

# 171 Battery Street

Burlington, Vermont



AVAILABLE FOR LEASE:

**Currently Offering Three (3) Months Free Rent!**



**Ground Floor: 3,465 SF -- \$20/SF NNN**

FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

**O: 802 863 8218 | M: 508 479 8761 | [kkenney@vermontrealestate.com](mailto:kkenney@vermontrealestate.com)**

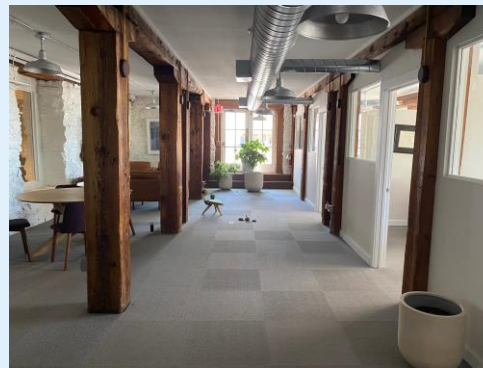
[vermontrealestate.com](http://vermontrealestate.com)

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT



# 171 Battery Street

Burlington, Vermont



# 171 Battery Street

Burlington, Vermont

Ground Floor: Rare Battery St office space available with stunning lake views! This ground floor office was recently renovated to house high end offices with unique Vermont charm. You enter the space from your expansive private deck which leads to an oversized modern waiting area. Glass walls are complemented by white-washed exposed brick. The space is a mix of open space and private rooms, all taking advantage of the natural light flowing through the space.

The space offers 3 private offices directly looking at the lake, two conferences rooms, a large kitchenette, 2 bathrooms, a shower room, electrical closet, and a large multi-purpose room in the rear of the building (previously used as a gym/meditation space). Ample area for storage and parking spots included. This is a must-see location!

**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.

## ICE HOUSE OFFICE PLAN

**Ground Floor**  
3,465 SF -- \$20/SF NNN

