

FOR LEASE

Office Space

2nd floor

8,928 +/- SF



784 Hercules Drive
COLCHESTER, VERMONT



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OVERVIEW

Office Space

Area includes multiple private offices, large open area for workstations, kitchenettes, conference rooms, and storage rooms.

- Great location
- Two minutes from I-89
- Eight minutes from downtown Burlington and Burlington International Airport
- Next to Costco
- Zoning: BD District
- Parking: Ample on-site
- ADA Accessible with elevator



784 HERCULES DRIVE, COLCHESTER, VERMONT

RATE AND SIZE

SIZE

8,928 +/- SF

RATE

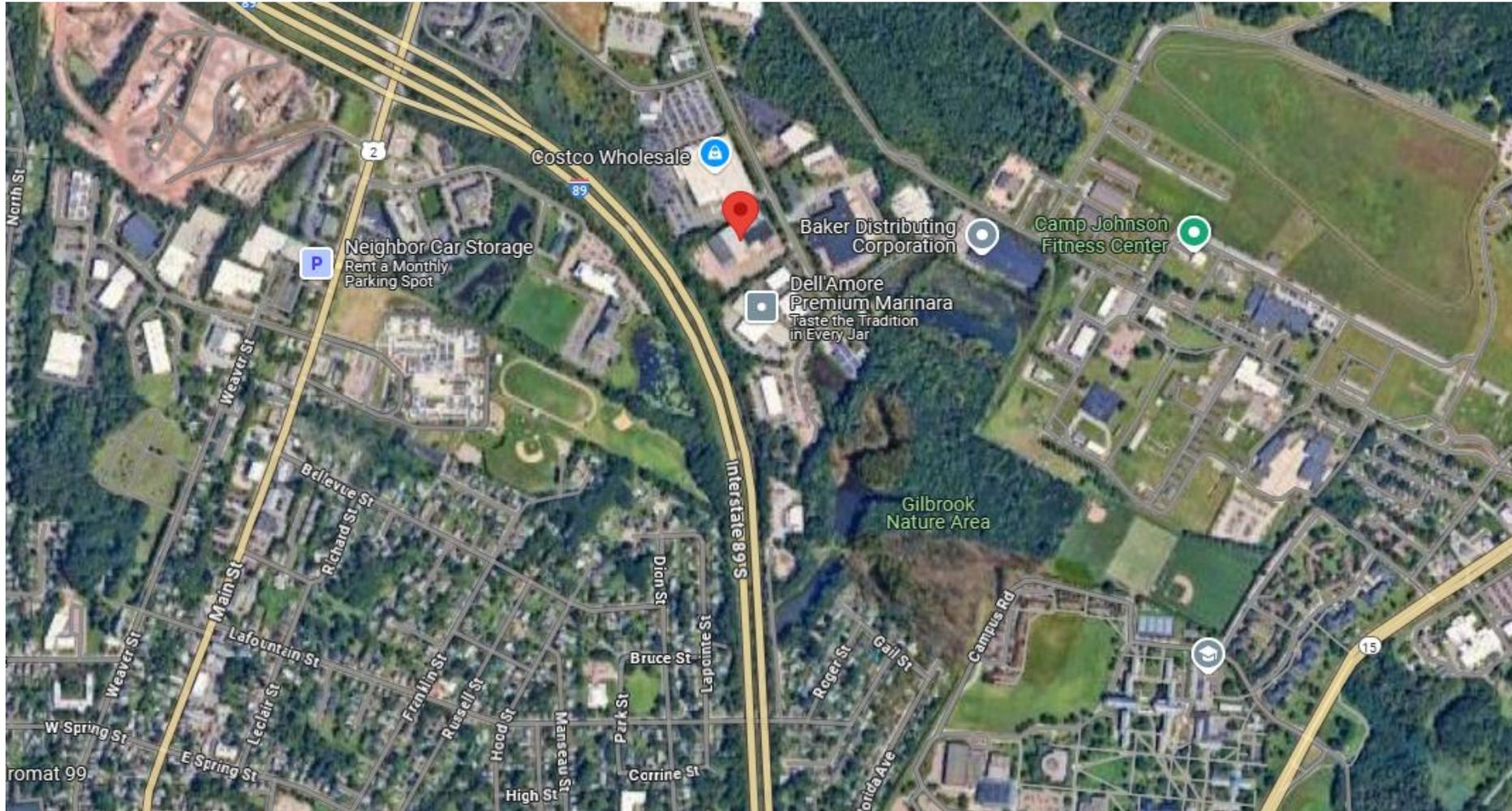
\$12.00/SF NNN (\$3.70/SF) + utilities
(gas & electric estimated at \$2.25/SF)

PHOTOS



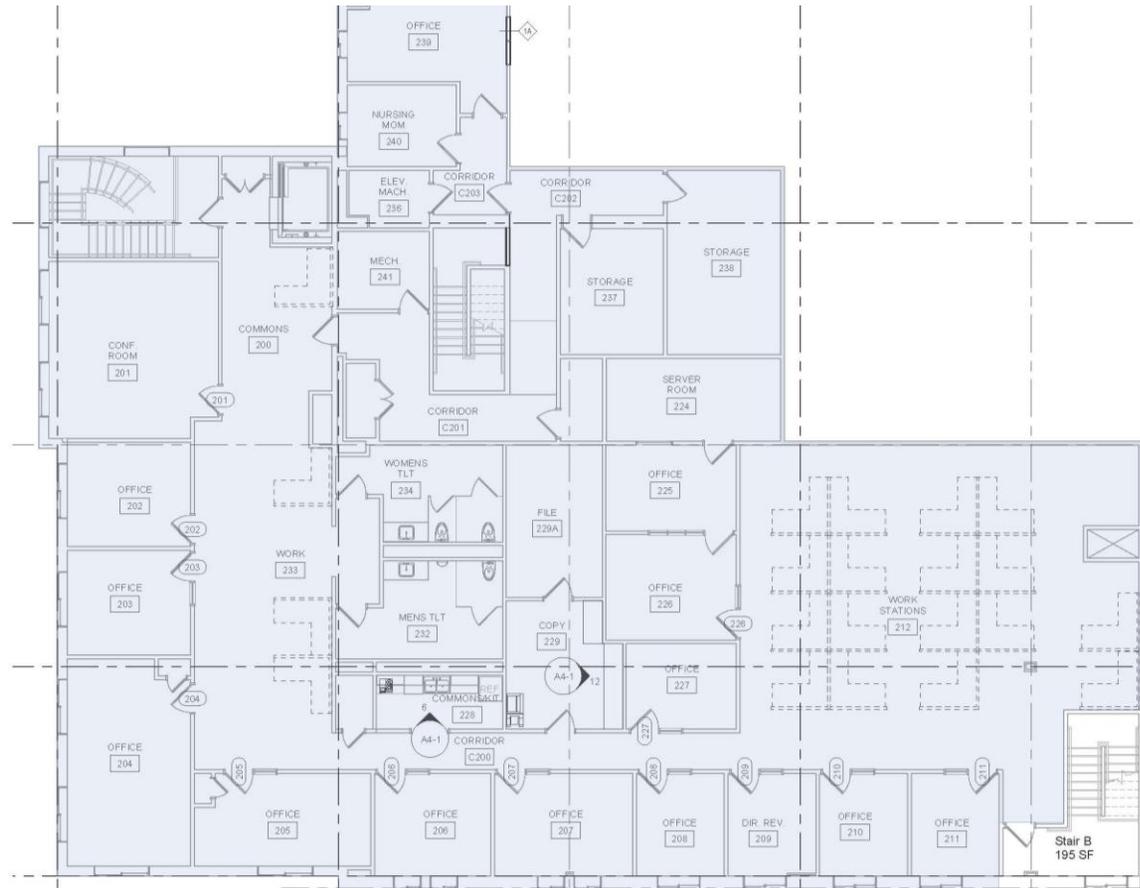
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FLOORPLANS



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FLOORPLANS



784 Hercules Drive Floor Area Plan

First Floor
Lease area: 7,164 SF
8.2% Common Area Factor: 7,751 SF

Second Floor
Lease area: 8,251 SF
8.2% Common Area Factor: 8,928 SF

Total Lease Area
Total Area: 16064 SF
With Common Area Factor: 16,679 SF

Second Floor
Scale: NTS



Area Plan Existing

NEDDE Real Estate 784 Hercules Drive Colchester, VT



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