

FOR LEASE

**Office/Flex Space
In Shelburne
Commons**

1,200 SF



**4066 SHELBURNE ROAD
SHELBURNE, VERMONT**



FERNANDO CRESTA

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OVERVIEW

Flex space off Route 7 in Shelburne available for immediate occupancy. Approximately 1,200 SF including a Private bathroom, private entrance, easy access in and out, ample parking and great neighbors in this quaint Shelburne complex. This space enters in thought eh back, and there is no retail function. Other tenants in the building include Archie's Grill and The Scoop Shop, a popular food destination, Heart works, and All Souls Interfaith Gathering.

RATE AND SIZE(S)

SIZE

1,200 SF

LEASE RATE

\$1,500 + Utilities



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NEDDE REAL ESTATE

747 PINE ST., SUITE 501, BURLINGTON, VT 05401
802.651.6888 | [NEDDEREAL ESTATE.COM](https://www.nedderestate.com)

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PHOTOS

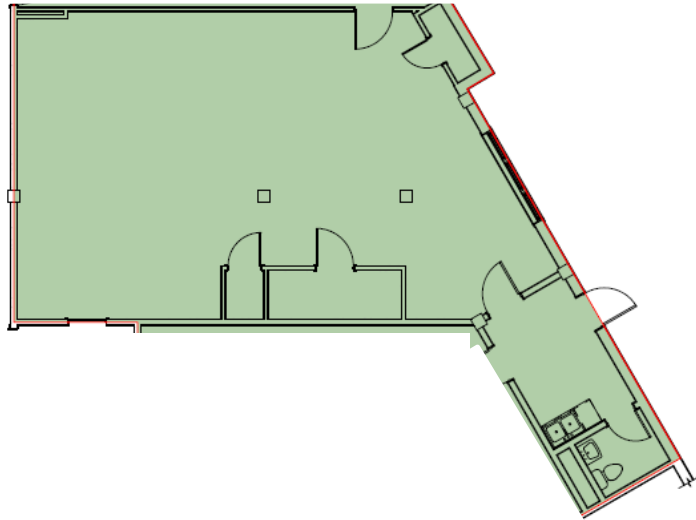


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FLOORPLANS



① GROUND FLOOR AREA PLAN
3/16\" = 1'-0"

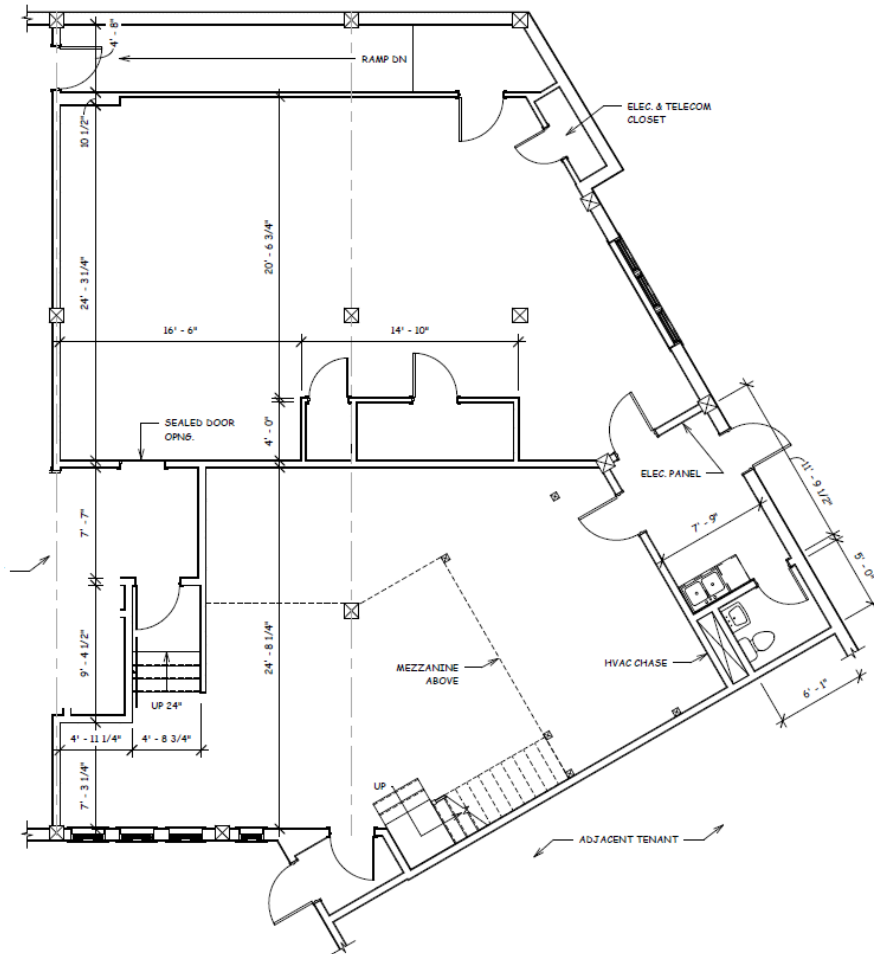
NOTE
ALL EXISTING AREAS ARE +/- AND SHALL BE VERIFIED PRIOR
TO ORDERING OF MATERIALS OR CONSTRUCTION

② MEZZANINE AREA PLAN
3/16\" = 1'-0"



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