

FOR SALE

EXCITING RIVERFRONT OFFICE BUILDINGS FOR SALE

Award Winning Architecture Building located between Hunger Mountain Coop and Barr Hill Distillery, and adjacent to the bike path. Constructed in 2005 and has received an American Institute of Architects Excellence in Architecture award.



85 GRANITE SHED LANE
MONTPELIER, VERMONT



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OVERVIEW

85 Granite Shed Lane presents a rare opportunity to acquire a fully leased, architecturally distinctive commercial property in Montpelier, Vermont. The property features three buildings totaling approximately 9,500 square feet of flexible office, warehouse and conference space in a unique setting along the Winooski River. Modern interiors, expansive windows, exposed structural elements, landscaped grounds and outdoor deck space create an attractive and functional environment for professional and commercial tenants.

Buildings 1 and 2 are leased through March 2032, while Building 3 is leased through May 2027, providing stable current income with staggered lease maturities. Offered at **\$1,100,000**, 85 Granite Shed Lane combines long-term tenancy, versatile commercial space and distinctive design in a compelling Montpelier investment opportunity.

While located next to the river, this property is outside of the flood zone.



85 GRANITE SHED LANE, MONTPELIER, VERMONT

SALE PRICE

\$1,100,000

* Call Agent for financials

PROPERTY TYPE

Mixed use office and warehouse

COMMERICAL

- Building 1
 - * 5,000 SF mixed warehouse & office
 - * Constructed 1997
 - * Leased through March 2032
- Building 2
 - * 2,100 SF plus 144 SF conference room
 - * 8' x 30' deck
 - * Constructed 1997
 - * Leased through March 2032
- Building 3
 - * 2,280 SF
 - * Constructed 2005
 - * Leased through May 2027

PHOTOS



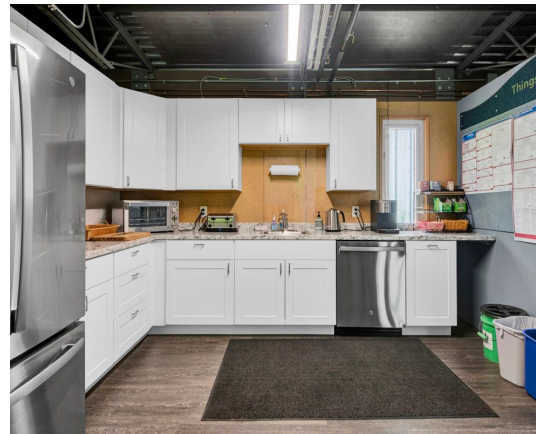
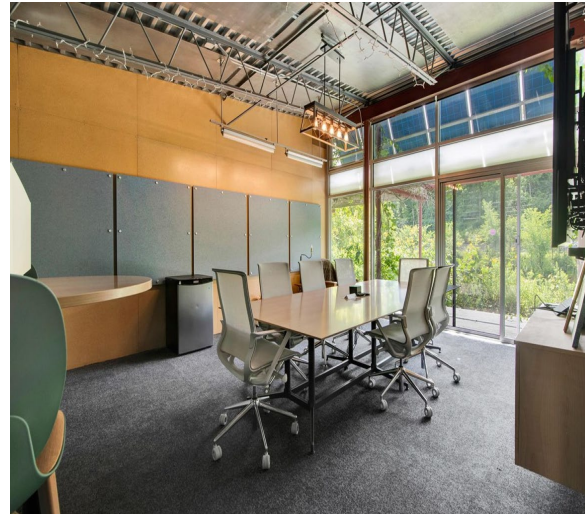
85 GRANITE SHED LANE, MONTPELIER, VERMONT

PHOTOS



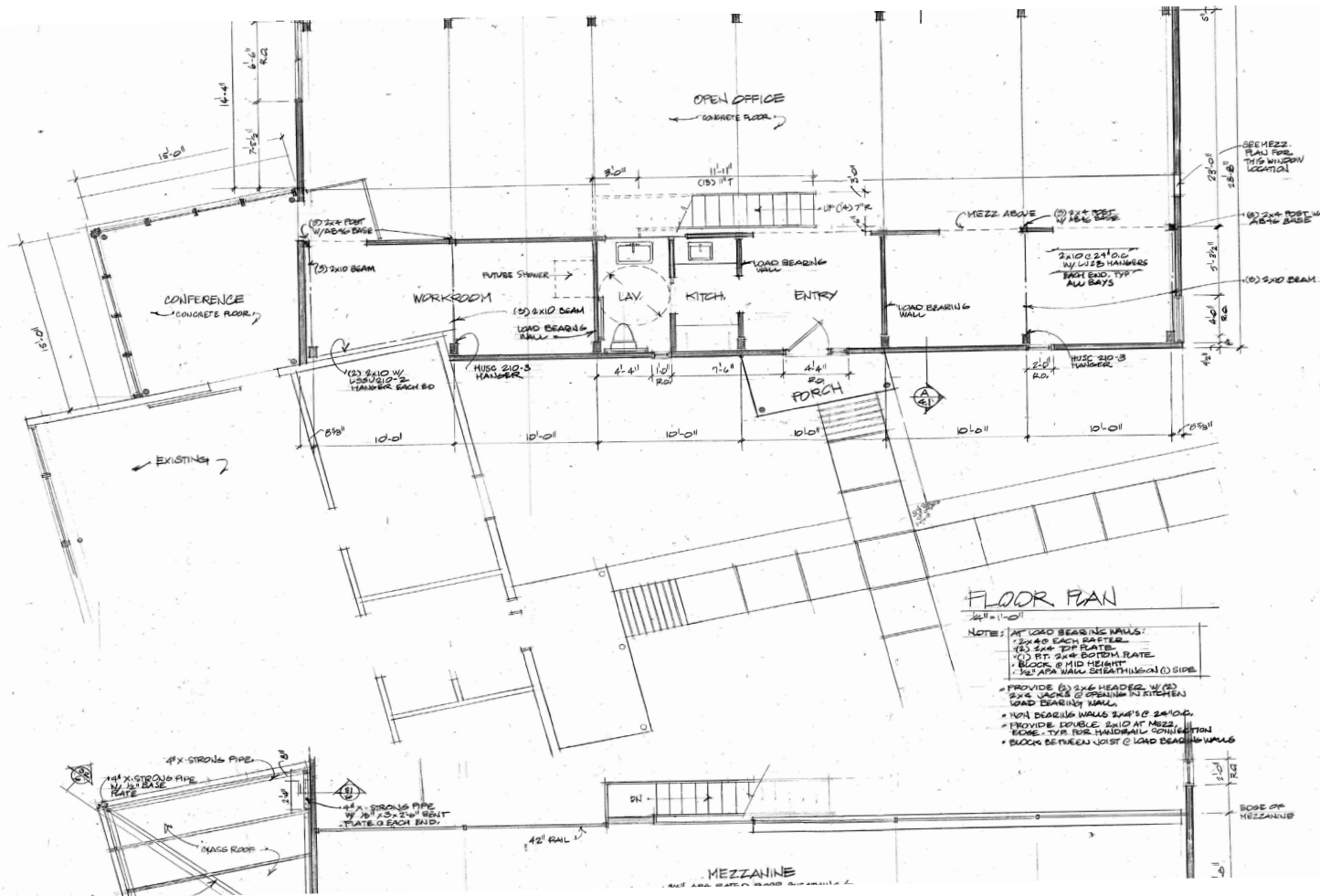
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PHOTOS



85 GRANITE SHED LANE, MONTEPELIER, VERMONT

FLOORPLANS



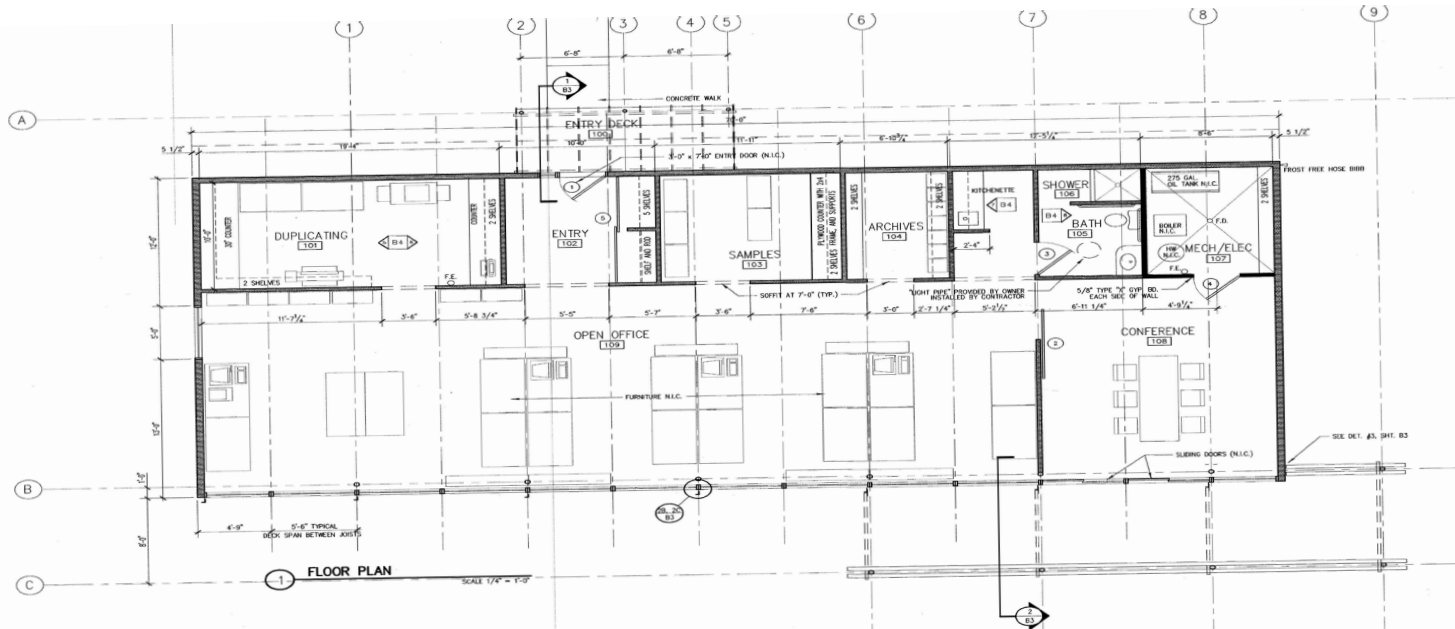
Gossens & Bachman
Architecture & Interior Design
Gossens & Bachman, Inc.
85 Granite Shed Lane
Montpelier, VT 05602
(802) 229 1664 v
(802) 229 8821 f
contact@gbaarchitecture.com

Project Title:
**OFFICE EXPANSION
FOR
GBA**
Montpelier, Vermont

Job Number:
Drawn by:
Checked by:
Scale: As shown
Date: May 2004
REVISED JANUARY 05
Sheet Title:

85 GRANITE SHED LANE, MONTPELIER, VERMONT

FLOORPLANS



ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		CEILING		WALLS		REMARKS
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	
100	ENTRY DECK	CONCRETE	NONE	NONE	N/A	N/A	NONE	N/A
101	DUPLICATING	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT
102	ENTRY	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT
103	SAMPLES	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT
104	ARCHIVE	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT
105	BATH	CONCRETE	NONE	W.R. GYP. BD.	PTD.	7'-0"	GYP. BD.	PAINT
106	SHOWER	CONCRETE	NONE	NONE	GYP. BD.	PTD.	7'-0"	GYP. BD.
107	MECHANICAL/ ELECTRICAL	CONCRETE	NONE	GYP. BD.	PTD.	7'-0"	GYP. BD.	PAINT
108	CONFERENCE	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT
109	OPEN OFFICE	CONCRETE	NONE	NONE	N/A	N/A	GYP. BD.	PAINT

DESIGNS:
1. ALL GYP. BD. PARTITIONS ARE TO BE 5/8" GYP. BD. WITH 1" BEAD AT THE FLOOR AND CORNER BEAD AT TOP OF PARTITIONS.
2. ALL GYP. BD. WALLS TO BE FINISHED AND PRIMED ONLY.

DOOR SCHEDULE

NO.	TYPE	SIZE (W x H x T)	FINISH	NOV. SET	FIRE RATING	FRAME	DETAIL	REMARKS
1	FLUSH STEEL INSULATED	3'-0" x 7'-0" x 1 3/4"	PAINT	3		N/A	SEE DETAIL	SEE NOTE #1
2	CUSTOM FLUSH WOOD PANEL	6'-0" x 7'-0" x 1 1/4"	PAINT	SEE DETAIL		N/A	SEE DETAIL	
3	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	PAINT	1		WOOD		
4	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	PAINT	2	1 HOUR	WOOD		
5	CUSTOM FLUSH WOOD PANELS	(2) 3'-0" x 7'-0" x 1 1/4"	PAINT	SEE DETAIL		N/A	SEE DETAIL	DETAIL IS SIMILAR. PROVIDE DOUBLE TRACK.

DOOR NOTES:
1. HOLLOW METAL FRAME TO BE GALVANIZED AND THERMALLY BROKEN. SEE ELEVATION FOR SIGHTLINE CONFIGURATION. SIGHTLINE TO BE 12" WIDE.

HARDWARE SCHEDULE

SET #1: SARGENT WORTHINGTON LOCK SERIES #8000- DESIGN "A" FUNCTION: ENTRY- PASSAGE FINISH: US10B	SET #2: SARGENT WORTHINGTON LOCK SERIES #8000- DESIGN "A" FUNCTION: ENTRY- PASSAGE FINISH: US10B	SET #3: SARGENT WORTHINGTON LOCK SERIES #8000- DESIGN "A" FUNCTION: ENTRY- PASSAGE FINISH: US10B
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GENERAL NOTES

- ALL FACE OF WALL DIMENSIONS ARE FROM FACE OF STUD UNLESS INDICATED OTHERWISE.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. VERIFY CRITICAL DIMENSIONS. IN THE CASE OF MISSING OR CONFLICTING DIMENSIONS, CONTACT THE ARCHITECT.
- PROVIDE BLOODING IN WALLS TO ACCEPT DRAB BASES, HANDRAILS, CLOSET RODS, WINDOW BLINDS, DOOR SPOOLS, FIRE EXTINGUISHER BRACKETS AND CABINETS, ETC.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.
- ALLOW FOR DEFLECTION OF 1" MAX.
- PROVIDE A DEFLECTION TRACK AT TOP OF ALL WALLS IN CONTACT WITH ROOF DECK OR STRUCTURE.
- INTERIOR PARTITIONS TO BE 5/8" GYP. BD. BOTH SIDES OF 2x4 WOOD STUDS 24" O.C., INSTALLED TO 7'-4" A.F.F. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLANS (TYP.).
- THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AT COMPLETION OF WORK AND LEGALLY DISPOSE OF ANY EXCESS MATERIAL OFF-SITE.
- NO EXTERIOR WINDOWS ARE INCLUDED IN THIS CONTRACT. SIGHTLINE AT ENTRY DOOR IS INCLUDED.
- FOR ALL SHELVES INDICATED ON DWGS. PROVIDE STANDARDS AND BRACKETS AS FOLLOWS:
"NAME AND VOSE" 8" AND EXTRA HEAVY DUTY STANDARDS.
"NAME AND VOSE" 8" AND EXTRA HEAVY DUTY BRACKETS.
PROVIDE WORK FOR SHELVES AS INDICATED ON PLANS. SHELVES ARE NOT INCLUDED IN THIS CONTRACT. STANDARDS TO BE MAX. 2'-0" SPACING. 1-1/2" SHELVES- 48" STANDARDS. 5 SHELVES- 72" STANDARDS.
- ALL ELECTRICAL AND MECHANICAL PACKAGES ARE NOT INCLUDED WITH THIS CONTRACT.

Gossens Bachman
Architecture and Interior Design
Gossens Bachman, Inc.
10 Langdon Street
Montpelier, Vermont 05602
(802) 255-1884

Project Title:
**OFFICES OF
LAMBERTON
ELECTRIC AND
GOSSENS
BACHMAN
ARCHITECTS**
Montpelier, Vermont

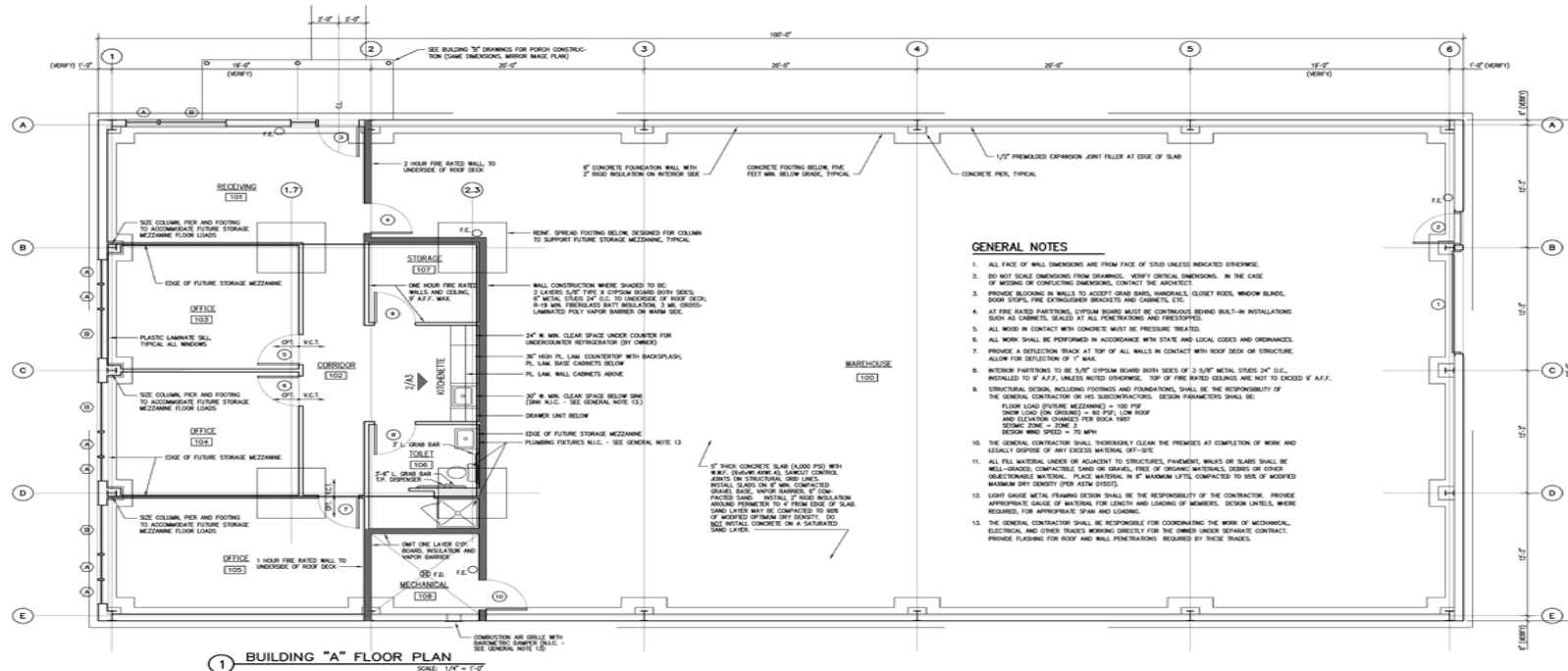
Revisions:

Job Number: 0700
File Name: 07002408
Drawn By: JAH
Checked By: TMB
Date: June 11, 1997
Scale: 1/4" = 1'-0"
Sheet Title:
**Building "B"
Floor Plan**

Sheet Number:
B1

85 GRANITE SHED LANE, MONTPELIER, VERMONT

FLOORPLANS



DOOR SCHEDULE

NO.	TYPE	SIZE (W X H X T)	FINISH	HOWE. SET	FIRE RATING	FRAME	DETAIL	REMARKS
1	OVERHEAD SECTIONAL	10'-0" x 10'-0"	FACTORY	N/A				
2	STEEL INSULATED, HALF GLASS	3'-0" x 7'-0" x 1 3/4"	PAINT	1		N.M.		THERMAL BREAK FRAME WITH TRANSOM
3	STEEL INSULATED, HALF GLASS	3'-0" x 7'-0" x 1 3/4"	PAINT	1		N.M.		THERMAL BREAK FRAME WITH SIDE/LITE
4	FLUSH STEEL INSULATED	3'-0" x 7'-0" x 1 3/4"	PAINT	2	90 MINUTE	N.M.		
5	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	FACTORY	3		N.M.		
6	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	FACTORY	3		N.M.		
7	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	FACTORY	3		N.M.		
8	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	FACTORY	4		N.M.		
9	FLUSH WOOD SOLID CORE	3'-0" x 7'-0" x 1 3/4"	FACTORY	3	40 MINUTE	N.M.		
10	FLUSH STEEL INSULATED	3'-0" x 7'-0" x 1 3/4"	PAINT	3	90 MINUTE	N.M.		PROVIDE DOOR CLOSER, SARGENT 250 OR EQUAL

DOOR NOTES:

- ALL STEEL DOORS AND FRAMES ARE TO BE PAINTED. ALL WOOD DOORS ARE TO BE FACTORY STAINED AND POLYURETHANED.
- ALL DOOR AND SLOUGHOUT GLAZING TO BE TEMPERED INSULATED GLASS.

WINDOW SCHEDULE

NO.	TYPE	SIZE (W X H)	FINISH	DETAIL	REMARKS
1	ALUMINUM CASSETTE	2'-0" x 4'-0"	PAINT		
2	ALUMINUM FIXED	2'-0" x 4'-0"	PAINT		

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	CEILING	WALLS	REMARKS
100	WAREHOUSE	CONCRETE	NONE	N/A	N/A
101	RECEIVING	CONCRETE	4" RUBBER	AC-TILE	NONE
102	CORRIDOR	CONCRETE	4" RUBBER	AC-TILE	NONE
103	OFFICE	CARPET	4" RUBBER	AC-TILE	NONE
104	TOILET	CONCRETE	4" RUBBER	AC-TILE	NONE
105	MECHANICAL	CONCRETE	4" RUBBER	AC-TILE	NONE

FINISH NOTES:

- PROVIDE TRANSOM AND TERMINATION STRIPS AT ALL FLOOR FINISH TRANSITIONS AND TERMINATIONS.
- CUTTING BOARD WALLS SHOWN TO BE FINISHED ARE TO RECEIVE PRIMER COAT AND TWO FINISH COATS EGG SHELL LATEX PAINT.
- AT STORAGE ROOM 101, A ONE HOUR FIRE RATED ACCESSIBLE, RE-ENTRY MAY BE PROVIDED IN USE OF FIRE RATED CYPRESS BOARD ASSEMBLY.
- FLOORS OF ROOMS 100 AND 101 ARE TO RECEIVE TWO COATS OF CONCRETE SEALER.

WINDOW SCHEDULE

NO.	TYPE	R.O. SIZE (W X H)	FINISH	DETAIL	REMARKS
1	ALUMINUM CASSETTE	2'-0" x 4'-0"	PAINT		
2	ALUMINUM FIXED	2'-0" x 4'-0"	PAINT		

WINDOW NOTES:

- ALL WINDOWS TO BE ANIA CERTIFIED, HIGH PERFORMANCE COMMERCIAL ALUMINUM WINDOWS.
- ALL WINDOW GLAZING TO BE INSULATED, LOW E, ARGON-FILLED.
- FINISHES WINDOW FINISH TO BE FINISH OR EQUAL, MATCHING THE PERFORMANCE OF ANIA 601-1-601-1.



Gossens Bachman
Architecture and Interior Design
Gossens Bachman, Inc.
10 Lamberton Avenue
Montpelier, Vermont 05602
(802) 529-1444

Project Title:
**OFFICES OF
LAMBERTON
ELECTRIC AND
GOSSENS
BACHMAN
ARCHITECTS**
Montpelier, Vermont

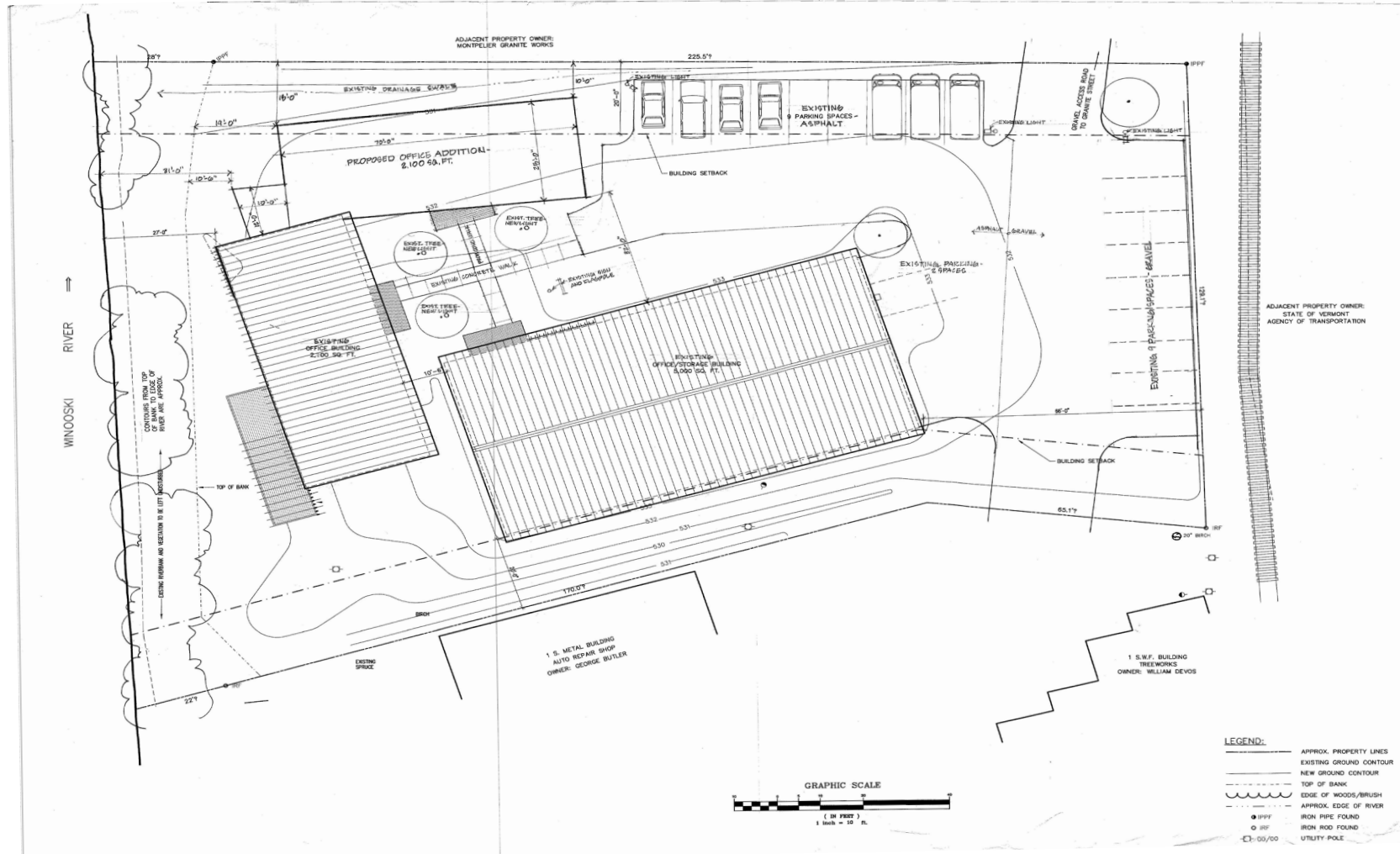
Revisions:

Job Number: 97020
File Name: 97020.dwg
Drawn By: TMB
Checked By: TMB
Scale: 1/4" = 1'-0"
Date: June 11, 1997

Sheet Title:
**Building "A"
Floor Plan**
Sheet Number:
A1
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85 GRANITE SHED LANE, MONTPELIER, VERMONT

SITEPLAN



GBA
GOSSENS BACHMAN ARCHITECTS
85 Granite Shed Lane
Montpelier, Vermont 05602
P 802.228.1164 F 802.228.4802

**Offices of
GBA
Expansion**
Montpelier, Vermont

Revisions:

Job Number:

File Name:

Scale: 1" = 10'

Date:

**PROPOSED
SITE PLAN**



85 GRANITE SHED LANE, MONTEPELIER, VERMONT

DRONE PHOTOS



Information contained herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property.



85 GRANITE SHED LANE, MONTPELIER, VERMONT



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign