



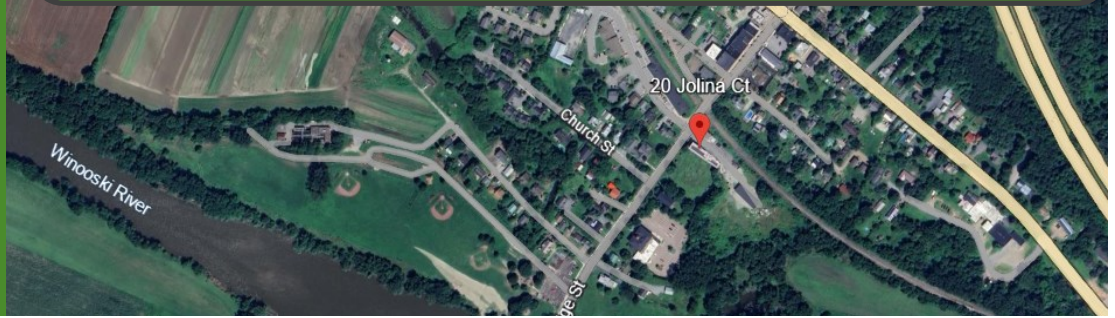
DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR SUBLEASE
OFFICE SPACE**

**20 Jolina Court,
Richmond, VT**



SUMMARY

Overview - This beautiful, modern, mixed use commercial building is now available for lease on the ground level. This property is centrally located adjacent to Bridge St, and across from Richmond Market. Jolina Ct has easy access to both the surrounding recreation trails and is just 5 minutes from exit 11 of I-89.

1st Floor:

Unit 1: 900 Sqft — Open Floor Plan

Unit 2: 1,397 Sqft — Office Suite

Unit 3: 1,123 Sqft — Open Floor Plan

Lower Ground Level (with walk out):

Unit 4: 1,700 Sqft — Office Suite

Parking: Ample on-site with covered solar

Zoning: Village Commercial & Residential



Leasing Rates:

1st Floor:

Unit 1:

900 sqft \$20/sqft CAM \$4.1 Monthly \$2,310

Unit 2:

1,397 sqft \$19/sqft CAM \$4.1 Monthly \$2,632

Unit 3:

1,123 sqft \$19/sqft CAM \$4.1 Monthly \$2,162

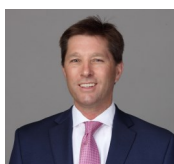
Lower Ground Level:

Unit 4:

1,700 sqft \$9/sqft CAM \$4.1 Monthly \$1,856

CONTACT US

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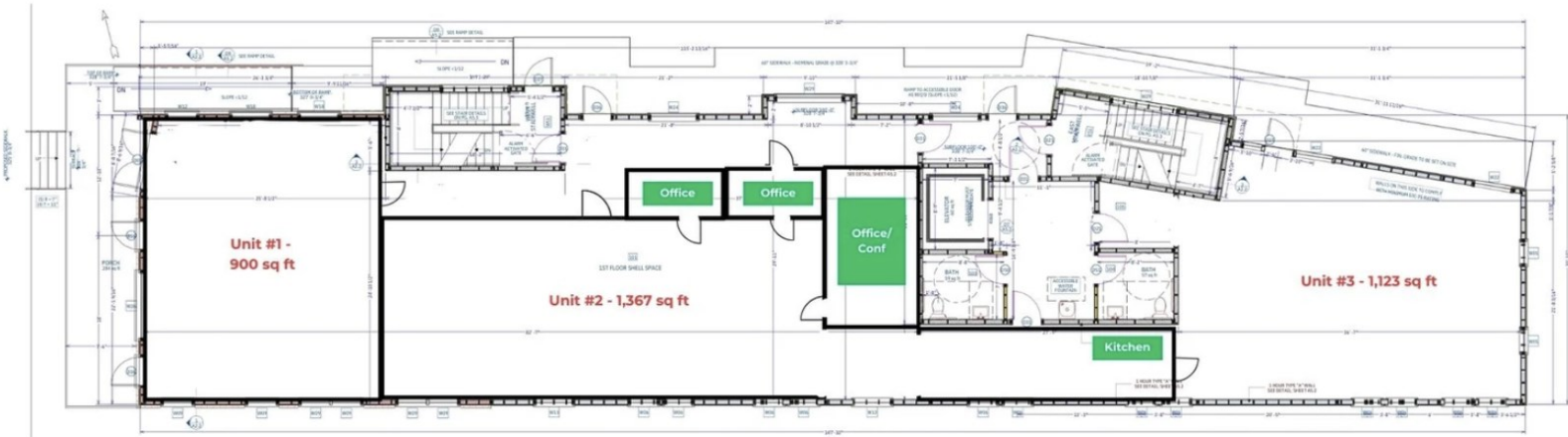


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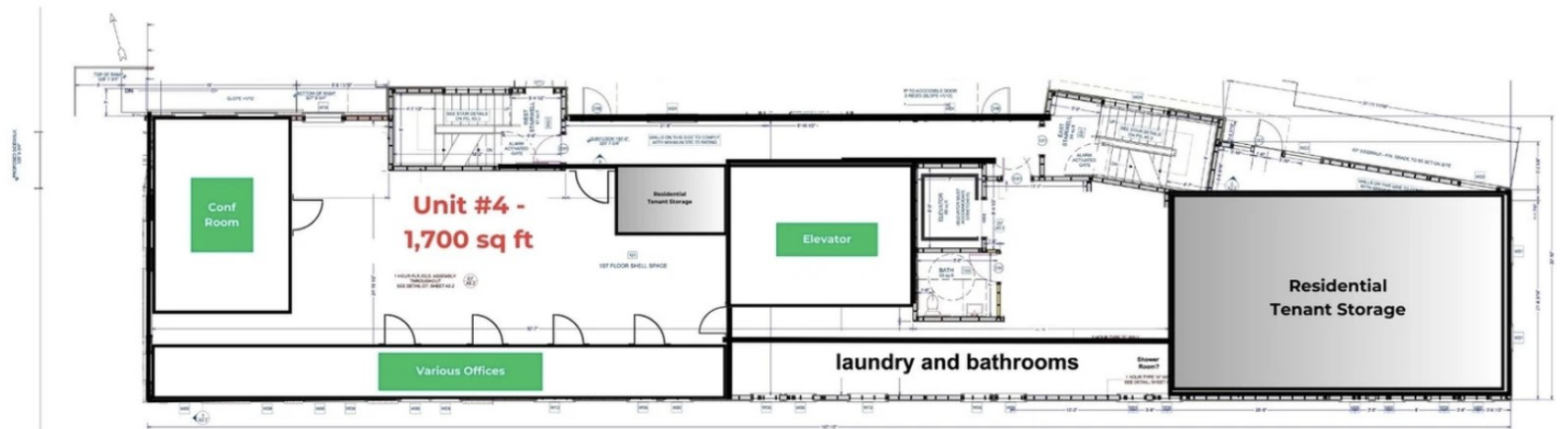
FOR LEASE/ OFFICE SPACE

20 Jolina Court, Richmond VT

FLOOR PLAN



1ST FLOOR PLAN
SCALE - 3/16" = 1'-0"



Lower Ground Floor
SCALE - 3/16" = 1'-0"



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OFFICE SPACE**

463 Mountain View Drive, Colchester, VT 05408

PHOTOS

