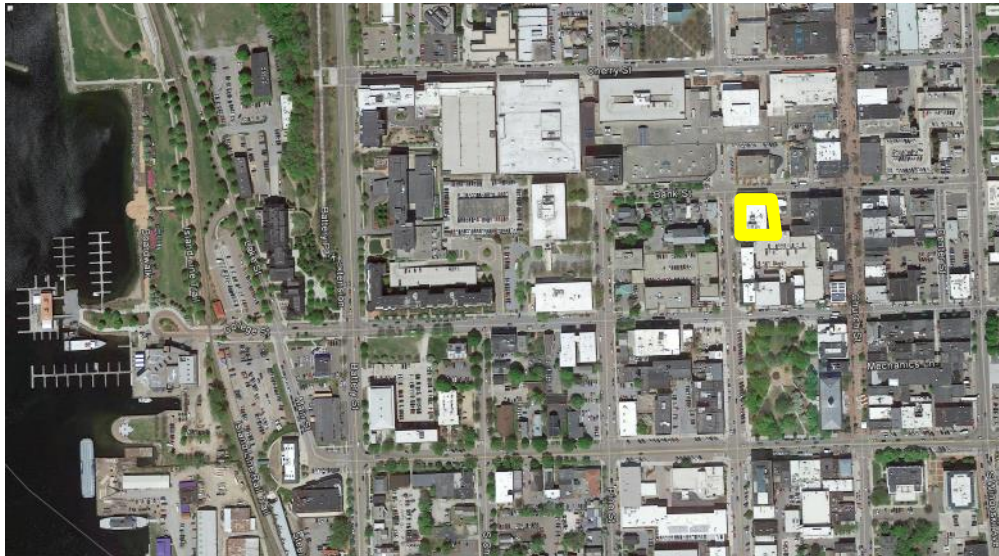


FOR SALE

TWO OFFICE CONDOMINIUMS

76 ST PAUL STREET, BURLINGTON, VT



Offering Overview:

Two office condominiums for sale in the prestigious Corporate Plaza. Built in 1980, Corporate Plaza is one of Burlington's most professional and well located office buildings.

76 Saint Paul Street is walking distance from the award-winning Church Street Marketplace, offering a business the unique opportunity to own professional office space in the heart of downtown Burlington.

Building Features:

- Class A office space
- Desirable Downtown location
- Restaurants and shopping nearby
- Convenient on-site parking garage at market rates
- Year built: 1989
- Zoning: FD6
- Heat: Gas

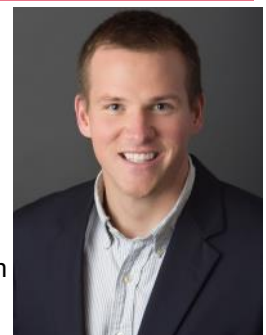
CALL FOR DETAILS

NAI J.L. Davis Realty

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information

Dave Curley
NAI J.L. Davis Realty
Direct: (802) 316-5092
Email: dcurley@jldavisrealty.com
www.jldavisrealty.com



76 SAINT PAUL STREET, BURLINGTON, VT PROPERTY OVERVIEW

BUILDING SIZE
Approximately 75,000 SF

CONSTRUCTION
Steel with Brick & Glass Facade

CONSTRUCTED
1989

HVAC
Heat Pumps in individual units
Rooftop Cooling (Replaced in 2012)

FIRE PROTECTION
Tri-Water System

ELECTRICAL
Panels on Individual Floors

SECURITY
Timed locked system. Opens at 7 AM and closes as 6:15 with private key access.

PLUMBING
Copper & PVC

FLOOD ZONE
Not in FEMA floodplain

GAS
Natural Gas / Vermont Gas

BUILDING LAYOUT
Eight Story office building with approximately 10,000 SF floor plates

WATER & SEWER
Municipal / City

BUILDING ACCESS
Common interior lobby with elevator

EXTERIOR WALLS :
Brick & Glass

PARKING
Convenient on-site parking garage at market rates

ROOF
PVC Rubber membrane. Replaced in 2006

ZONING
FD6

LOCATION
76 Saint Paul Street, Burlington, Vermont



76 SAINT PAUL STREET, BURLINGTON, VT
Entire 3rd Floor- UNIT 3



SIZE
9,981 Gross SF

SINGLE OFFICE(S)
15 to 20 perimeter offices.

SALE PRICE
\$1,450,000

BATHROOMS
Two interior bathrooms in center of floor plan

PARKING
Convenient parking available at market rates on-site

REAL ESTATE TAXES
\$32,662.56

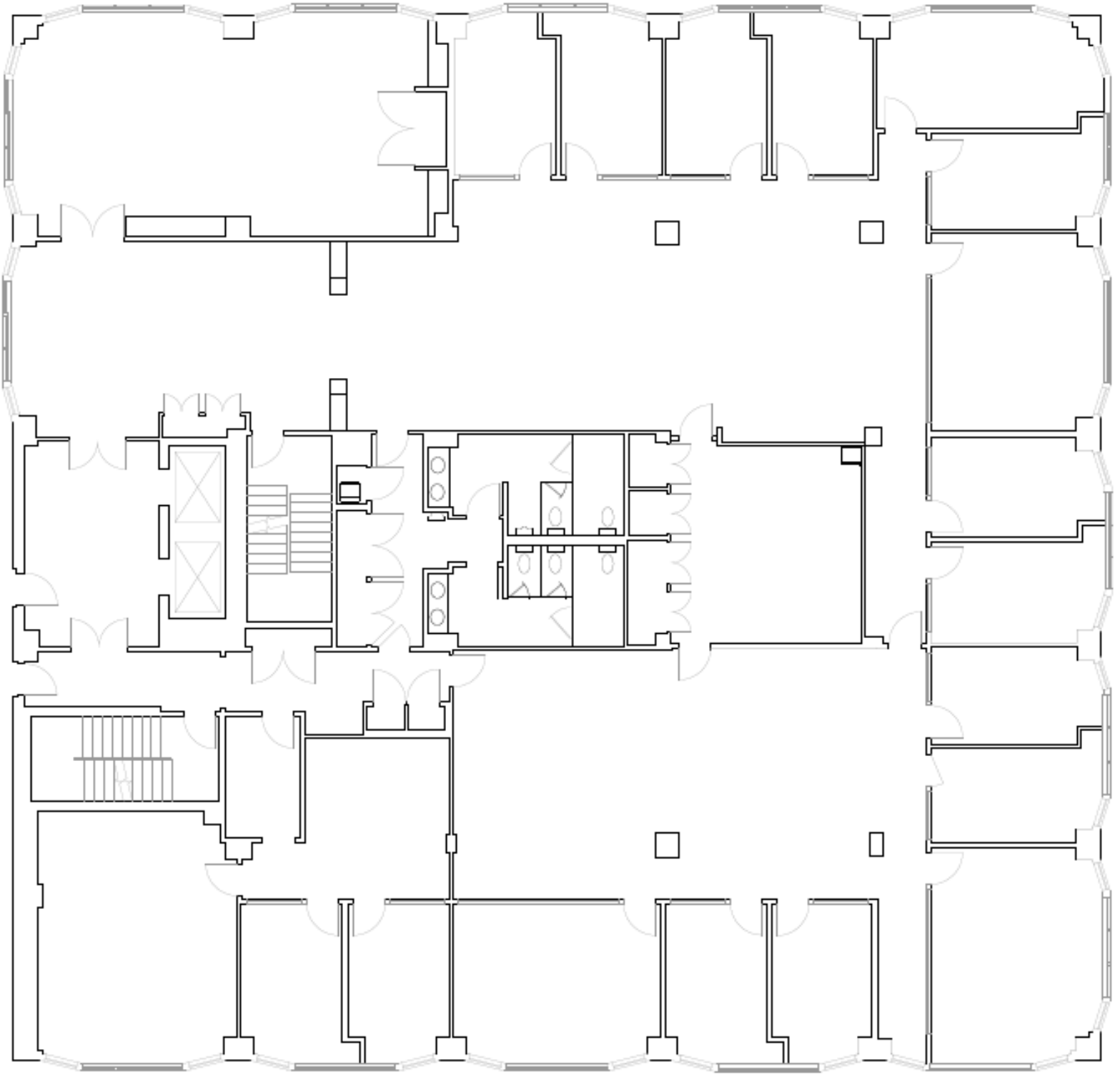
DESCRIPTION
Unit three consists of the entire third floor and is a mix of private offices and open space

ZONING
FD6

HVAC
Heat Pumps (Range in Age from 5-10 years old)

ELECTRIC
Unit 3 & Unit 4SE metered together

Corporate Plaza 3rd Floor



Third Floor: 9,981 Gross SF

Real Estate Taxes: \$32,622.56

Price: \$1,750,000

76 SAINT PAUL STREET, BURLINGTON, VT
Fourth Floor -UNIT 4SE



SIZE
2,501 Gross SF

SALE PRICE
\$350,000

PARKING
Convenient on site parking at market rates.

DESCRIPTION
This 2,501 SF office condo consists of a break room, two offices, cube space, and a conference room.

HVAC
Ceiling Mounted Heat Pumps

SINGLE OFFICE(S)
Two to Three Private offices

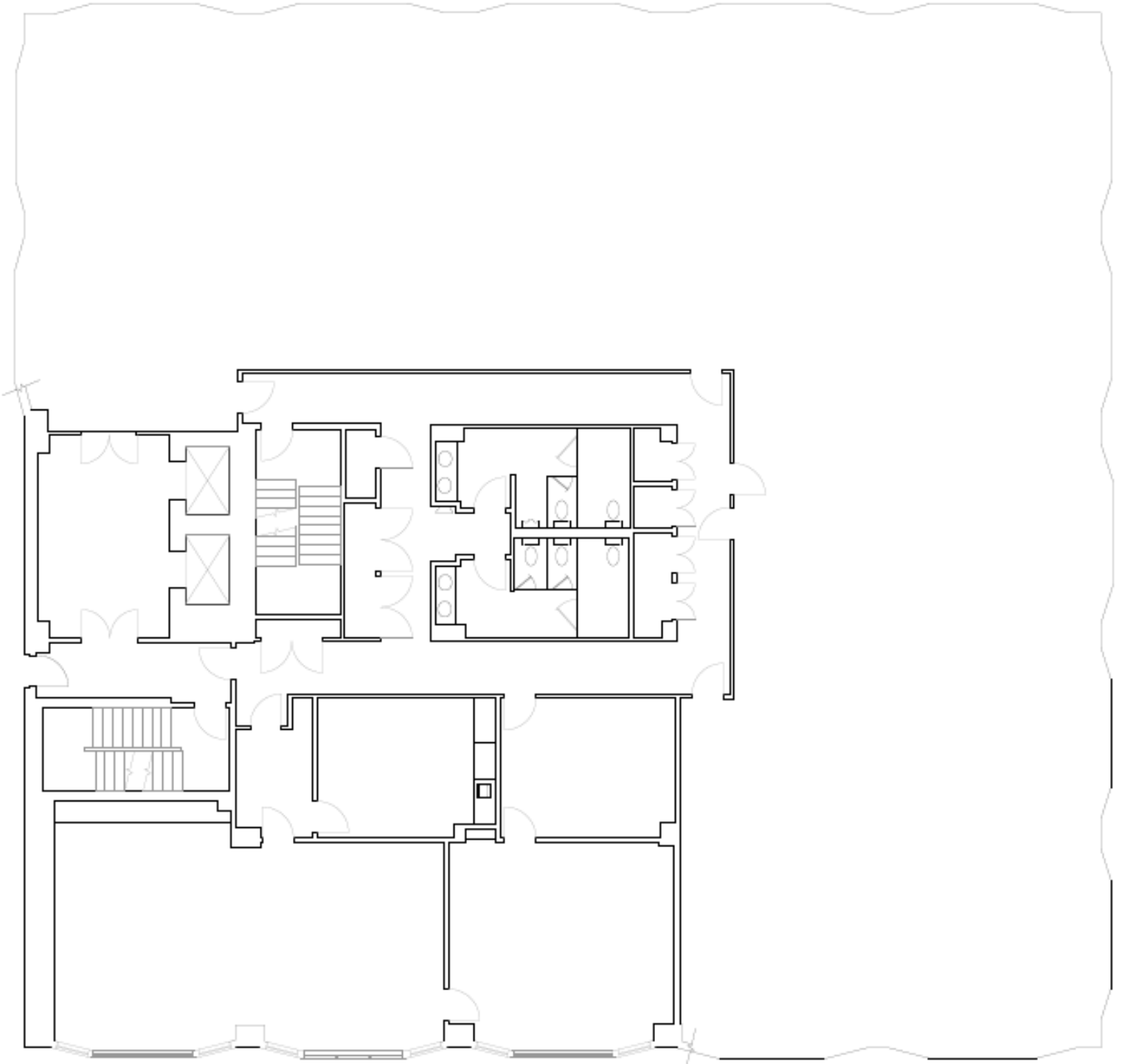
BATHROOMS
Two shared common area bathrooms

REAL ESTATE TAXES
\$6,982.24

ELECTRICITY
Unit 3 & Unit 4 SE are metered together

MISC
The existing tenant's lease expires September 13, 2021. Additional information available upon request.

Corporate Plaza
4th Floor- Unit 4SE



Unit 4SE: 2,501 Gross SF

Real Estate Taxes: \$6,932.24

Price: \$420,000