

Modern Multi-Use Office Space

530 Community Dr. South Burlington, VT 05401 Suite 2



OFFICE SPACE FOR SUBLEASE:

SIZE: 21,643 SF

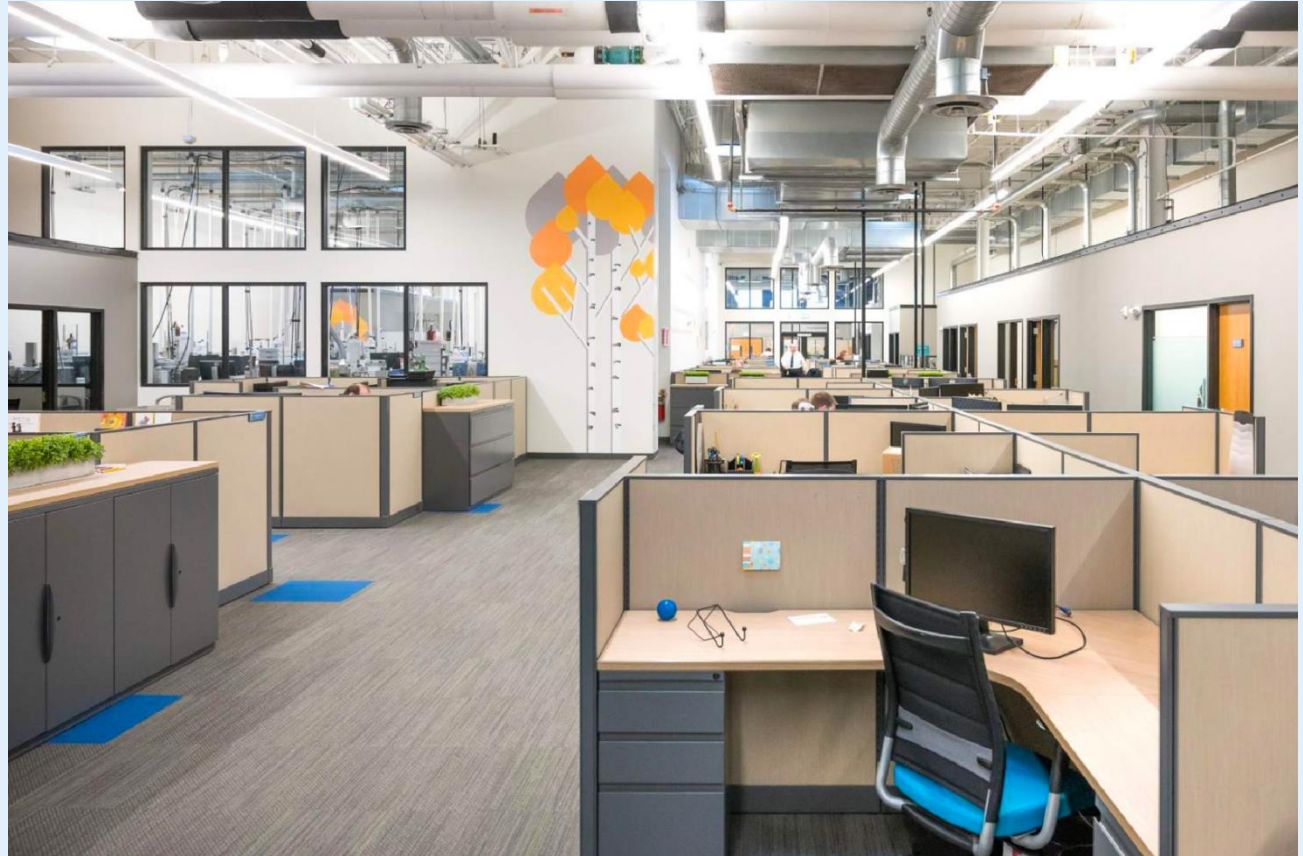
PRICE: \$16/SF NNN

ESTIMATED CAM/Taxes \$6.55/SF

HIGHLIGHTS:

530 Community Drive offers a dynamic mix of Class B Office and warehouse spaces, totaling over 275,000 square feet. Recently updated with an energy-efficient MEP system featuring 24-hour monitoring, this property delivers exceptional functionality and sustainability.

Tenants enjoy unparalleled amenities, including shared loading docks, a 24-hour fitness center, on-site tech support, and catering services. With convenient access to the airport, I-89, and Burlington, the location is ideal for businesses seeking connectivity and convenience. Featuring modern infrastructure with multiple fiber optic providers, redundant power, climate control, and 19' high clear ceilings, 530 Community Drive is perfectly suited for manufacturing, warehouse, or office operations.



Brad Worthen

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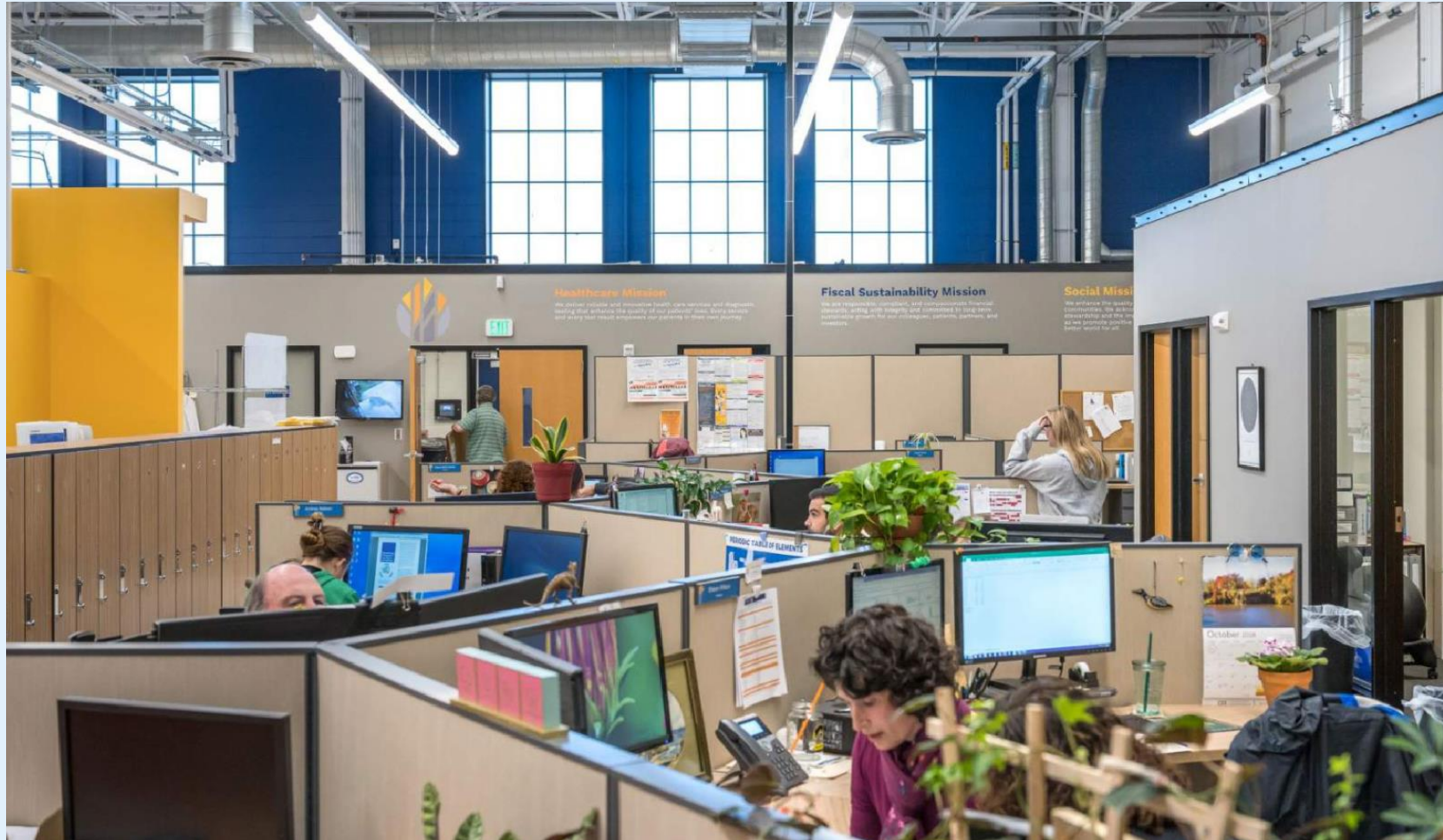
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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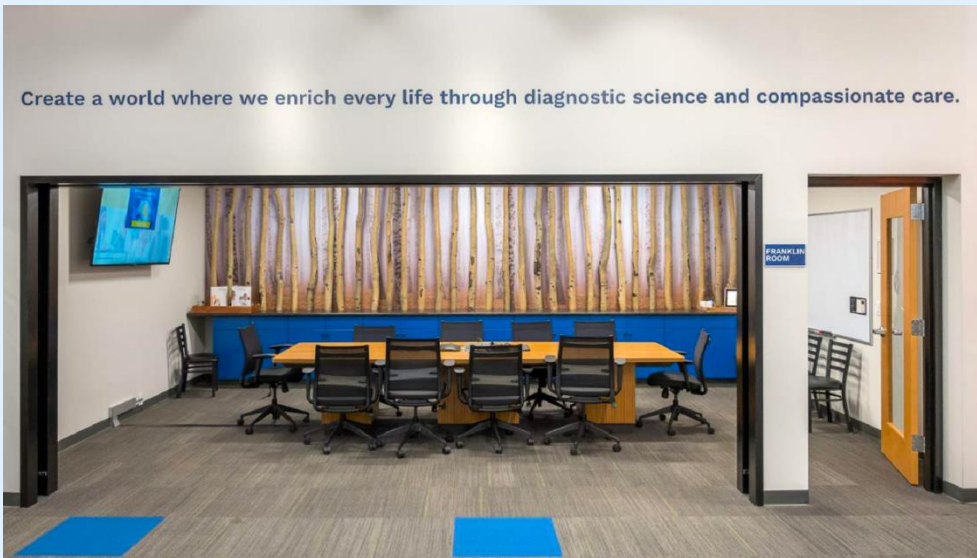
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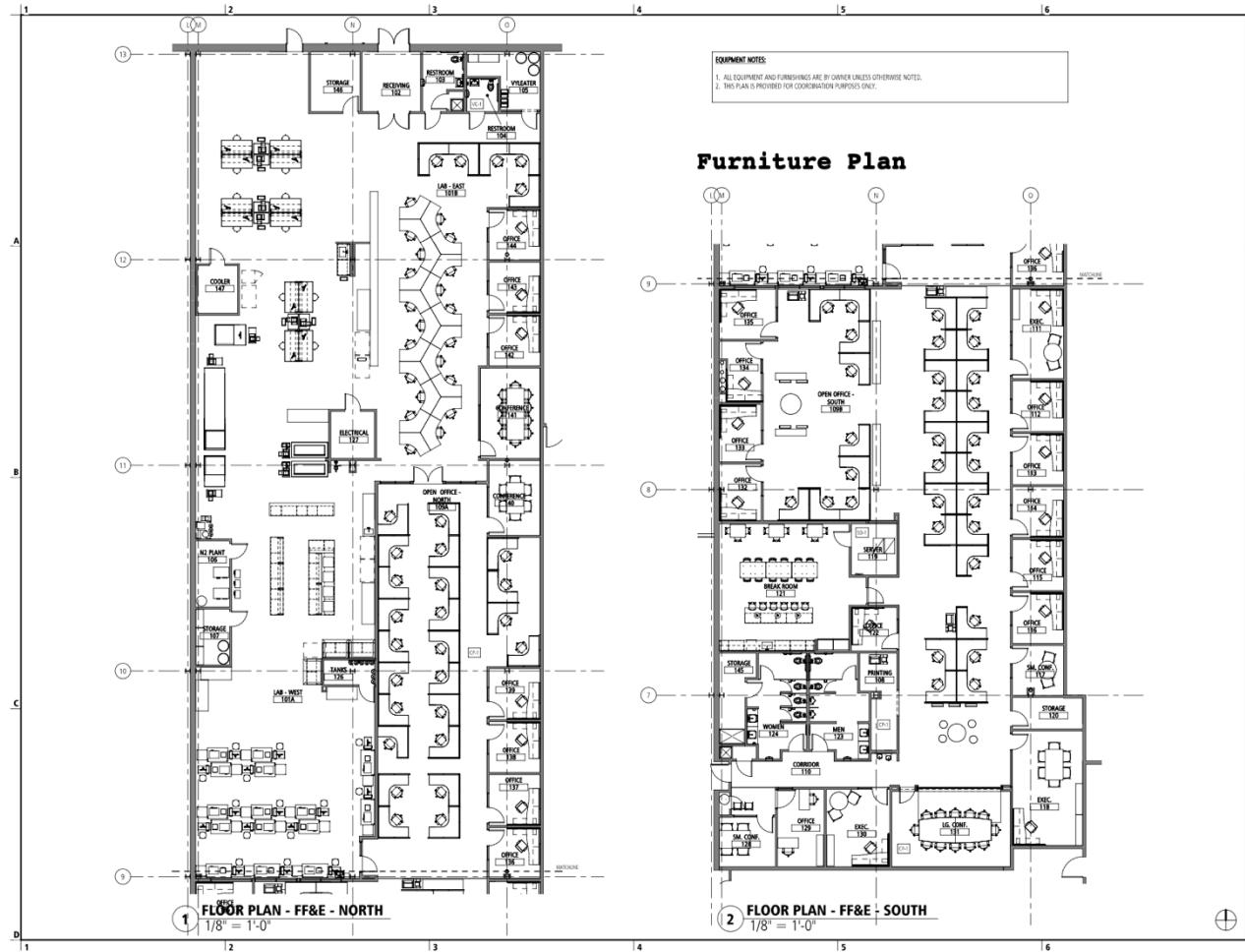
Contact us for
more information!

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.



truexcollins
WORKPLACE

200 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone: 802.862.7775 Fax: 802.223.0700
ARCHITECTURE • INTERIOR DESIGN | TRUXXCOLLINS.COM

ASPTEN HEALTH (CLIENT)
400 W. 4TH ST.
100 MAIN STREET
BURLINGTON, VT 05401

ENGINEERING VENTURES (STRUCT.)
200 PRINCETON AVENUE, SUITE 200
BURLINGTON, VT 05401

SEARCH COMPANY (CM)
200 W. 4TH ST.
500 UNIVERSITY DRIVE
S. BURLINGTON, VT 05403

No.	Description	Date
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ASPTEN HEALTH
LAB & OFFICE FIT-UP
EQUIPMENT &
FURNISHINGS PLAN

Project Number: 23011902
Date: 08.31.2017
Drawn by: TJC
Checked by: TJC
Project Phase: CONSTRUCTION

A121
Scale: 1/8" = 1'-0"



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