

Restaurant Space on Pine Street Corridor

660 Pine Street, Burlington, VT 05401



FOR LEASE:

SIZE: 2,375 +/- SF

PRICE: \$27.00/ SF NNN (\$5.64)

HIGHLIGHTS:

Lease opportunity in one of Burlington's most dynamic commercial corridors!

Great exposure and accessibility on a major thoroughfare connecting downtown Burlington with the broader South End.

Positioned at a traffic light intersection, allowing easy ingress and egress from all direction

Daily traffic counts anticipated to significantly increase due to completion of Champlain Parkway

Pine Street boasts a blend of residential neighborhoods, offices and schools, creating a diverse customer base within walking distance of the space.



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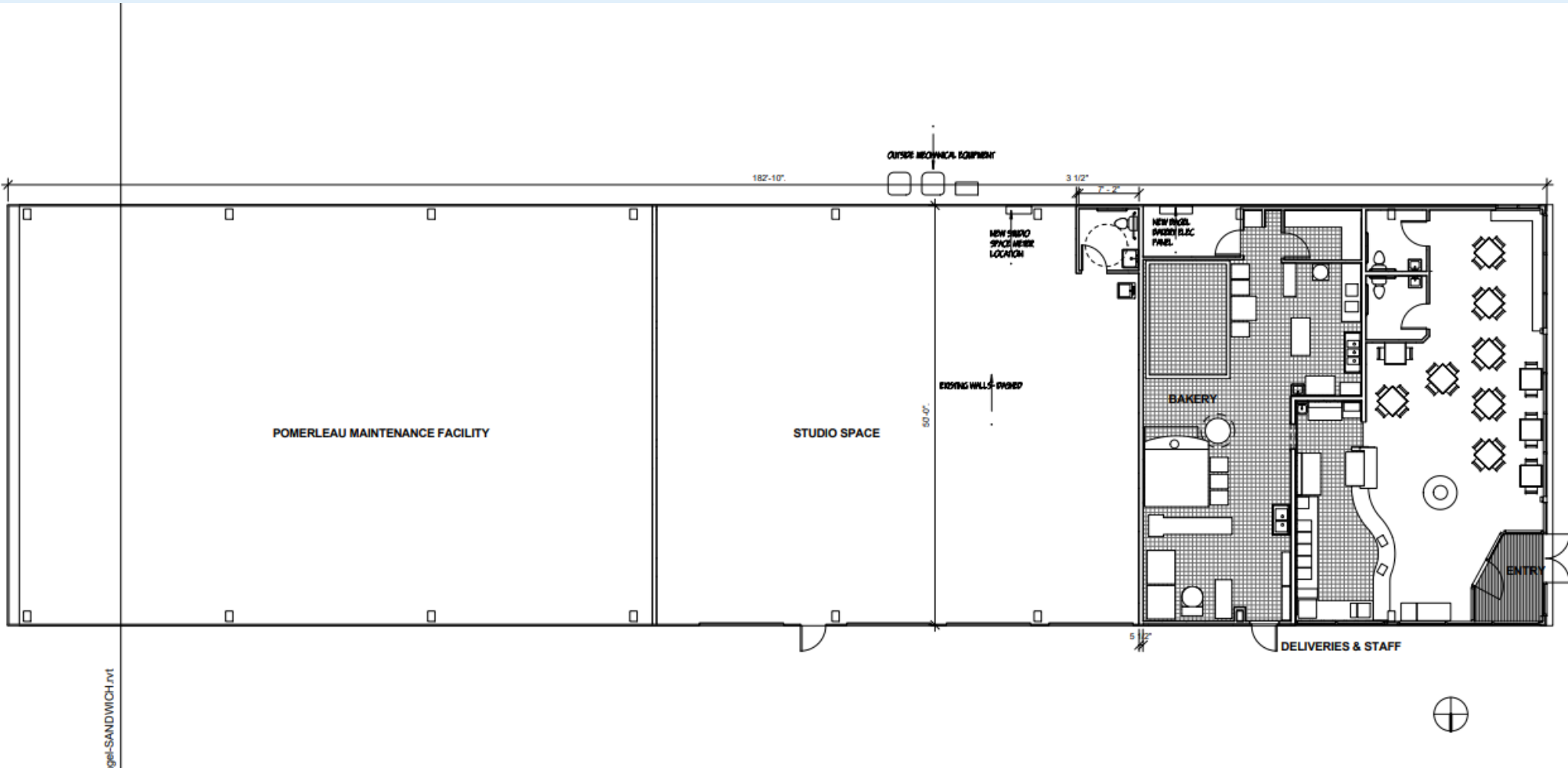
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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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FLOOR PLAN:



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POWER:	400 AMP, 3 phase (incoming service and panel upgrades c. 2013)
HVAC:	5 ton RTU installed c. 2013 2 ton mini split installed c. 2013
GAS:	Meter is ANSI Class 400 (400 CF per hour)
MISC:	New roof installed in 2014
KITCHEN EQUIPMENT	TBD

