

For Lease

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255 South Champlain Street, Suite 10, Burlington

Property Type: Office
Square Feet: 3,520
Rate: \$12.00/sf +
Taxes(\$2.02) +
Utilities
Monthly Rent: \$4,112 + utilities

We currently have 3,520 sq. ft. of office space available at Independent Block. Conveniently located at 255 South Champlain Street, equally distanced between Downtown, the Waterfront and the South End. This space has Eastern, Southern and Western exposure that provides great natural light and Lake views.

Why is this space perfect for you this Fall?

- 12 private office provide employees with a dedicated, private work space.
- Each private office has a operable window.
- 5 small HVAC zones provide efficiency and minimize air contamination across the entire suite.
- Dedicated, private bathrooms and kitchenette.
- Rooftop deck provides private outdoor meeting space.
- Two conference rooms
- A large flex room that could be a conference room, a break room that allows social distancing or an area for employee's children to have a distant learning room.

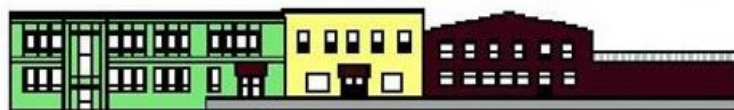
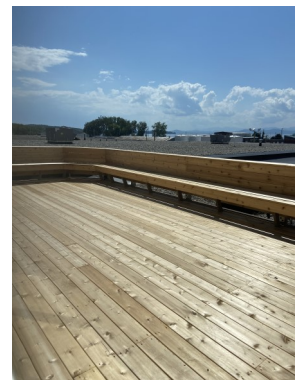


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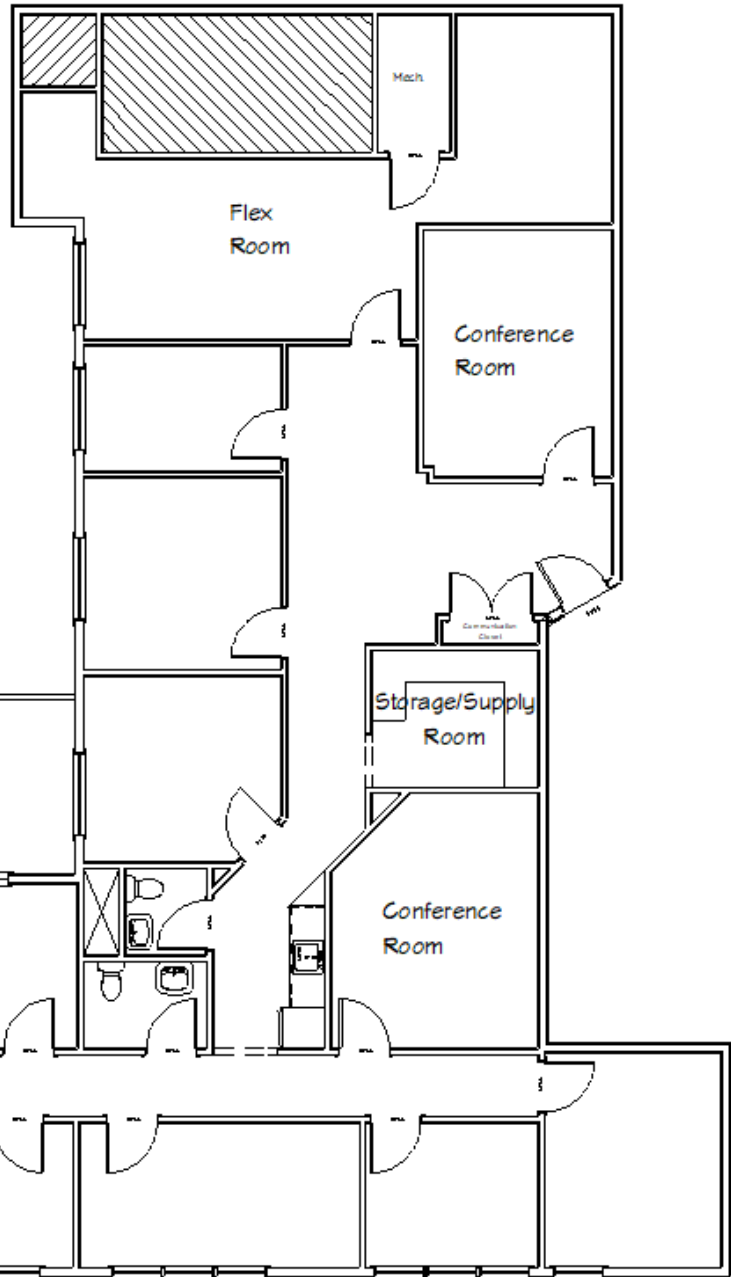
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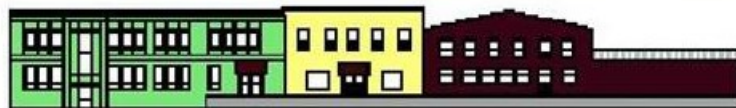
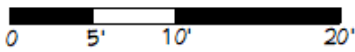
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INDEPENDENT BLOCK, LLC



Scale: 3/32" = 1'



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