

# OFFICE BUILDING FOR SALE

28 Vernon Street, Brattleboro, Vermont



**PRICE:** \$3,500,000

**USE:** *State of the Art Commercial Office Space for Investor, Government, Business, Professional, Nonprofit, Educational in prime Brattleboro location*

**SIZE:** 54,000 Gross SF/42,314 Leasable SF (5 floors)



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*Building is at left.*

### **FEATURES:**

- High quality professional office building
- Prime Location with easy access throughout the New England region:
  - ◊ I-91 Exits 1 and 2
  - ◊ 30 mins. I-90
  - ◊ 2 hrs. to Boston & Hartford
  - ◊ 2.5 hrs. Burlington
  - ◊ 4 hrs. NYC
  - ◊ Steps to Amtrak and regional transit
- 84% leased
- Larger tenants include USDA, State of Vermont, Commonwealth Dairy
- Ample on-site parking—125 spaces
- Steps to shops, dining, entertainment, museum all at heart of Main Street in Downtown Brattleboro
- Minutes to Brattleboro Memorial Hospital
- Views to Connecticut River and Wantastiquet Mountain Natural Area
- Outdoor terrace for events
- 24/7 access via secure key card system
- Modern fitness facility with showers and lockers as tenant amenity
- Building served by two elevators
- Year round climate control with heating and AC
- On-street and in-house signage available to tenants
- Commercial Zoning—Urban Center Commercial
- Building Constructed in 1991
- New roof 2016
- Three-phase, 480-volt power

Information contained herein was provided by sources considered generally reliable, but is offered without any warranty, either explicit or implied.

## Occupancy History

Current leases are full gross and average approximately \$17.25 psf for the existing tenant base. Asking rent for the vacant space is \$17.50 psf. Marlboro College acquired the building in 2000 to house its Graduate and Professional School (GPS) and leased the balance to commercial tenants. In 2017, the College moved GPS to the College's main campus in Marlboro, VT and leased additional space to commercial tenants such as the State of Vermont Building and General Services Division and several other tenants.



Historic floor plans/layouts



## Views of the Building



*Aerial view showing the building and the parking lot.*



*Many offices enjoy river and mountain exposures.*

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*Over time a variety of work spaces have been configured in the building.*



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*On site tenant amenity Fitness Facility.*



*Exterior signage.*



*Vernon Street entry.*

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## About Brattleboro, VT



This vibrant town with a population just over 12,000, is an eclectic community located in the Connecticut River Valley and a regional center for art, commerce, and technology. See <https://brattleborodevelopment.com/> for more information. It was listed as one of the “20 Best Small Towns in America” by Smithsonian magazine, one of the “10 Best Small Towns in America” by Fodor’s, and in the top 10 in the book *The 100 Best Art Towns in America*, with many galleries, music venues, bookstores, and

performance spaces to experience. Among the blocks of historic red-brick buildings you can find cozy cafes and four-star restaurants featuring local fare and international cuisines, including Indian, Thai, Korean, Greek, and Italian. Mother Earth News named Brattleboro one of “Eight Great Places You’ve Never Heard Of”, and its college-town feel was recently highlighted on Vermont Public Radio.

Some of the highlights in Brattleboro include a monthly Gallery Walk, and a lively farmers’ market every Saturday during the warmer months. The Latchis Theater is one of several popular venues for music in town, and also one of the few surviving art-deco theaters in New England. In February, there is a world-class ski jumping competition at Harris Hill, the only Olympic-size ski jump in New England and a Brattleboro tradition since 1922. In March, the annual Women’s Film Festival showcases documentary and feature films and events all over town, highlighting women’s issues and their place in the arts. In June, the town, which is home to Holstein Association USA, Inc., is the site of the Strolling of the Heifers, the world’s only parade of flower-bedecked calves led by future farmers, and in October the town is abuzz with the Brattleboro Literary Festival.

Recreation opportunities are plenty: you’ll find plenty of hiking, paddling, swimming, camping, caving, nature walks, and the like. Explore local rivers, hundreds of acres of forests and trails, and the lofty Green Mountains to the west. Additionally, Brattleboro is less than two hours from eight of New England’s best ski resorts—and a small ski lift at a municipal park right in town.

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# 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 NON-DESIGNATED AGENCY

### I / We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

This form has been presented to you by:

White + Burke Real Estate Investment  
Advisors, Inc,

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date