



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE



**41-45 MAIN ST.
BURLINGTON VT**

SUMMARY

41-45 Main St. offers versatile leasing options with office spaces available in Unit 1 and Unit 5A. Located on Main Street, both units come equipped with bathrooms, making them ideal for businesses looking for convenience and adaptability in the heart of the city.

Total Building SF: 7,700 +/-

Zoning: Downtown Center

First Floor

Unit 1 - 630 +/- SF : \$1,200 Monthly + Utilities

Second Floor:

Unit 5A - 470 +/- SF : \$1,200 Monthly (GROSS)

Property Features:

On-site parking (\$)



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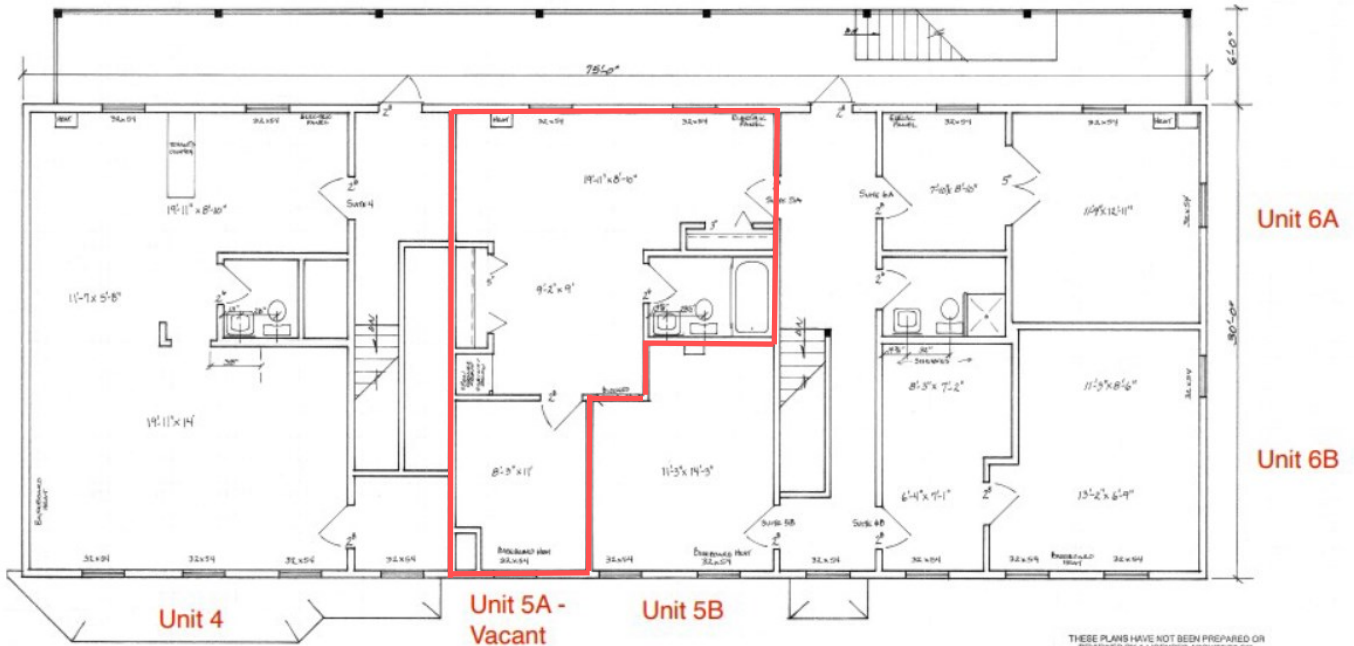
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FLOOR PLANS

41-45 Main St.

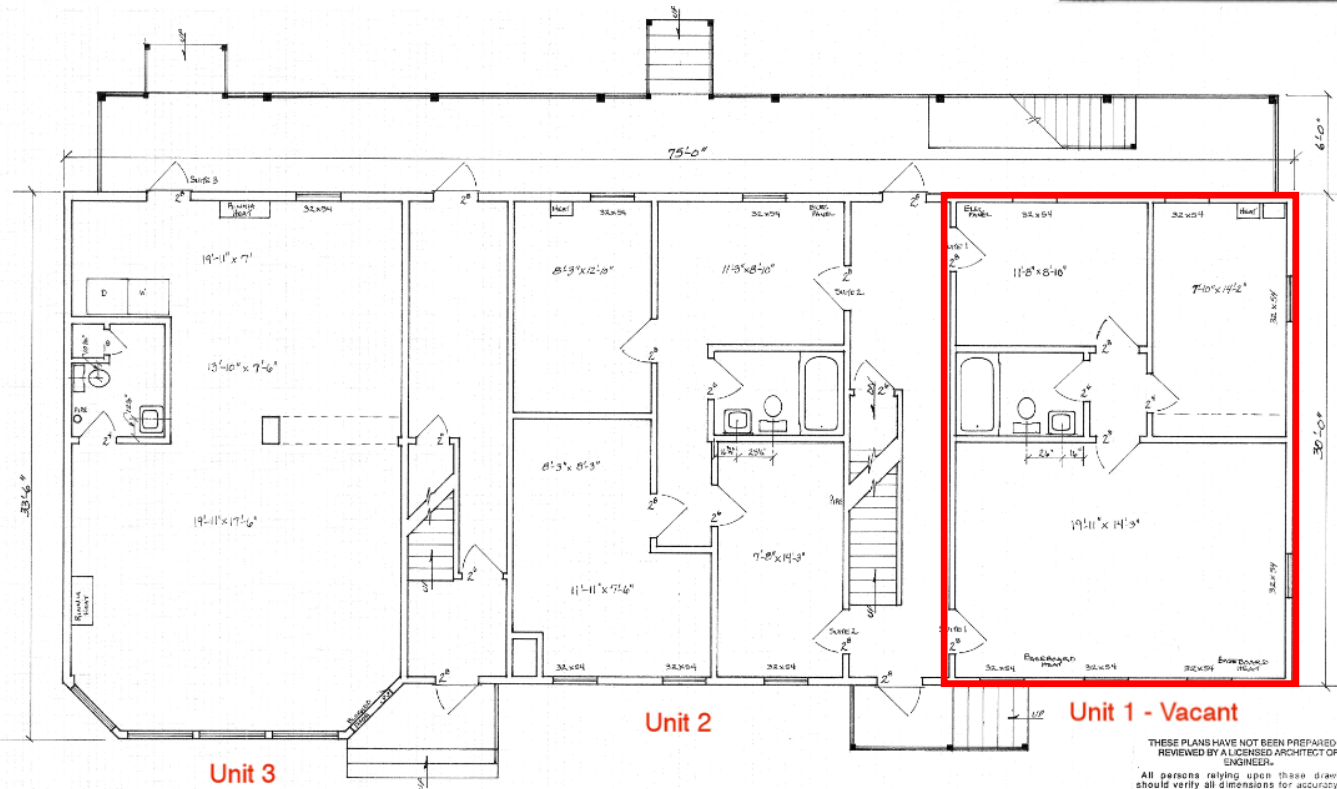


THESE PLANS HAVE NOT BEEN PREPARED OR REVIEWED BY A LICENSED ARCHITECT OR ENGINEER.
All persons relying upon these drawings should verify all dimensions for accuracy and structural integrity prior to commencing construction. These drawings contain no express or implied warranties whatsoever.

41 - 47 MAIN STREET
SECOND FLOOR

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

REVISIONS			41-47 MAIN STREET		
NO.	DATE	BY	SECOND FLOOR		
1			DRAWN BY	SCALE	MATERIAL
2			CHECK	DATE	DRAWING NO.
3			TRACED	APP'D	3-3



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41 - 47 MAIN STREET
FIRST FLOOR

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REVISIONS			41-47 MAIN STREET		
NO.	DATE	BY	FIRST FLOOR		
1			DRAWN BY	SCALE	MATERIAL
2			CHECK	DATE	DRAWING NO.
3			TRACED	APP'D	2-3



31-35 MAIN ST. FOR LEASE



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