



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

OFFICE SPACE FOR LEASE



156-158 BATTERY ST BURLINGTON VT 05401

SUMMARY

Fantastic opportunity to lease entire building or separate spaces in this historic 3 story office building in Burlington's bustling waterfront area.

Most recently occupied by a law firm, this property is within walking distance of restaurants, Lake Champlain, colleges, shopping & services.

Total Building SF: 3,825 +/-

Easy access from Route 7 and I89

Zoning: Downtown Center (FD5)

All Leases are Gross, + Gas and Electric

Lower Level:

1,100 SF, \$1,600 Monthly

First Floor:

800 SF: \$1,200 Monthly

Second Floor:

1,325 SF: \$2,000 Monthly

Parking: 11 Spaces available @ \$75 Monthly

Property Features: 3, 1/2 Baths & 2 Porches



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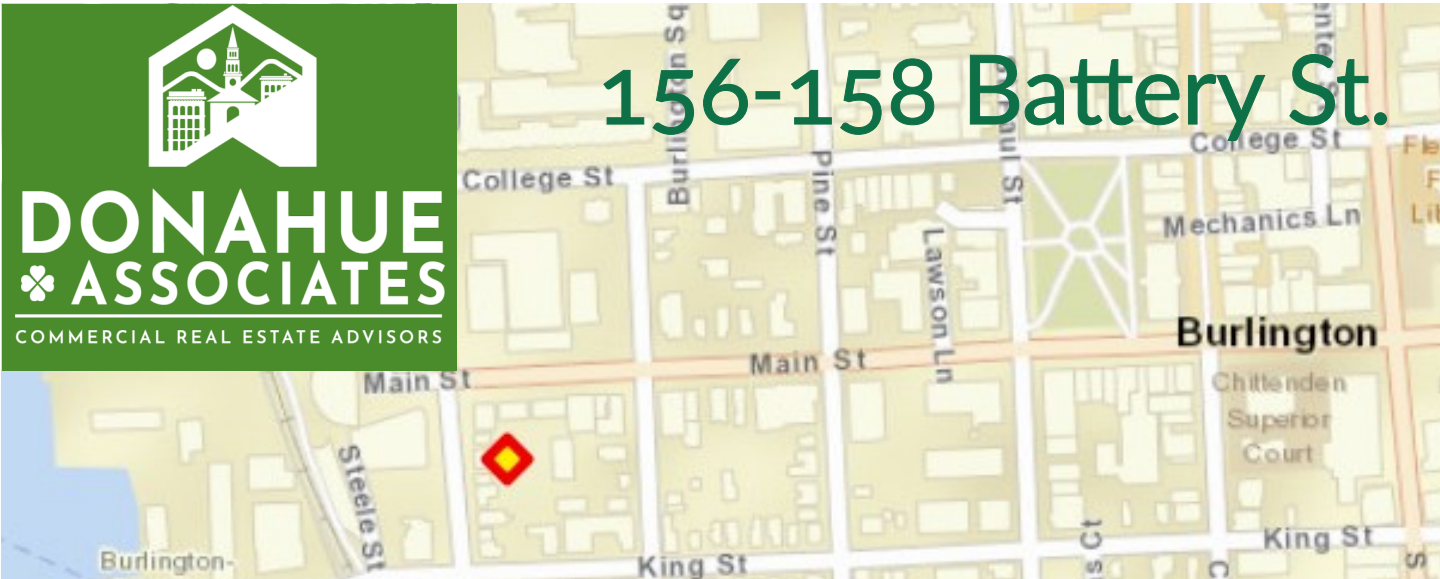
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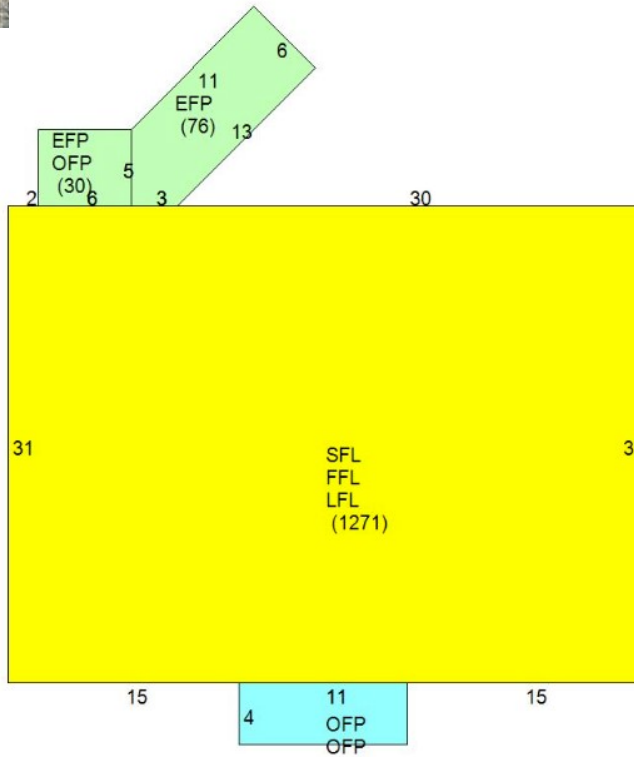




156-158 Battery St.

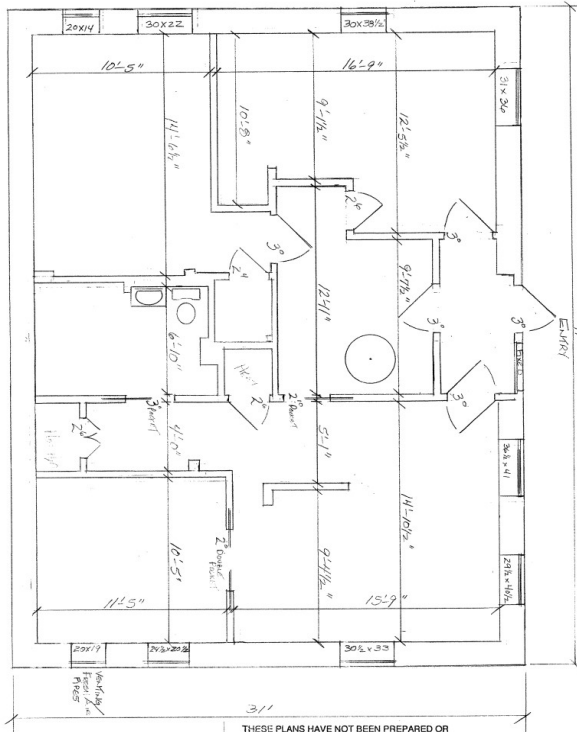


SKETCHED AREA	DESCRIPTION	GROSS AREA	FINISHED AREA
EFP	Enclosed Porch	106 SF	0 SF
FFL	1st Floor	1,271 SF	1,271 SF
LFL	Lower Floor Fin.	1,271 SF	1,271 SF
OFP	Open Porch	118 SF	0 SF
SFL	2nd Floor	1,271 SF	1,271 SF
TOTALS		4,037 SF	3,813 SF



FLOOR PLANS

156-158 Battery St.

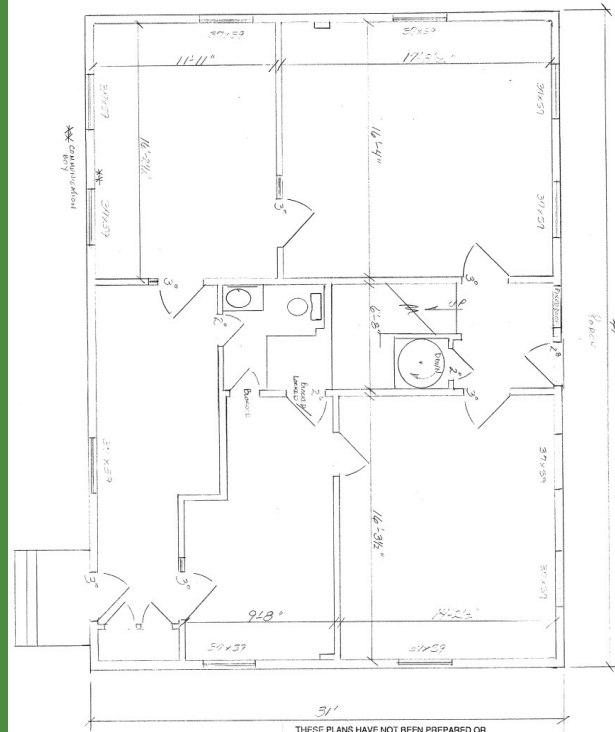


THESE PLANS HAVE NOT BEEN PREPARED OR REVIEWED BY A LICENSED ARCHITECT OR ENGINEER.

All persons relying upon these drawings, should verify all dimensions for accuracy and structural integrity prior to commencing construction. These drawings contain no express or implied warranties whatsoever.

NOTE:
GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THIS DRAWING PRIOR TO CONSTRUCTION
GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION

156 BATTERY ST.			
Basement Level			
DRAWN BY: <i>SK</i>	SCALE: 1/4" = 1'-0"	MATERIAL:	
CHK'D:	DATE: 6-16-23	DRAWING NO: 2-4	

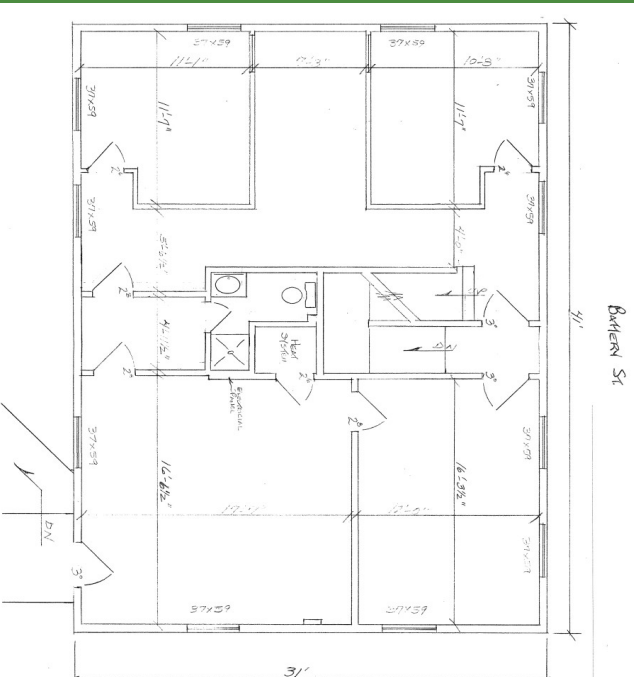


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156 BATTERY ST.			
First Floor			
DRAWN BY: <i>SK</i>	SCALE: 1/4" = 1'-0"	MATERIAL:	
CHK'D:	DATE: 6-16-23	DRAWING NO: 2-4	

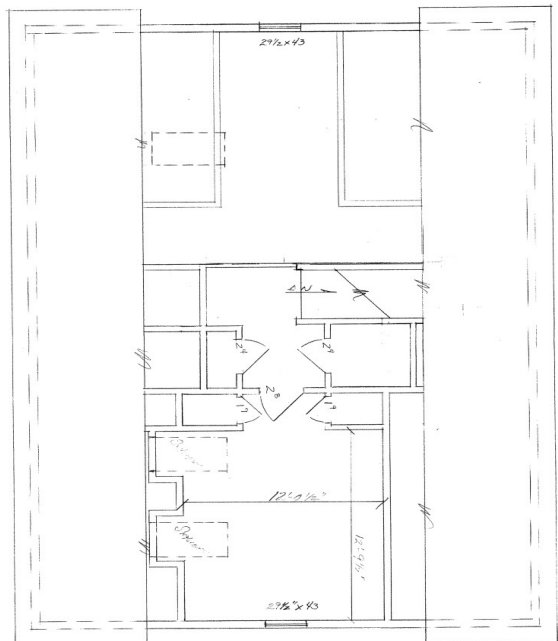


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156 BATTERY ST.			
Second Floor			
DRAWN BY: <i>SK</i>	SCALE: 1/4" = 1'-0"	MATERIAL:	
CHK'D:	DATE: 6-16-23	DRAWING NO: 3-4	



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156 BATTERY ST.			
Third Floor			
DRAWN BY: <i>SK</i>	SCALE: 1/4" = 1'-0"	MATERIAL:	
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