

FOR LEASE

**The Shelburne Inn
5247 Shelburne Road**

862 SF Office Space



5247 Shelburne Rd
SHELBURNE, VERMONT



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PROPERTY DESCRIPTION

Charming Office Space for Lease – Shelburne, VT

This beautifully appointed 862 SF office suite offers a rare blend of historic character and modern functionality. Set within a classic New England building, the space features original wide-plank pine hardwood floors, elegant crown molding, and distinctive deep-blue painted walls that create a professional yet welcoming atmosphere. The suite is ADA accessible and has access to an elevator.

Situated along Route 7 / Shelburne Road with convenient access to I-89 and downtown Burlington, this location is ideal for professional services, consulting firms, nonprofits, or any organization seeking a distinctive, move-in-ready workspace. On-site parking is available.

This is a turnkey opportunity to occupy a truly unique and character-rich office environment in one of Vermont's most desirable communities.



5247 SHELBURNE ROAD, SHELBURNE, VERMONT

LEASE RATE

\$2,100/Month

PROPERTY TYPE

Office

HIGHLIGHTS

- 862 SF Office Suite
- Kitchenette
- Hardwood Floors Throughout
- Gross Lease – Simple Budgeting
- Conference Room + Lounge
- On-Site Parking
- Historic Building with Character

LEASE TYPE

Gross

ZONING

Shelburne Village

PHOTOS



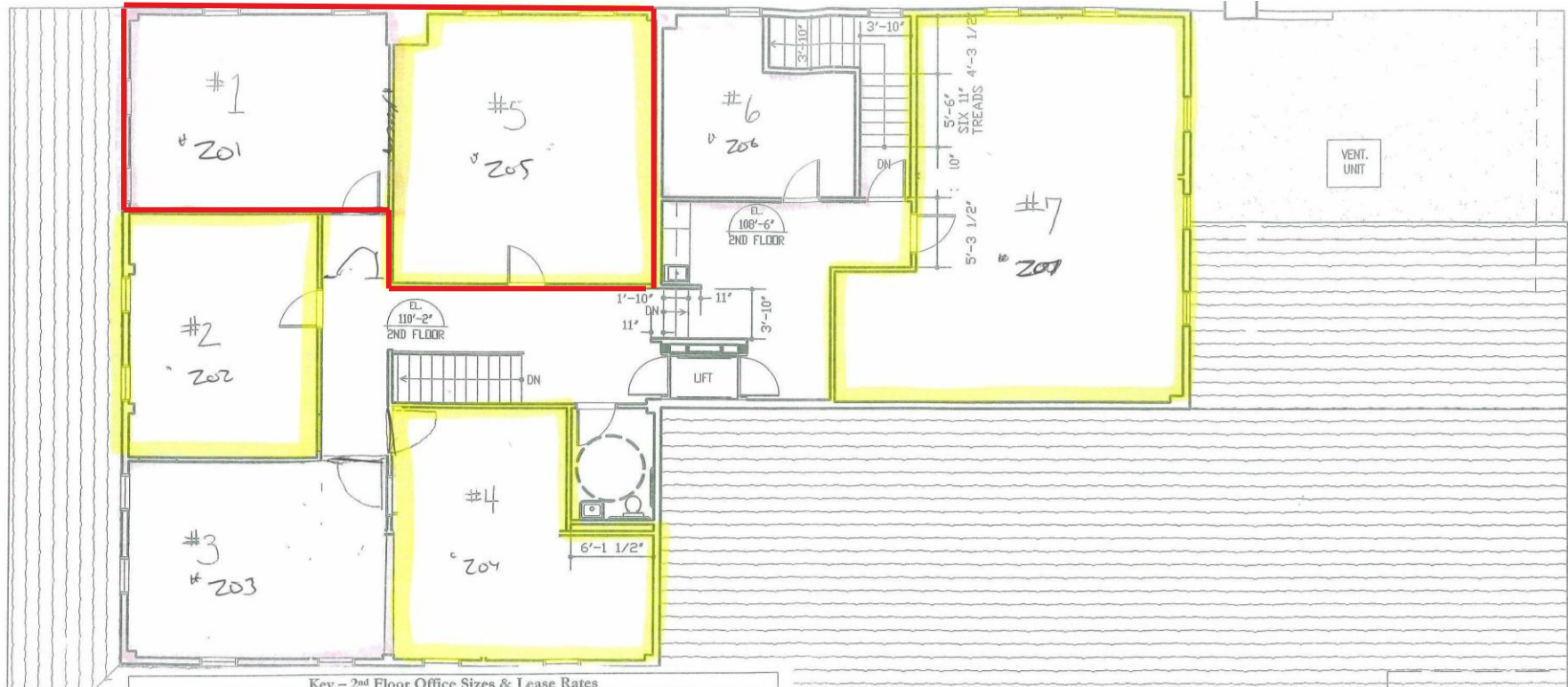
5247 SHELBURNE RD, SHELBURNE, VERMONT

PHOTOS



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Floor Plan



Key - 2nd Floor Office Sizes & Lease Rates

Office Space	Size (gross SF)	Rate/SF (gross, incl. util)	Annual Rent	Monthly Rent
#1	366 SF	\$26/SF	\$9,516.00	\$793.00
#2	336 SF	\$26/SF	\$8,736.00	\$728.00
#3	365 SF	\$26/SF	\$9,490.00	\$790.83
#4	363 SF	\$26/SF	\$9,438.00	\$786.50
#5	496 SF	\$26/SF	\$12,896.00	\$1,074.67
#6	227 SF	\$23/SF	\$5,221.00	\$435.08
#7	821 SF	\$23/SF	\$18,883.00	\$1,573.58

Office Suite Available Highlighted in Red

SECOND FLOOR PLAN

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