

# Kilburn & Gates Building

Burlington, VT



exclusively offered by:



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For Sub-Lease

Available Space: 2,228 +/- SF

Rate: \$15.07/SF NNN (\$5.98/sf)

Term: Lease expires Aug 31, 2024

Nice space, currently laid out as medical  
Office with private offices, treatment rooms,  
Storage, etc.

**BUILDING FEATURES:**

- \* Complimentary parking
- \* Highly visible and convenient Pine Street location
- \* Abundant natural light, combined with exposed beams, brick, stone and hardwood floors
- \* Cafe in building
- \* ADA accessible

**AREA AMENITIES:**

- Four Corner's Deli
- Citizen Cider
- Great Harvest Bread Company
- Speeder and Earl's Coffee Roasters
- Meyer's Bagels
- SoYo Yogurt
- Food trucks and more...

