

FOR SALE

620 Hinesburg Road South Burlington

**Class A Commerical Building
Investment Opportunity**



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OVERVIEW

This is a rare opportunity to purchase a cash flowing, turn-key, class A office building in an A+ location. Located at a four-light intersection at the corner of Kennedy Drive and Hinesburg Road, this is one of the most accessible buildings in Chittenden County. The 3-story building is fully occupied by four credit tenants; NFP (owned by Aon), Business Resource Services, Northeast Insurance Broker Services, and Northeast Benefits Management, LLC. NFP, the largest tenant recently signed a 5-year lease extension.

In 2014, 620 Hinesburg road underwent extensive renovations, including new windows, interior design, etc. A new fire alarm system was installed in 2019 as well as the cooling tower and sump. In 2021, additional renovations occurred on the interior of the 1st and 2nd floors.



620 HINESBURG ROAD, SOUTH BURLINGTON, VERMONT

SALE PRICE

\$5,625,000

PROPERTY TYPE

Commercial

NUMBER OF UNITS

3 office suites – could be up to 8

PARKING SPACES

73 Spaces

FEATURING

- Investment Opportunity with Credit Tenants in place
- Class A Office
- Elite Location close to Downtowns and Airport
- Fully Leased Building
- Ample Natural Light

LEASE SUMMARY

NFP (Corporate Guarantee by Aon)

Term: 09/01/2015 -12/31/2029

Options: N/A

Rent: 2025 budget \$524,887 Rent (Includes NNN + Utilities)

Size: 17,729 SF

Parking: Use of the parking lot on a first come, first served basis

Use: Commercial office space

Business Resource Services

Term: 06/01/2014 -11/30/2029

Options: N/A

Rent: 2025 budget \$45,925 Rent (Includes NNN + Utilities)

Size: 1,374 SF

Parking: Use of the parking lot on a first come, first served basis

Use: Commercial office space

Northeast Benefit Management

Term: 06/01/2014 -11/30/2029

Options: N/A

Rent: 2025 budget \$33,424 Rent (Includes NNN + Utilities)

Size: 1,000 SF

Parking: Use of the parking lot on a first come, first served basis

Use: Commercial office space



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INVESTMENT HIGHLIGHTS

EXISTING UNIT MIX

3 suites/4 tenants

UTILITIES

All NNN Leases.

HVAC

Water source loop system, natural gas fired boilers, cooling tower.

BUILDING INFORMATION

BUILDING SIZE: 20,180 Square feet

BUILT: 1988

STORIES: 3 Stories

SITE SIZE: 1.44 Acres

ZONING: Residential 7 – Neighborhood Commercial

CONSTRUCTION

Concrete and Masonry/Brick

HVAC

Water Source Loop System

WATER/SEWER

Municipal

ELECTRIC

3 Phase 120/208

PLUMBING

Copper/Plastic

GAS

Natural Gas (Commercial spaces, Hydronic Heat Loop)

Windows

Aluminum frame sliders



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NEDDE REAL ESTATE

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PHOTOS



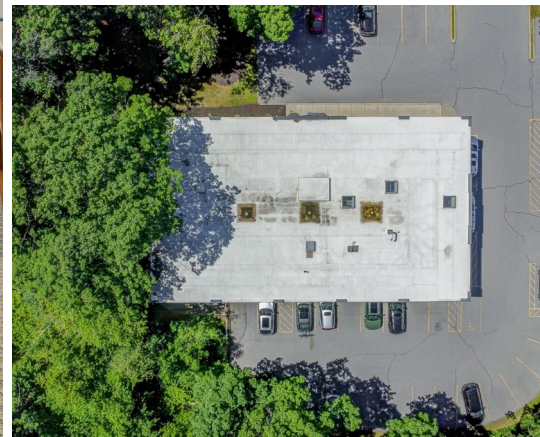
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PHOTOS



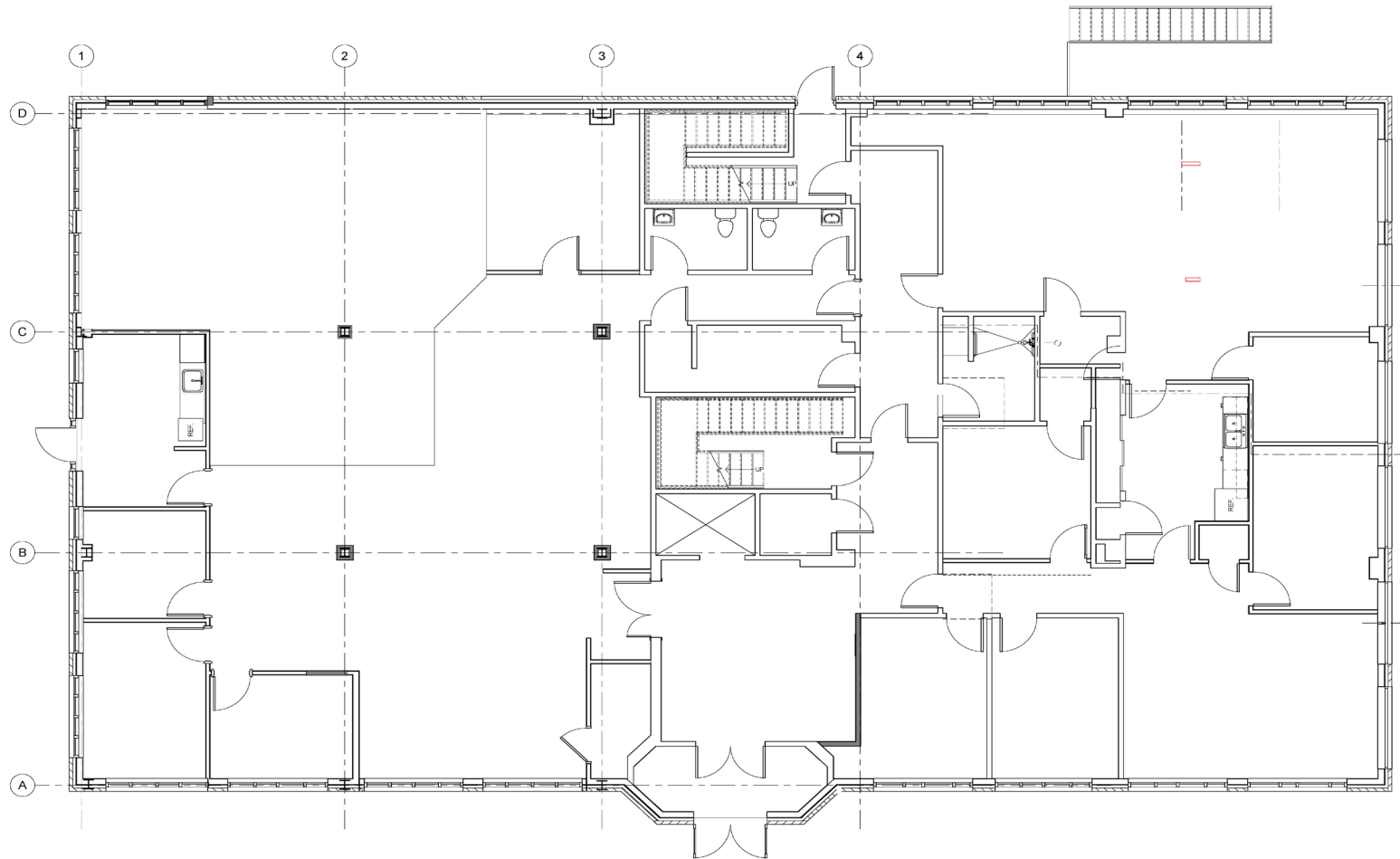
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PHOTOS



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FLOORPLANS

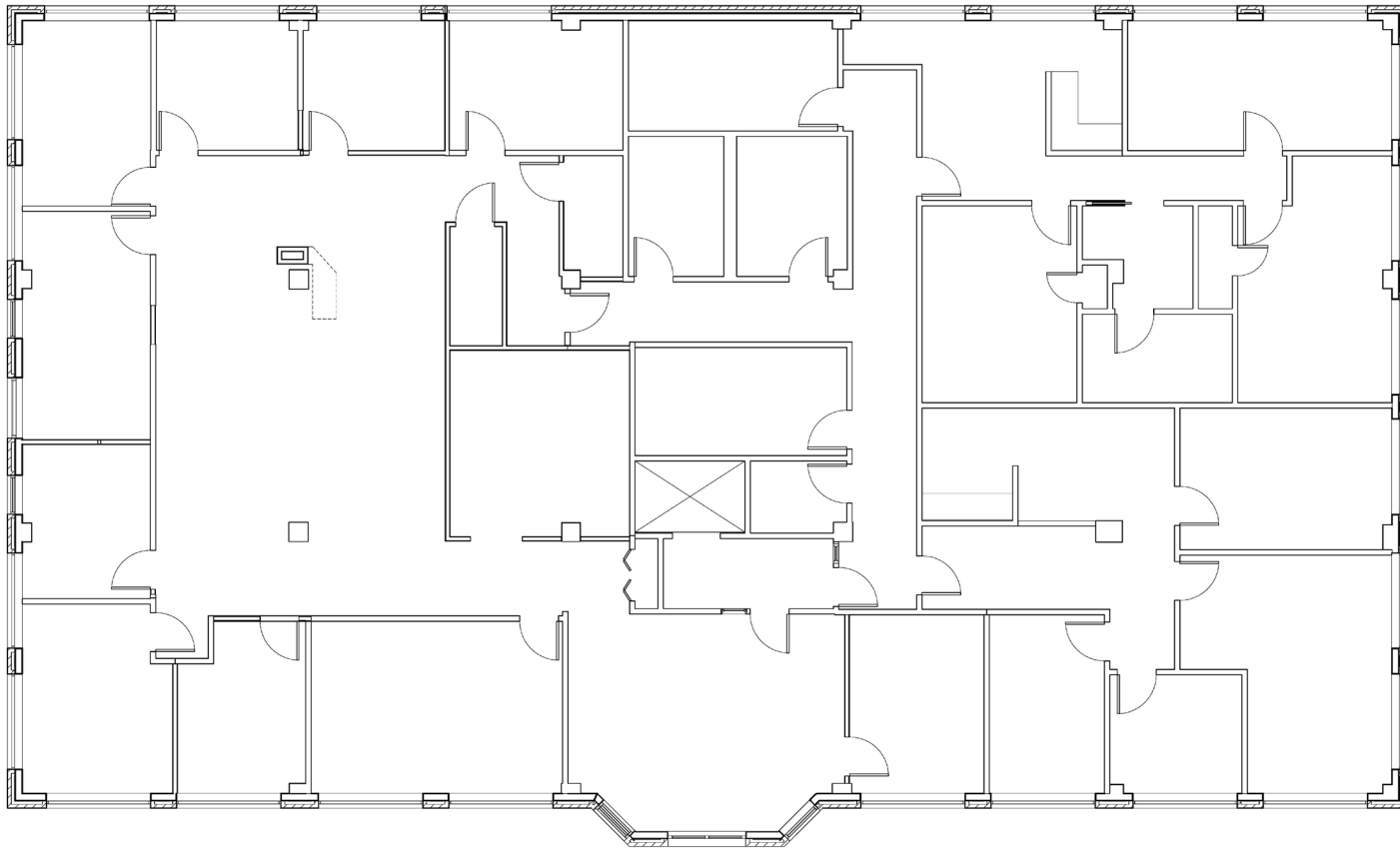


FIRST FLOOR

① FIRST FLOOR PLAN
1/4" = 1'-0"

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FLOORPLANS



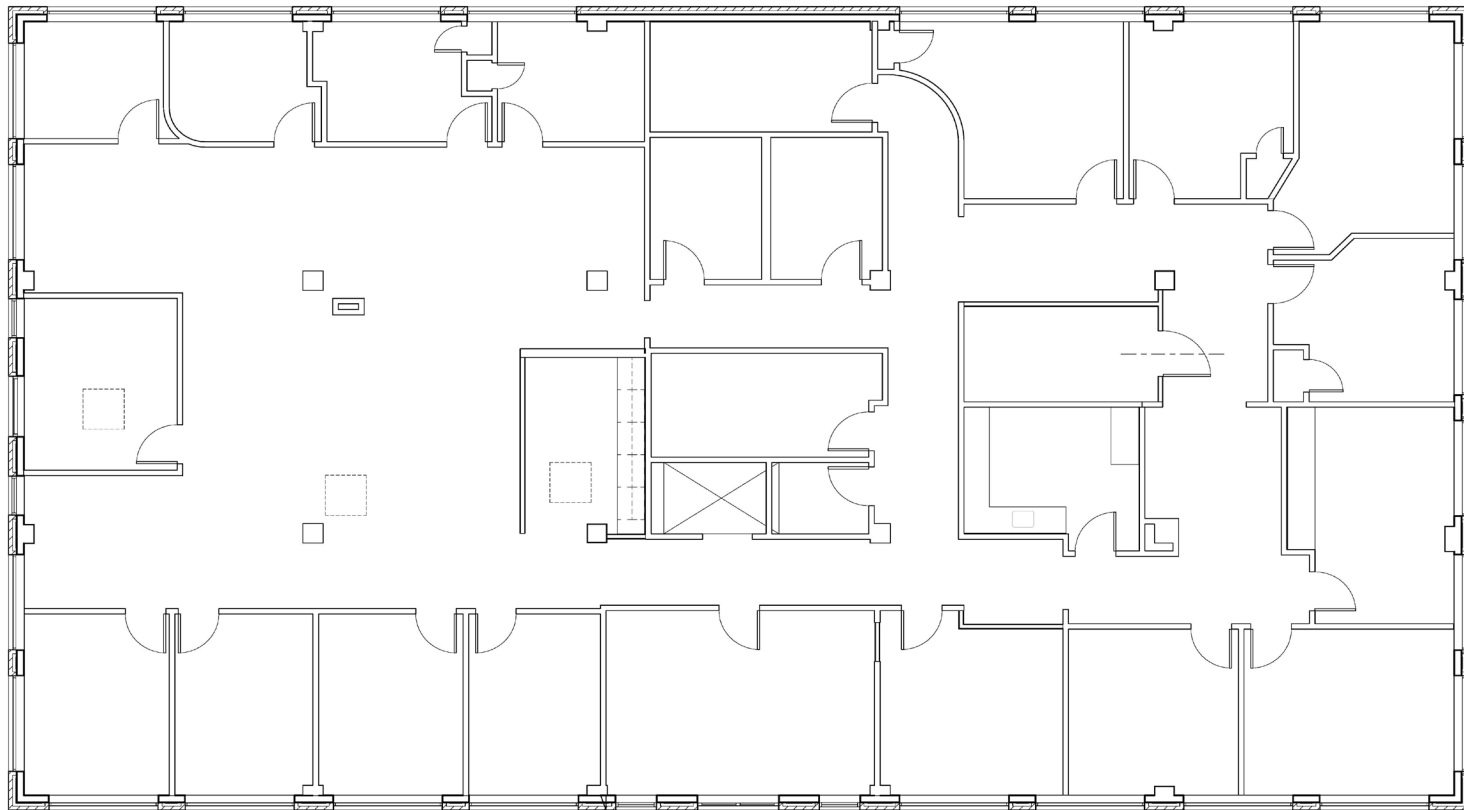
SECOND FLOOR

② SECOND FLOOR
1/4" = 1'-0"



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FLOORPLANS



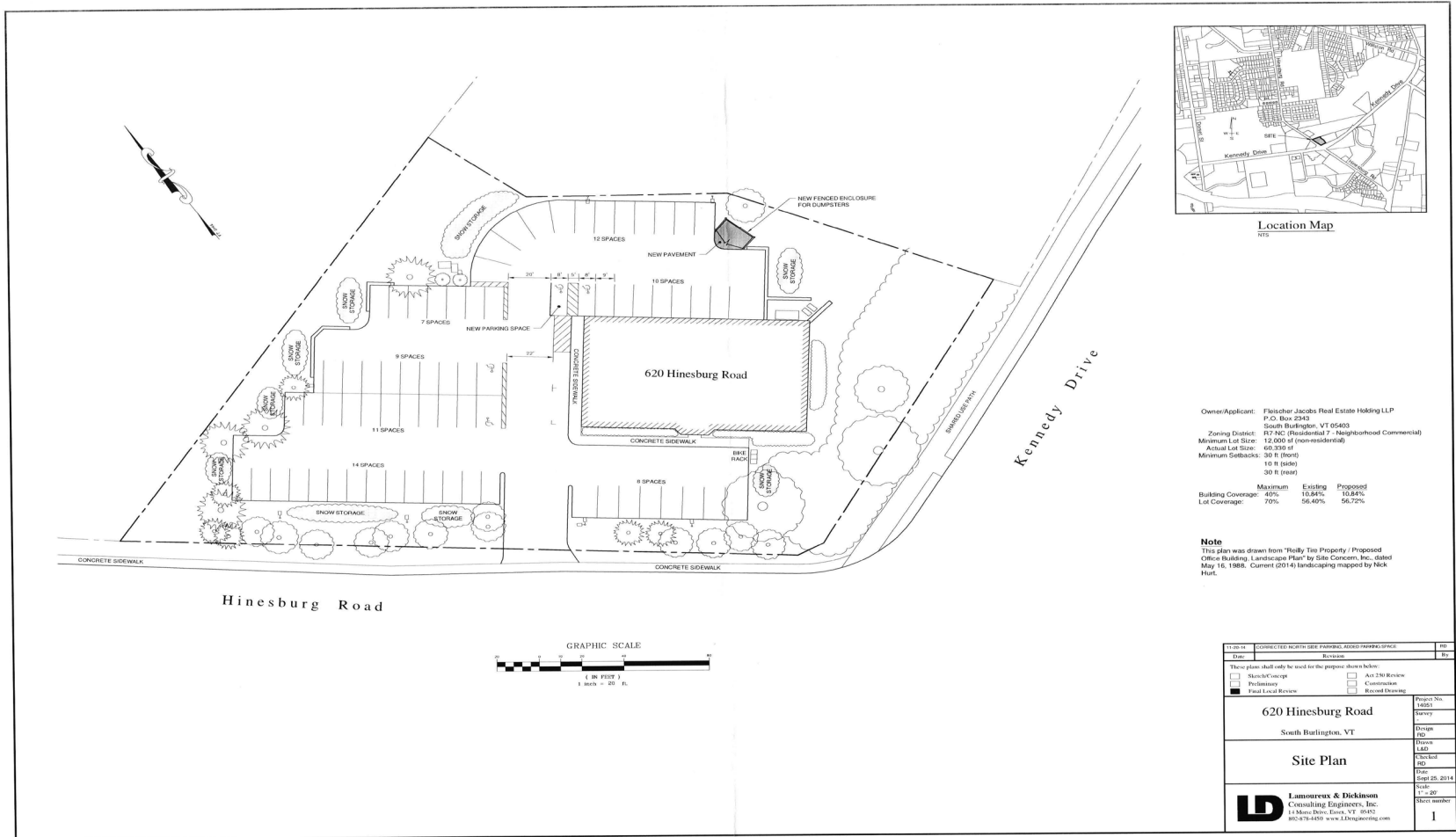
THIRD FLOOR

② THIRD FLOOR
1/4" = 1'-0"



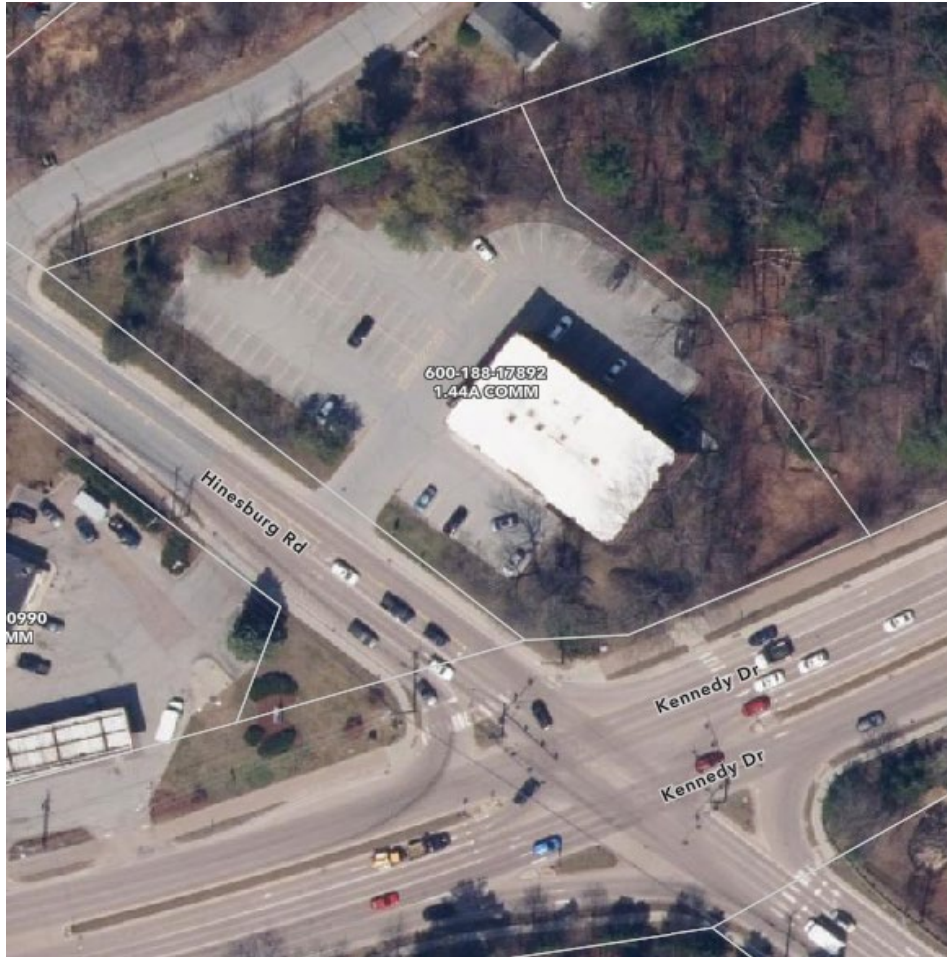
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SITE PLAN



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LOCATION



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FINANCIAL SUMMARY

REVENUE

NFP Lease	\$524,887
BRS Lease	\$45,925
NBM Lease	\$33,424
Total Revenue	\$604,236

* 2025 Proforma

EXPENSES

Taxes	\$67,109
Maintenance	\$68,966
Utilities	\$29,747
Management	\$21,267
Insurance	\$7,583
Miscellaneous	\$475
Professional Fees	\$3,100
Total Expenses	\$197,789

NET OPERATING INCOME - \$406,446

7.23% CAP = \$5,625,000



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