

FOR LEASE

**Office/Wellness
Space
Available
In the Heart of
Shelburne**

1,695 +/- SF



SHELBURNE COMMONS, #5, BUILDING A
SHELBURNE, VERMONT 05482



FERNANDO CRESTA

O: 802.222.0607

C: 802.343.1305

E: FCRESTA@NEDDERE.COM

JAEGER NEDDE

O: 802.735.0753

C: 802.777.0732

E: JNEDDE@NEDDERE.COM

OVERVIEW

1,695 SF of highly functional office/flex space coming available at the Shelburne Commons complex. The space features five private offices or treatment rooms, a welcoming waiting/reception area, kitchenette, and access to two shared restrooms. The efficient layout is well suited for a variety of professional office, medical, wellness, or service-oriented users. Excellent opportunity to occupy a versatile space in a highly desirable Shelburne location.

Neighboring tenants include:

- Heartworks
- Pizza 44
- Archie's Grill
- Vermont Ballet Theater
- All Souls Interfaith Gathering
- And More!



SHELBURNE COMMONS | 4076 SHELBURNE ROAD, #5, SHELBURNE, VERMONT

RATE AND SIZE(S)**SIZE:**

1,695 +/- SF

LEASE RATE:

\$18/SF NNN (est. \$7.20/SF) + utilities

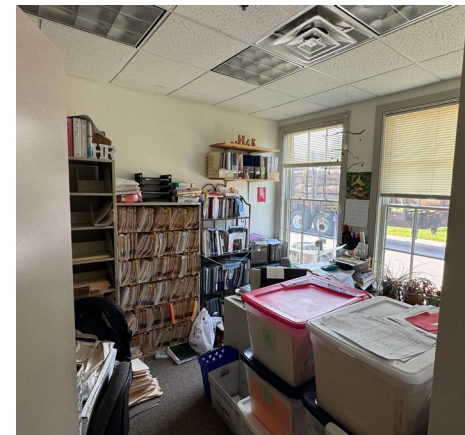
AVAILABLE:

November 1, 2026

PARKING:

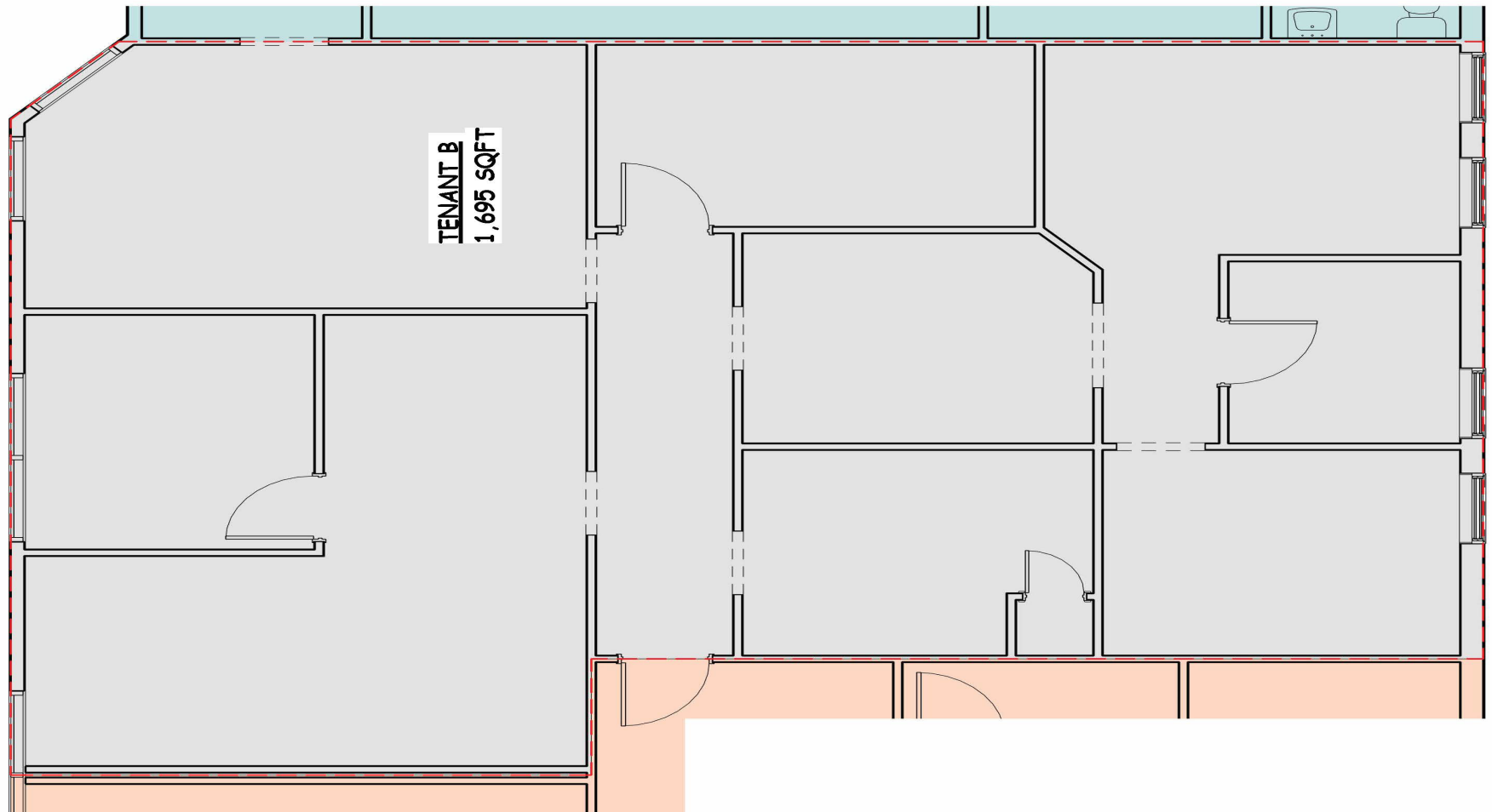
Ample on-site parking

PHOTOS



SHELBURNE COMMONS | 4076 SHELBURNE ROAD, #5, SHELBURNE, VERMONT

FLOORPLANS



SHELBURNE COMMONS | 4076 SHELBURNE ROAD, #5, SHELBURNE, VERMONT