



# Technology Park

CLASS B OFFICE SPACE FOR LEASE

AVAILABLE IMMEDIATELY

## 530 Community Drive, Unit 2 South Burlington, VT 05403

### BUILDING DESCRIPTION

Encompassing more than 275,000 total square feet, 30 Community Drive offers a variety of options, from Class B Office to warehouse space. Extensively updated, with an energy-efficient MEP system that includes 24-hour monitoring, this property is excellent for tenants who need the best of everything, including easy access to the airport, I-89, and Burlington. The shared corridor provides you and your employees access to shared loading docks, a 24-hour fitness facility, on-site tech support, and on-site catering services.

### SPACE DESCRIPTION

These multi-use spaces feature modern capabilities with access to multiple fiber optic vendors, ultra-reliable and redundant power sources, climate controlled facility, and has access to one loading dock on the east side of the building. With its 19' high clear ceilings in most locations, it creates an open and airy environment for manufacturing, warehouse, or office needs.

### SPACE ATTRIBUTES

Loading Dock

Parking: Shared

**SIZE:** Rental Square Feet: 16,918 SF  
Usable Square Feet: 15,380 SF

**PRICE:** \$7.00 - \$15.00/SF NNN  
Depending on tenant fit-up and length of initial lease term  
NNN \$5.65/SF, includes heating and cooling

#### FOR MORE INFORMATION:

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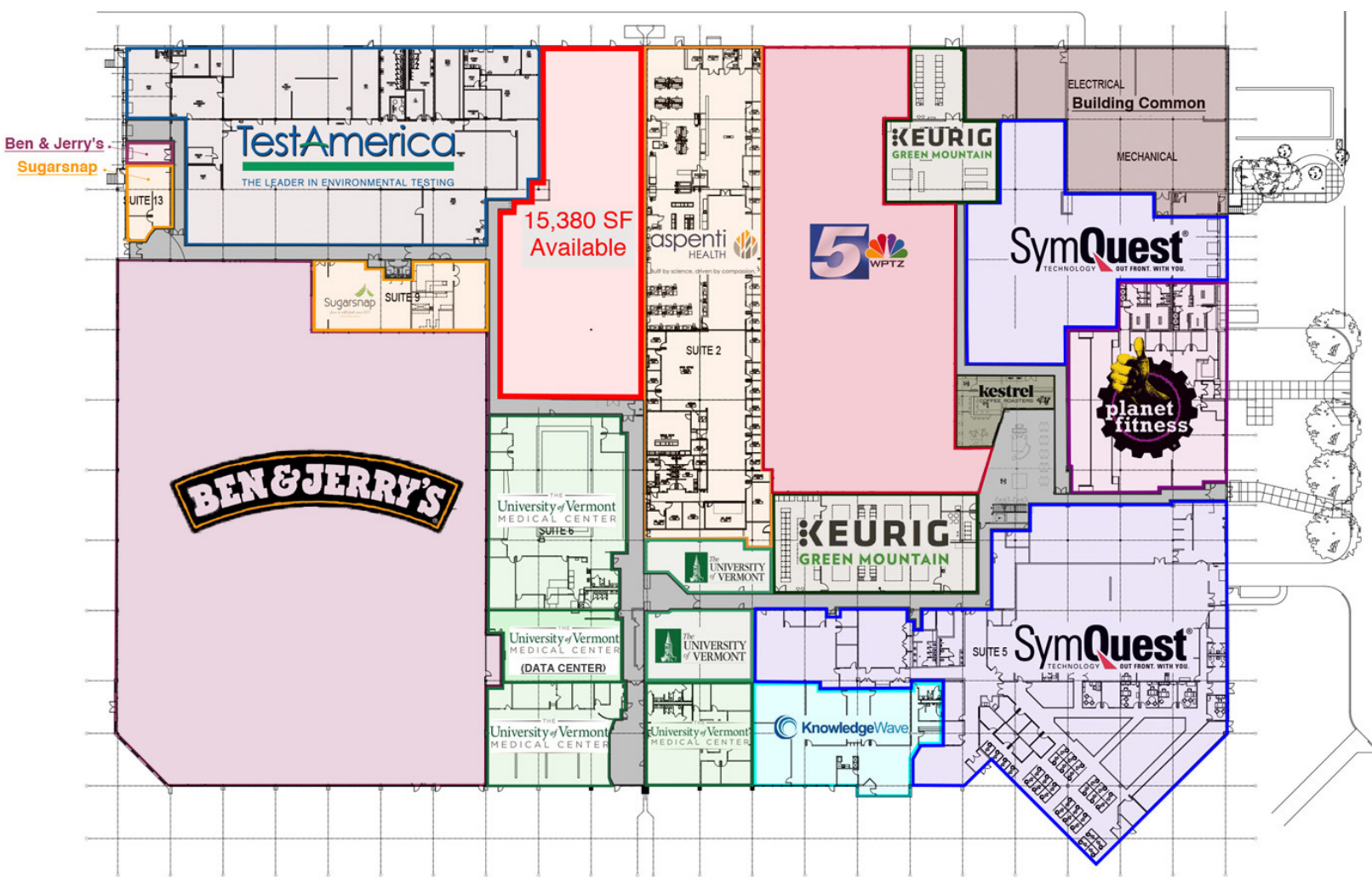


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## ■ AVAILABLE SPACE

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## About Technology Park

### ■ LOCATION

Prominent location and visibility from Kimball Avenue

Strategic location near University of Vermont, Champlain College, University of Vermont Medical Center, Burlington International Airport, Downtown Burlington, Lake Champlain and I-89

Outstanding Green Mountain views

Walking/bike paths, sculpture park and other amenities

### ■ TENANTS

Other businesses at Technology Park include ReArch Company, Keurig Green Mountain, Ben & Jerry's Homemade, NBC5, SymQuest, University of Vermont Medical Center, Gallagher Flynn & Co., JP Morgan Bank, Knowledge Wave, Test America, MBA Health, Kestrel Coffee Company, and RealPage

### ■ FEATURES

Access to multiple fiber optics vendors

24-hour on site property management

On site catering services (Sugarsnap)

On site Specialty Coffee Roasting with Breakfast & Lunch Options (Kestrel Coffee)

On site 24-hour low cost health club (Planet Fitness)

Weekly Food Trucks May-September

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