPACE
- VERT. CIRC.



## Courthouse Plaza - Area Plans

Burlington, Vermont

## SECOND FLOOR OPTION 1

September 18, 2017



Level 3 Area Schedule (Rentable)	
Area Type	Area
Major Vertical Penetration	290 SF
Major Vertical Penetration	156 SF
Office Area	1157 SF
	12022 SF



## Rentable Area Legend

- Major Vertical Penetration
- Office Area



## Third Floor Area

September 18, 2017

**1 LEVEL 3**  
A9.03 1/16" = 1'-0"

## Courthouse Plaza - Area Plans

Burlington, Vermont