



# OFFICE AND STUDIO HIGHLY DESIREABLE HOWARD ST. LOCATION

## Brand New Construction!

The Howard Space Center is constructing a new mixed-use building in the heart of the Burlington, VT's South End Arts District. Available Spring of 2019, the new building will feature a mix of small studios and office space. Also included in the building are 2 residential units. Don't miss out on this exciting opportunity in arguably the hottest district in Burlington!



**Studios/Small Office  
\$540-\$850 Gross**

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**1,000-6,000+ sf  
Office \$17-\$18/ft NNN**

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**The Heart of the Arts  
District. Close to all  
"Pint St."  
destinations!**

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**Historic Pine St.  
Complex**

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**Vibrant arts and  
Business  
community**

## **UNSWORTH PROPERTIES**

28 Howard St., Ste. 302  
Burlington, VT 05401

[Unsworthproperties.com](http://Unsworthproperties.com)

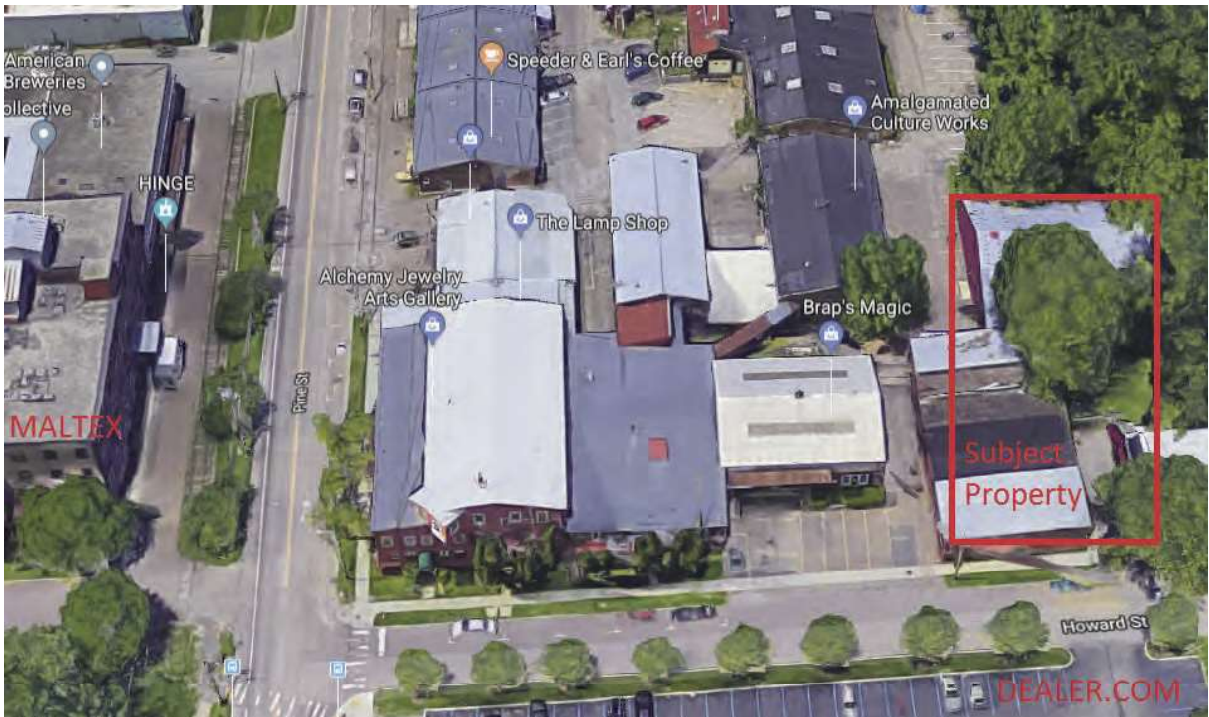
(802) 879-4504

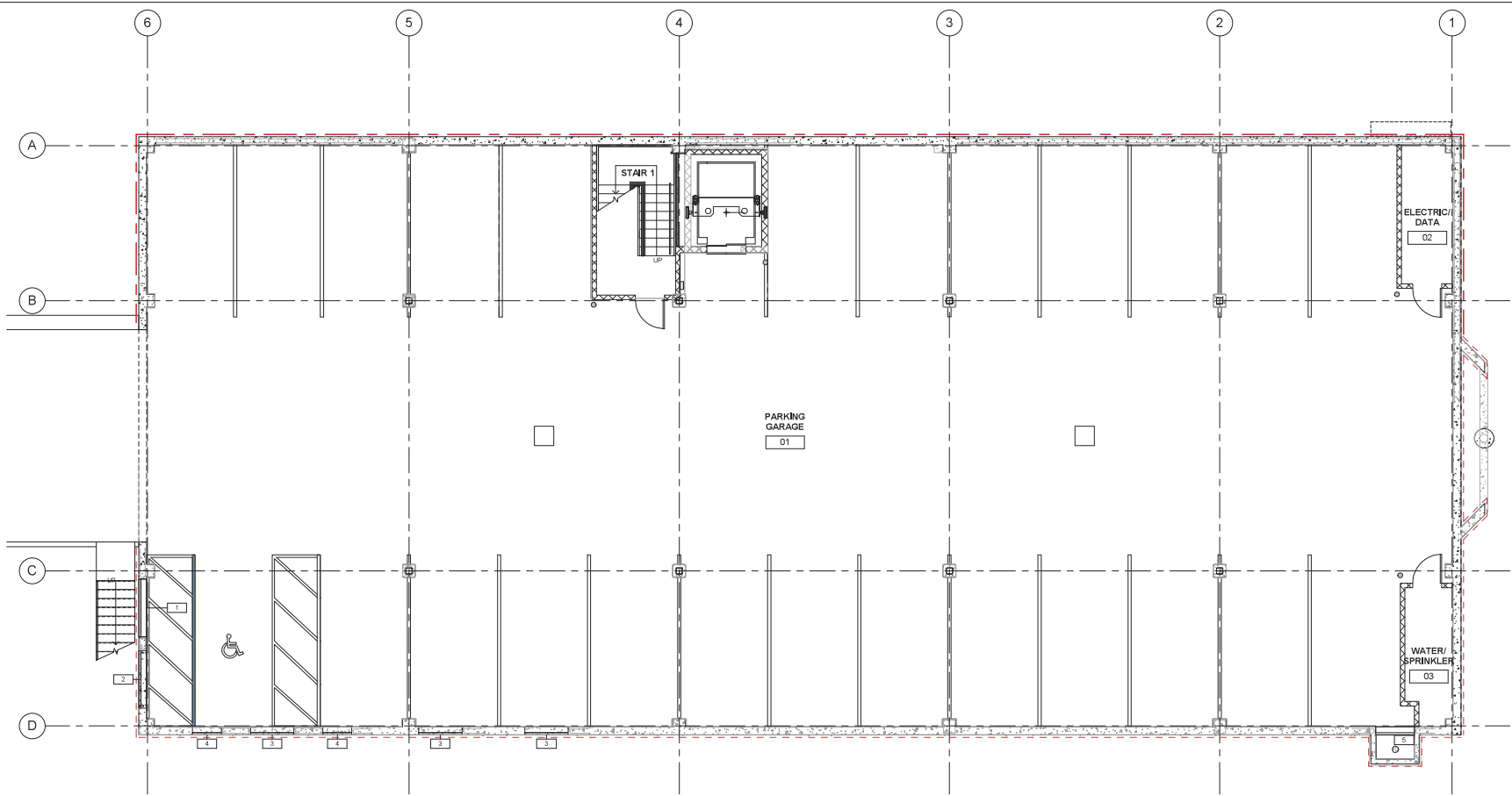
[James@Unsworthproperties.com](mailto:James@Unsworthproperties.com)

SUITE NUMBER	RATE/TERMS	Utilities Included
101	\$17/SF NNN	Water/Sewer
102	<b>LEASED</b>	<b>LEASED</b>
103	<b>LEASED</b>	<b>LEASED</b>
104	<b>LEASED</b>	<b>LEASED</b>
105	<b>LEASED</b>	<b>LEASED</b>
106	<b>LEASED</b>	<b>LEASED</b>
107	<b>LEASED</b>	<b>LEASED</b>
108	<b>LEASED</b>	<b>LEASED</b>
201	<b>LEASED</b>	<b>LEASED</b>
202	<b>LEASED</b>	<b>LEASED</b>
203	<b>LEASED</b>	<b>LEASED</b>
204	<b>LEASED</b>	<b>LEASED</b>
205	<b>LEASED</b>	<b>LEASED</b>
206	<b>LEASED</b>	<b>LEASED</b>
207	\$820/Month Gross	All, Excluding Data
208	\$850/Month Gross	All, Excluding Data
209	<b>LEASED</b>	<b>LEASED</b>
211	\$17/SF NNN	Water/Sewer
301	\$18/SF NNN	Water/Sewer
302	<b>LEASED</b>	<b>LEASED</b>
Apartment #1	Contact Listing Agent	Water/Sewer
Apartment #2	Contact Listing Agent	Water/Sewer

NNN's to include

1. Prorata Insurance (Approximately \$0.26/ft)
2. Prorata Real Estate Property Taxes  
(approximately \$3/ft TBD by City Assessment)
3. Prorata Electric and Gas (each floor individually metered. Based on rented SF and to be billed monthly)





1 GARAGE PLAN  
3/16" = 1'-0"  
FOOTPRINT 8484 SF  
HEATED SPACE 128 SF

HOWARD ST. FRONTAGE

ISSUED FOR CONSTRUCTION 3/29/18

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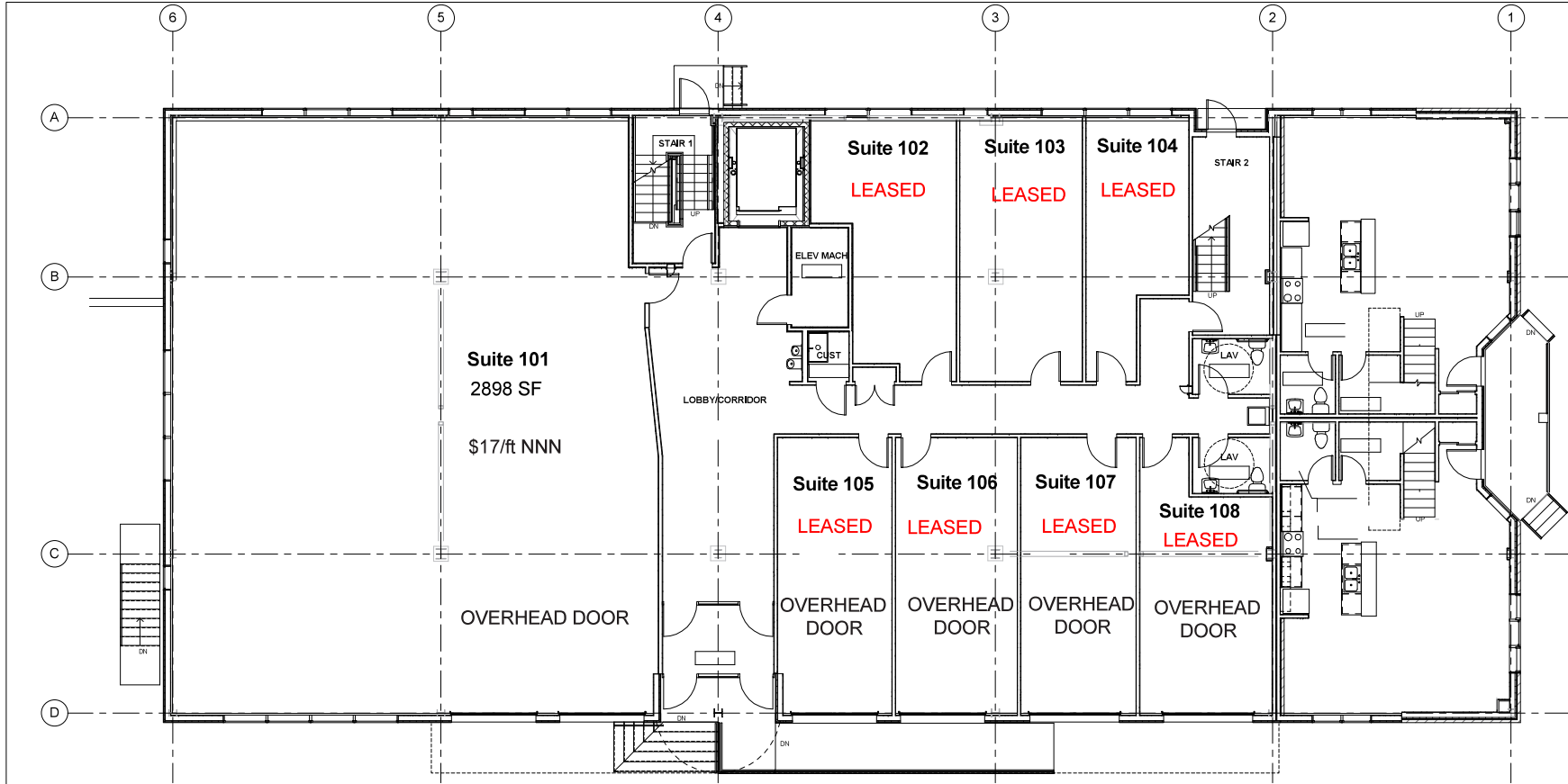
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South Burlington, VT 05403

THE VAULTS  
20 HOWARD STREET, BURLINGTON, VT  
GILLLOT VIVIAN VERMANN ARCHITECTS, INC. BURLINGTON, VT 05206-0631

DATE:	01/29/18
REVISED:	
SCALE:	3/16" = 1'-0"
DRAWING:	GARAGE PLAN
SHEET:	A1.1





HOWARD ST. FRONTAGE

1 FIRST FLOOR PLAN  
3/16" = 1'-0"

FOOTPRINT 8382 SF

1/4" = 1'-0"

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GILLESPIE, KIRK, JOHNSON & ASSOCIATES, INC., BURLINGTON, VT 05401

3/29/18

ISSUED FOR CONSTRUCTION

DATE: 07/05/18  
REVISED:  
1 02/14/18  
2 03/29/18  
5 07/05/18

SCALE:  
As indicated

DRAWING:  
FIRST FLOOR PLAN

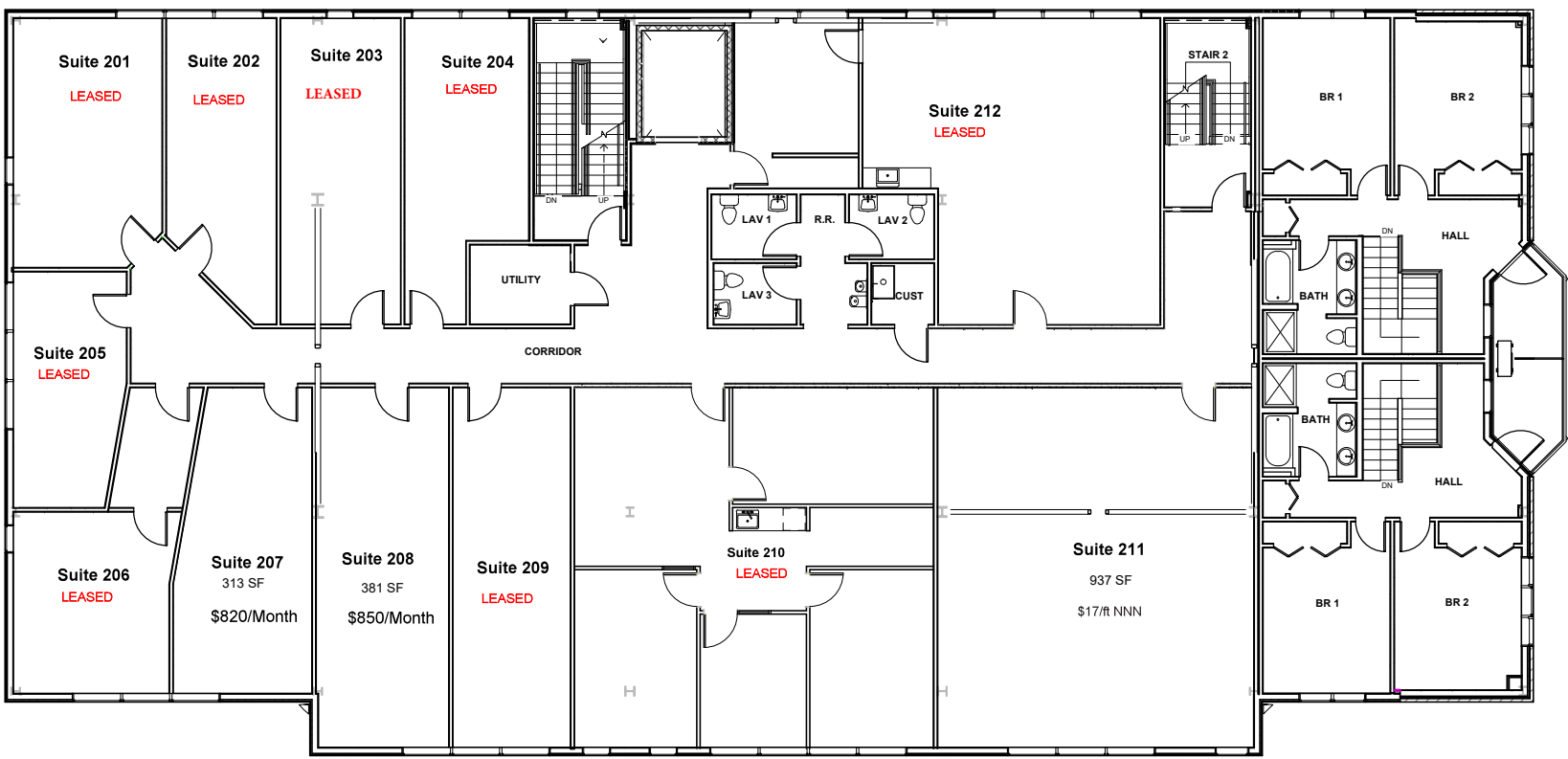
SHEET:  
A1.2

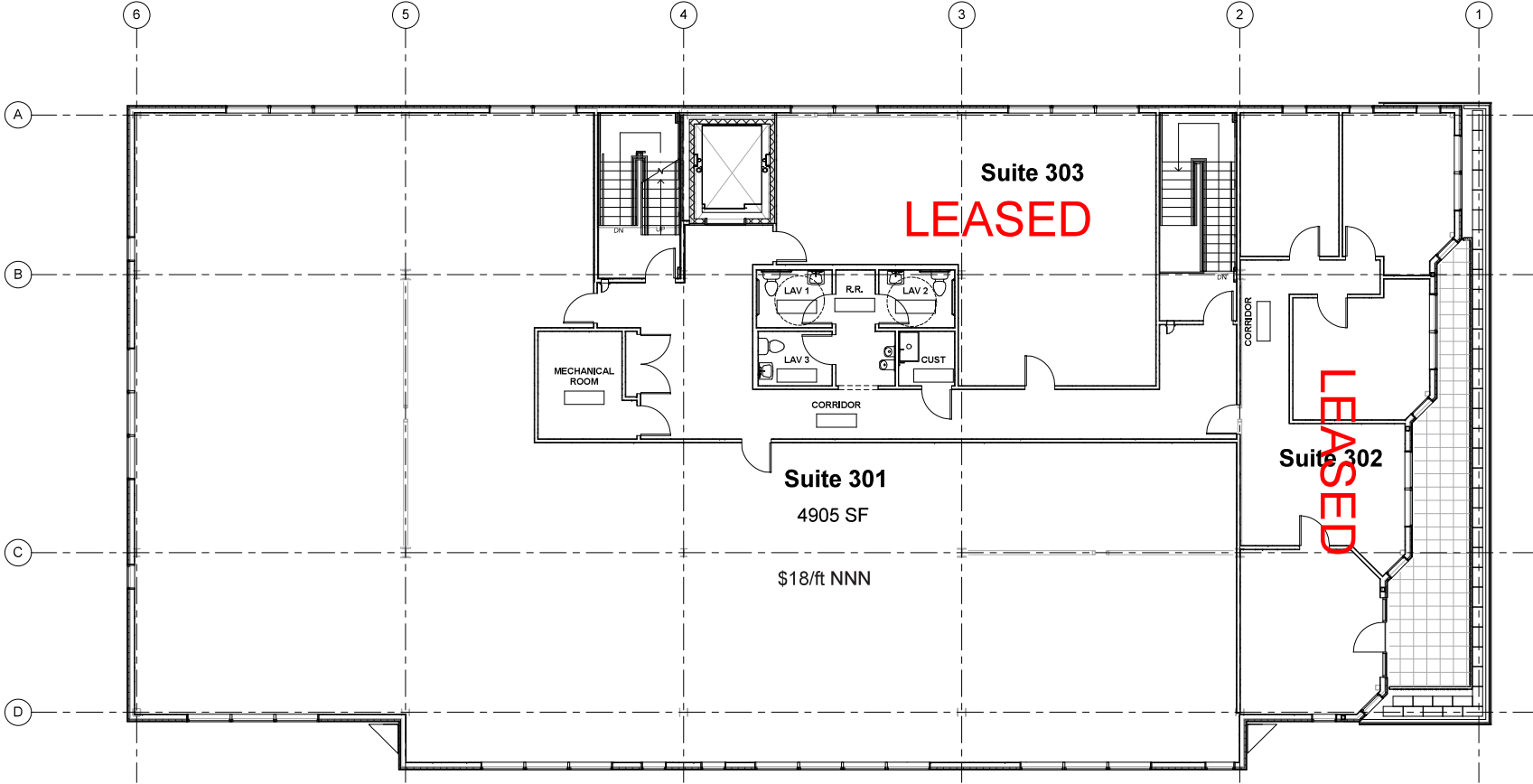
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NOTES:

HOWARD ST. FRONTAGE





1 THIRD FLOOR PLAN  
3/16" = 1'-0"  
FOOTPRINT 8527 SF

HOWARD ST. FRONTAGE

ISSUED FOR CONSTRUCTION 3/29/18

DATE:	07/05/18
REVISION:	
1	02/14/18
2	03/29/18
4	06/27/18
6	01/02/19

SCALE:  
As indicated

DRAWING:  
THIRD FLOOR PLAN

SHEET:  
A1.4

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