



Well Located Office/Flex Space

21 Gregory Drive, South Burlington, VT

Location:	Close to I-89, Airport & Burlington	Available:	Immediately / depending on fit-up needs
Use:	Office & light industrial	Parking:	On-site free
Sizes:	North space - 2,488 sf Northeast space - 5,904 sf Combo - 8,392 sf	Price:	\$13.50/sf NNN CAM: \$4.64/sf + utilities (\$1.49/SF estimated)

Exterior facade upgrade planned for spring of 2017 on this well located South Burlington building. Landlord is also prepared to upgrade the interior to accommodate specific tenant needs and requirements. Layouts are flexible and can range from 2,488 up to nearly 8,400 sf. On-site parking. Highly visible signage.

- Prominent corner signage
- Redundant power and communications
- 277 480v 3 phase 800 amp, plus 1200 amp
- Overhead door in 1 suite
- Close proximity to I-89, Airport, and Burlington

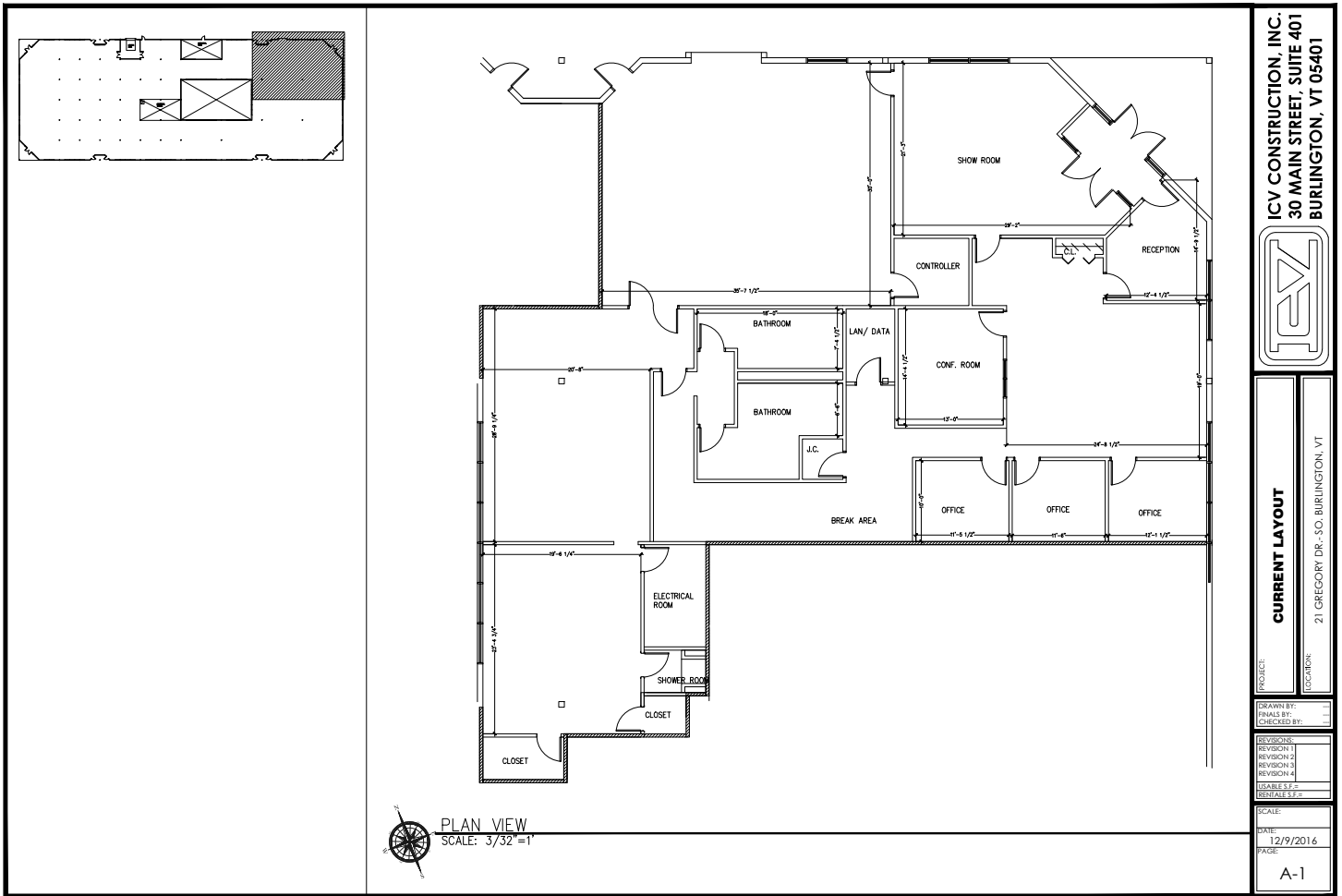
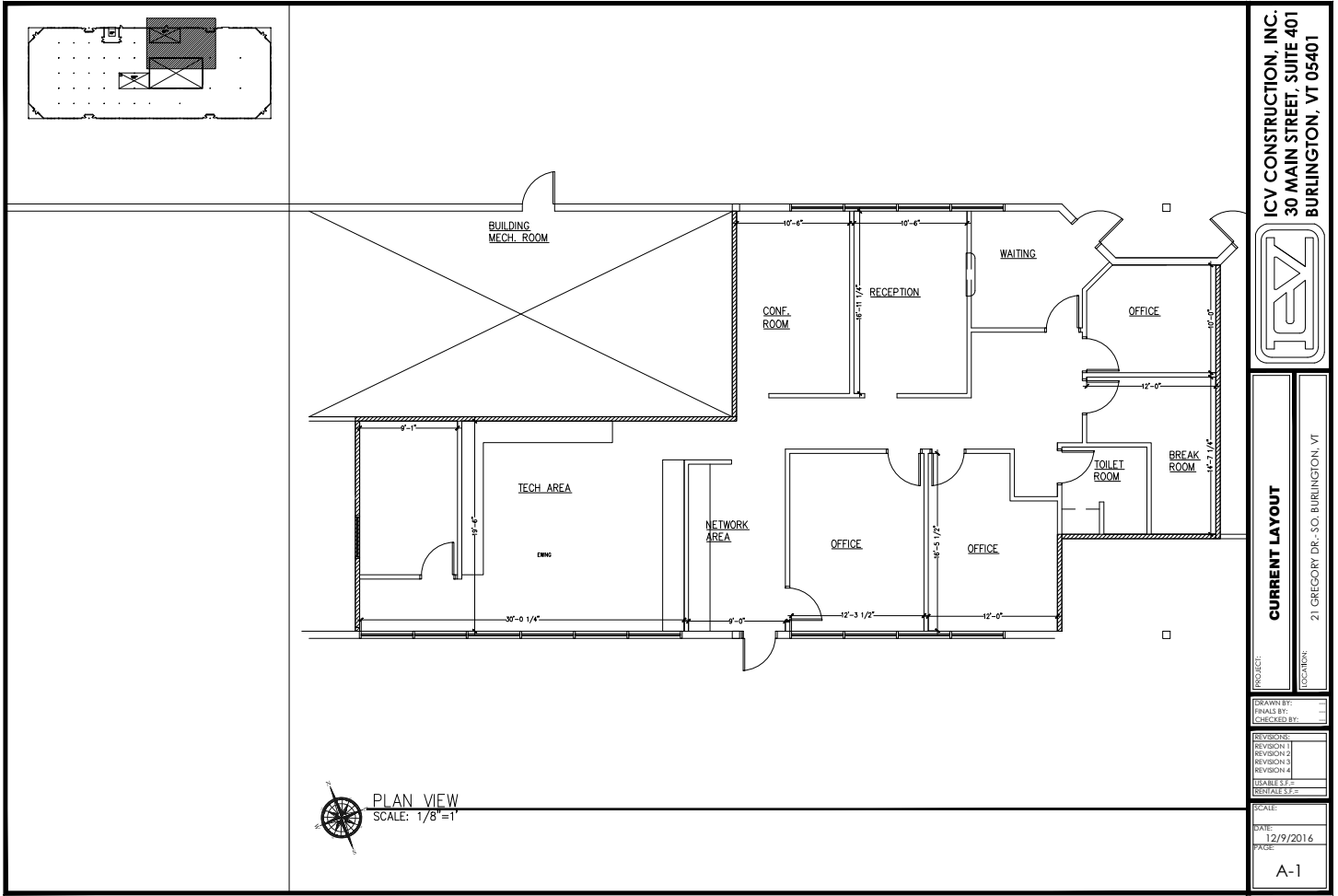
Call or email **Jed Dousevicz** or **Linda I Letourneau** for more information:

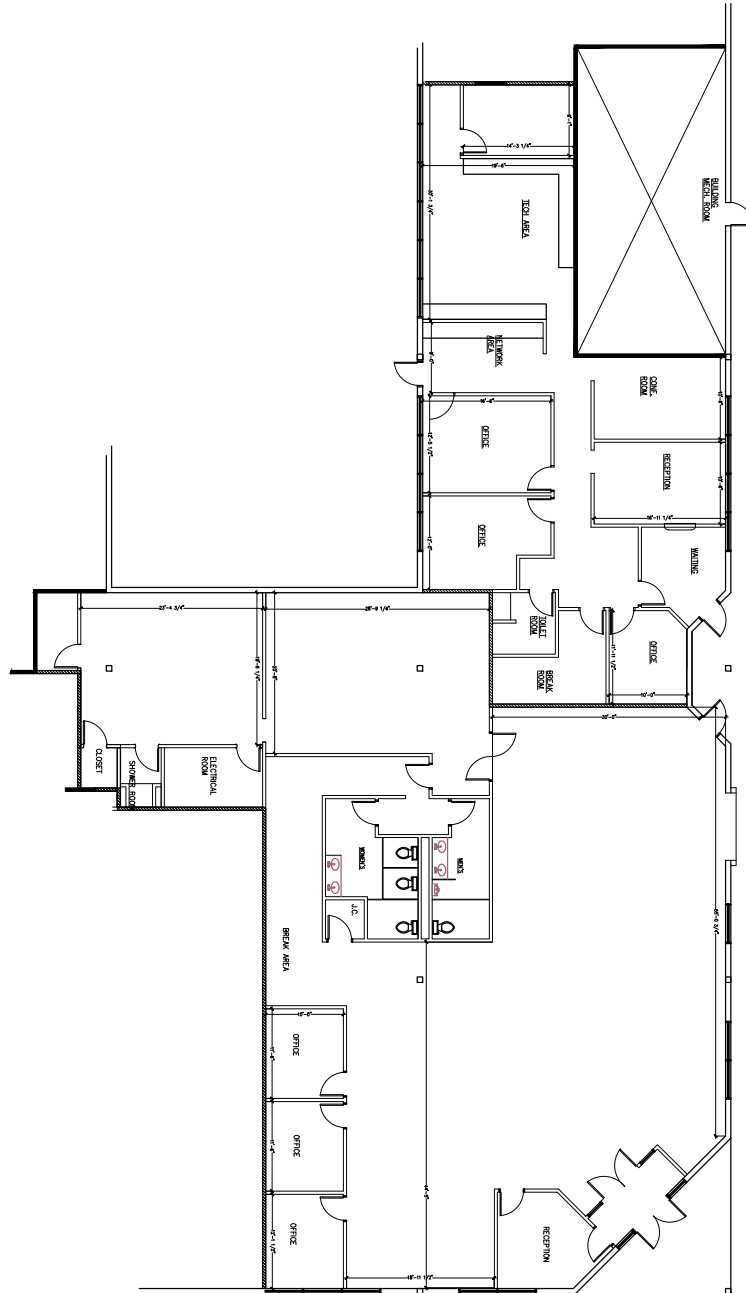
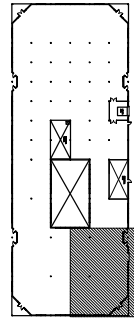
802-864-2000 X14 jed@vtcommercial.com www.vtcommercial.com

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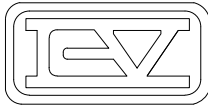
186 College Street, Burlington, Vermont 05401

Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.





PLAN VIEW
SCALE: 3/32" = 1'

SCALE: DATE: 12/9/2016 PAGE: A-1	REVISIONS: REVISION 1 REVISION 2 REVISION 3 REVISION 4 DRAWN BY: [blank] CHECKED BY: [blank]	PROJECT: EXISTING CONDITIONS LOCATION: 21 GREGORY DR., SO. BURLINGTON, VT	 ICV CONSTRUCTION, INC. 30 MAIN STREET, SUITE 401 BURLINGTON, VT 05401
	DRAWN BY: FINALS BY: [blank]	PROJECT: EXISTING CONDITIONS	
	CHECKED BY: [blank]	LOCATION: 21 GREGORY DR., SO. BURLINGTON, VT	
	DRAWN BY: FINALS BY: [blank]	PROJECT: EXISTING CONDITIONS	