

**Shelburne Commons Retail/Flex/Office  
Space for Lease**





### Beautiful Office Spaces 4066 Shelburne Road Burlington, Vermont

#### Excellent Location

Gorgeous Office/Retail/Flex spaces off Route 7 in Shelburne available for immediate occupancy. Approximately 4,163 SF with 2 Private bathrooms, private entrance, easy access in and out, ample parking and great neighbors in this quaint Shelburne complex. \$12.00/SF plus CAM of \$6.49/SF. Other tenants in the building include Archie's Grill and Scoop Shop, a popular food destination, Balance Chiropractic and Vermont Ballet Theater School.

Zoning: Mixed Use District.

#### Offered

**For Lease** \$12 per square foot

**CAM** \$6.49

**Square Footage** 4,163 SF

#### Location

**Street** 4066 Shelburne Road  
**Town** Shelburne  
**State** Vermont





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NOT FOR CONSTRUCTION

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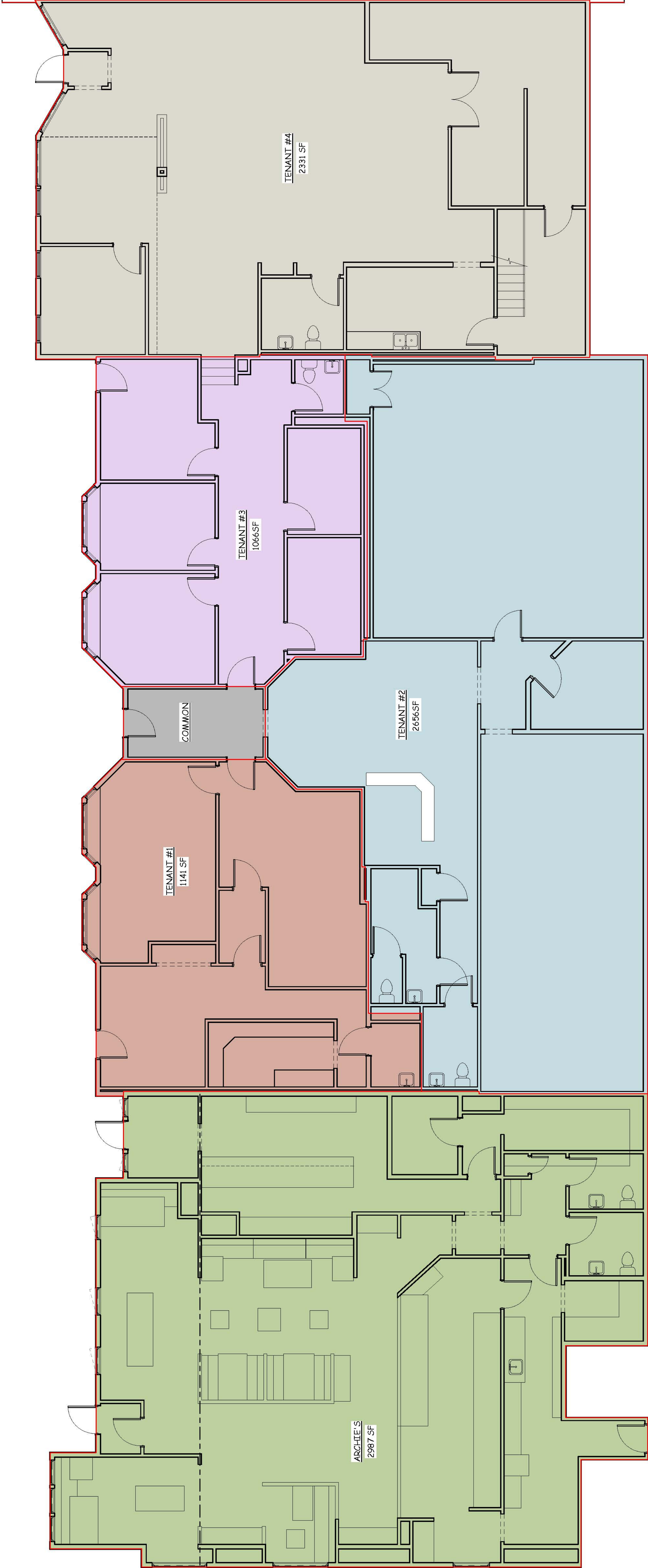


BUILDING E & ARCHIE'S  
SHELburnE COMMONS  
EXISTING CONDITIONS

SCALE: 3/16" = 1'-0"  
DATE: 8/8/2024  
DRAWN BY: BH/WGI  
CHECKED BY: SG  
PROJECT: E

SHEET TITLE:  
GROUND  
FLOOR AREA  
PLAN

A-2



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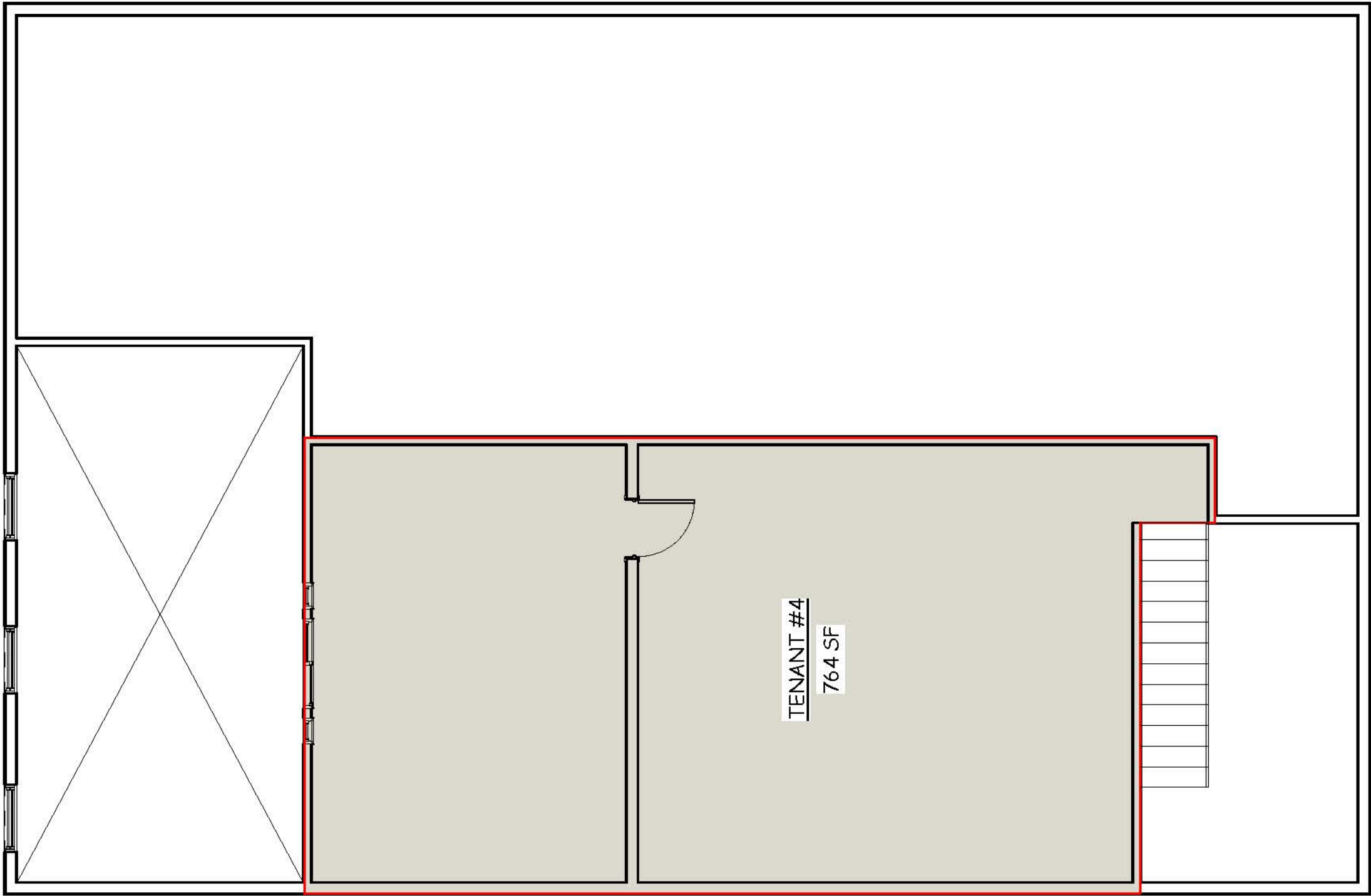
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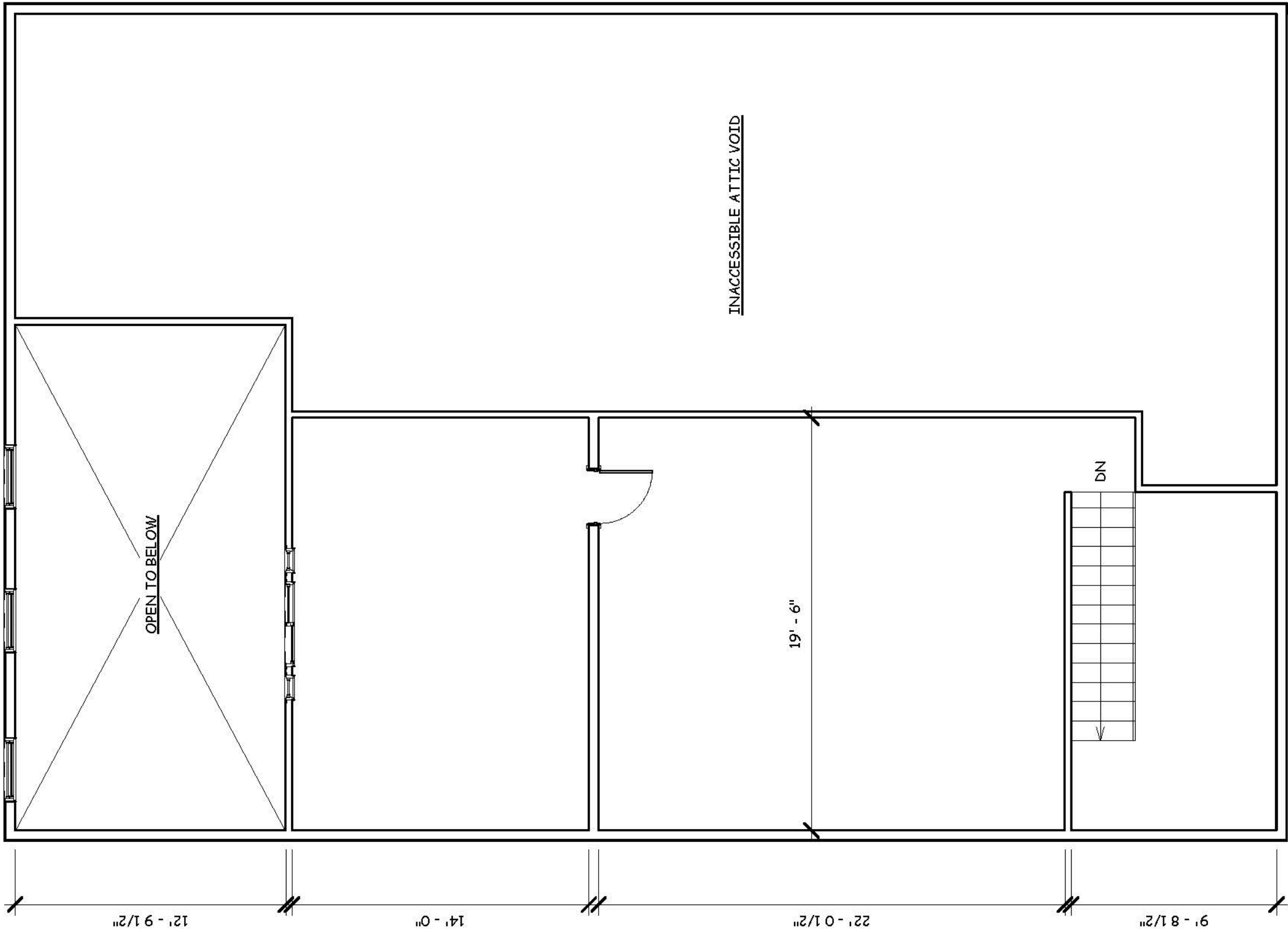
SHEET TITLE:  
  
TENANT #4  
2ND FLOOR  
PLANS

A-3

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TENANT #4 SECOND FLOOR AREA PLAN  
3/16" = 1'-0"



TENANT #4 SECOND FLOOR PLAN  
3/16" = 1'-0"