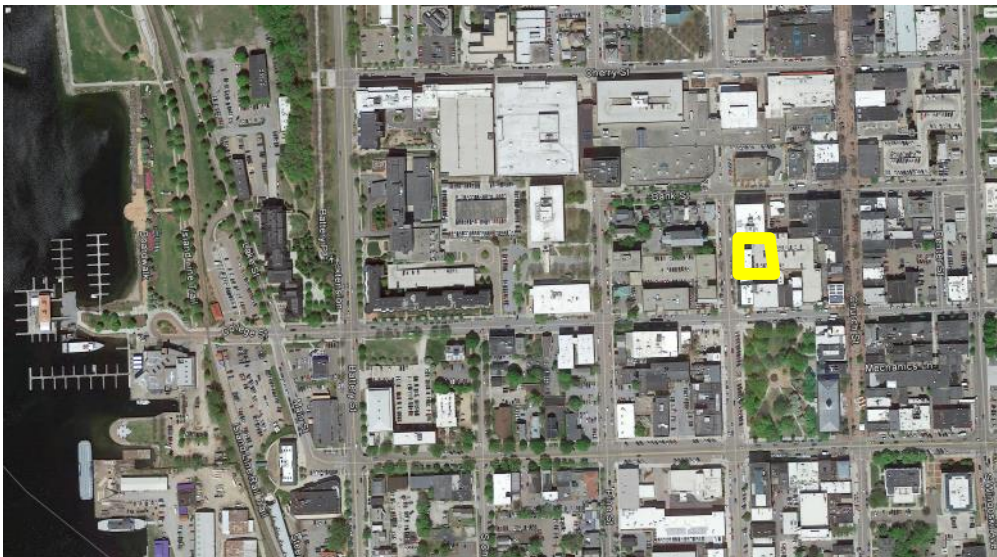


FOR SALE

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: 1980
- Zoning: FD6
- Heat: Gas

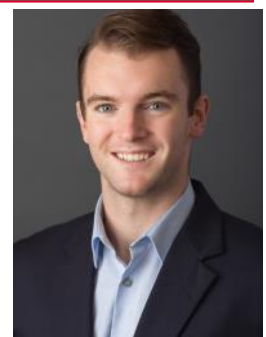
CALL FOR DETAILS

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

Ryan Nick
NAI J.L. Davis Realty
Direct: (802) 316-5049
Email: rnick@jldavisrealty.com
www.jldavisrealty.com



76 SAINT PAUL STREET, BURLINGTON, VT PROPERTY OVERVIEW

BUILDING SIZE

Approximately 75,000 SF

CONSTRUCTED

1989

FIRE PROTECTION

TriWater System

SECURITY

Timed Lock System. Opens at 7 AM and closes 6:15 with private card access.

FLOOD ZONE

Not in FEMA floodplain

BUILDING LAYOUT

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

BUILDING ACCESS

Common interior lobby with elevator

PARKING

Convenient on-site parking garage at market rates

ZONING

FD6

CONSTRUCTION

Steel with Brick & Glass Facade

HEATING / HVAC

Electric Heat Pumps in individual units
Rooftop Cooling Unit (2012)

ELECTRICAL

Burlington Electric

PLUMBING

Copper & PVC

GAS

Natural Gas / Vermont Gas

WATER & SEWER

Municipal / City

EXTERIOR WALLS :

Brick & Glass

ROOF

PVC Rubber membrane (2006)

LOCATION

76 Saint Paul Street, Burlington, Vermont



**76 SAINT PAUL STREET, BURLINGTON, VT
UNIT 3
OFFERING SUMMARY**



SIZE
9,981 Gross SF

SINGLE OFFICE(S)
15 to 20 perimeter offices.

SALE PRICE
\$1,450,000

CONDO FEES
\$40,000 (est.)

BATHROOMS
Two interior bathrooms in center of floor plan

PARKING
Convenient parking available at market rates on-site

REAL ESTATE TAXES
\$37,075.20

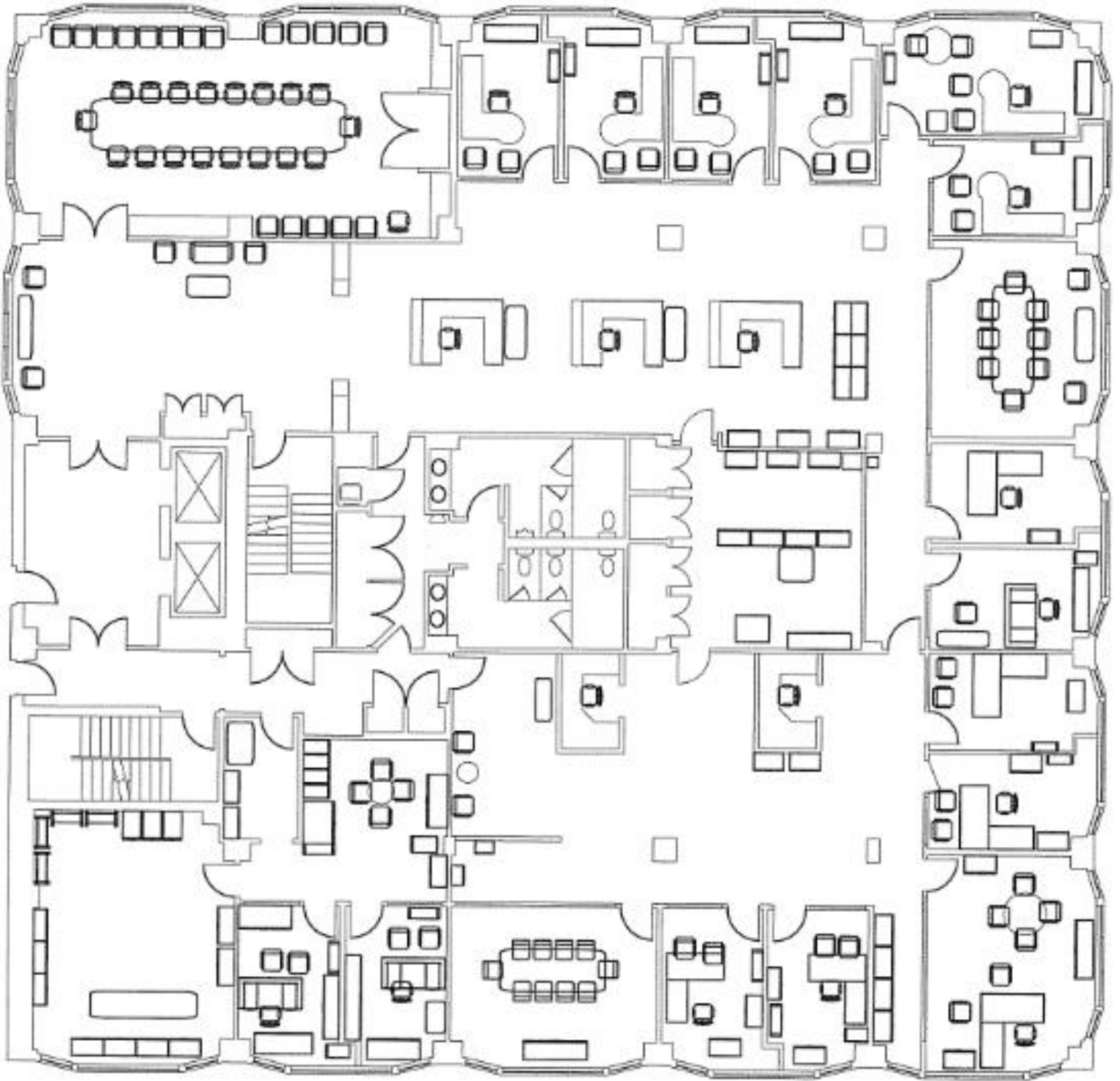
DESCRIPTION
Unit three consists of the entire third floor and is a mix of private offices and open space

ZONING
FD6

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

ELECTRIC
Burlington Electric

Corporate Plaza 3rd Floor



Third Floor:	9,981 Gross SF
Real Estate Taxes:	\$35,783
Condo Fees:	TBD
Price:	\$1,450,000

**76 SAINT PAUL STREET, BURLINGTON, VT
UNIT 4SE
OFFERING SUMMARY**



SIZE
2,132 Gross SF

SALE PRICE
\$350,000

PARKING
Convenient on site parking at market rates.

DESCRIPTION
This 2,132 SF office condo consists of a break room, two offices, cube space, and a conference room.

HEAT
Electric heat Pumps

SINGLE OFFICE(S)
Two to Three Private offices

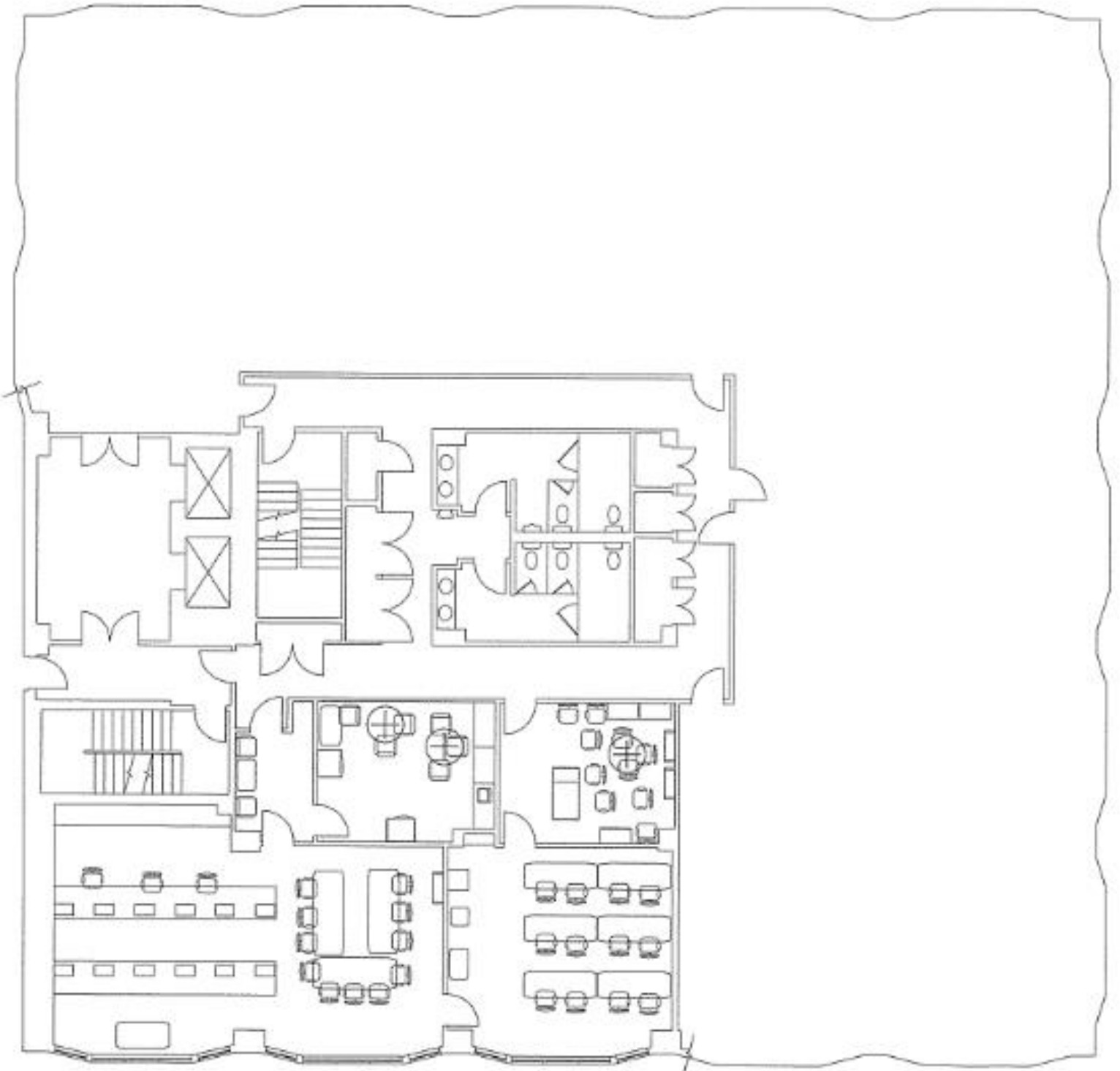
BATHROOMS
Two shared common area bathrooms

REAL ESTATE TAXES
\$7,649

ZONING
FD6

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

Corporate Plaza
4th Floor



Unit 4SE:	2,132 Gross SF
Real Estate Taxes:	\$7,649
Condo Fees:	TBD
Price:	\$350,000