



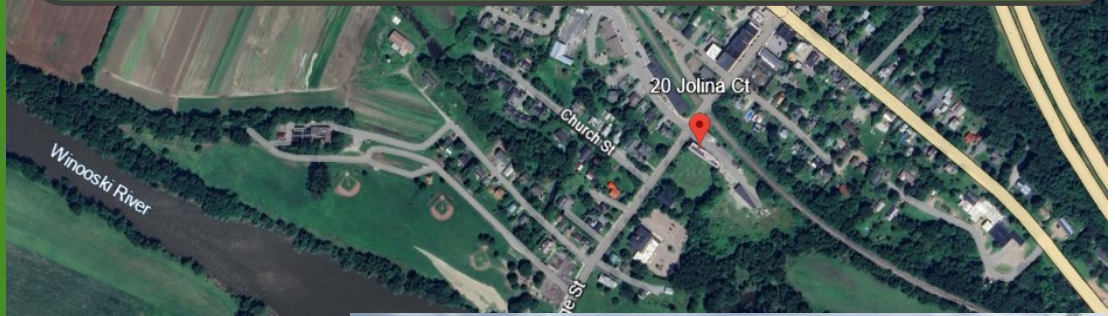
DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR SUBLEASE
OFFICE SPACE

20 Jolina Court,
Richmond, VT



SUMMARY

Overview - This beautiful, modern, mixed use commercial building is now available for lease. This property is centrally located adjacent to Bridge St, and across from Richmond Market. Jolina Ct has easy access to both the surrounding recreation trails and is just 5 minutes from exit 11 of I-89.

1st Floor

Unit 1: 900 Sqft — 2 Office Spaces

Unit 2: 1,367 Sqft — Office Suite with 2 private offices, conference room and open collaboration space

Unit 3: 1,123 Sqft — Open Floor Plan

Lower Ground Level

Unit 4: 1,700 Sqft — Office Suite

Amenities: Ample on-site parking with covered solar, shared kitchenette & bathrooms

Zoning in Village Center: Village Residential Commercial (VRC)

Uses include; Professional Office, Medical Office, Retail, Fitness Facility, Health Care, Artist Studio, Personal Care



Leasing Rates

1st Floor

Unit 1:

900 sqft \$20/sqft CAM \$4.1 Monthly \$1,807.5

Unit 2:

1,367 sqft \$18/sqft CAM \$4.1 Monthly \$2,518

Unit 3:

1,123 sqft \$20/sqft CAM \$4.1 Monthly \$2,255

Lower Garden Level:

Unit 4:

1,700 sqft \$11/sqft CAM \$4.1 Monthly \$2,139

CONTACT US

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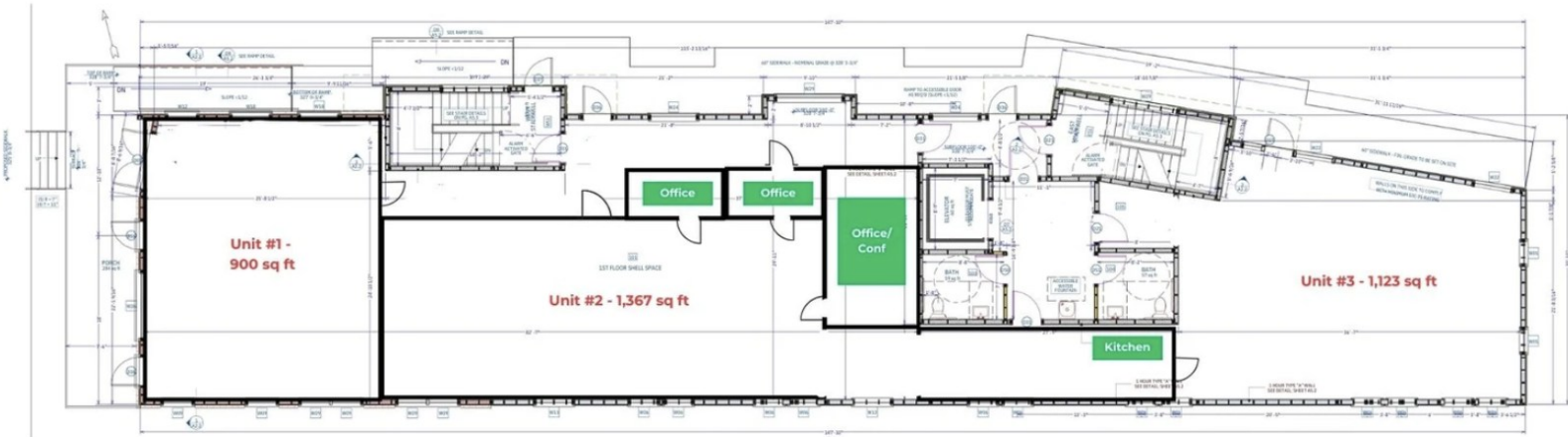


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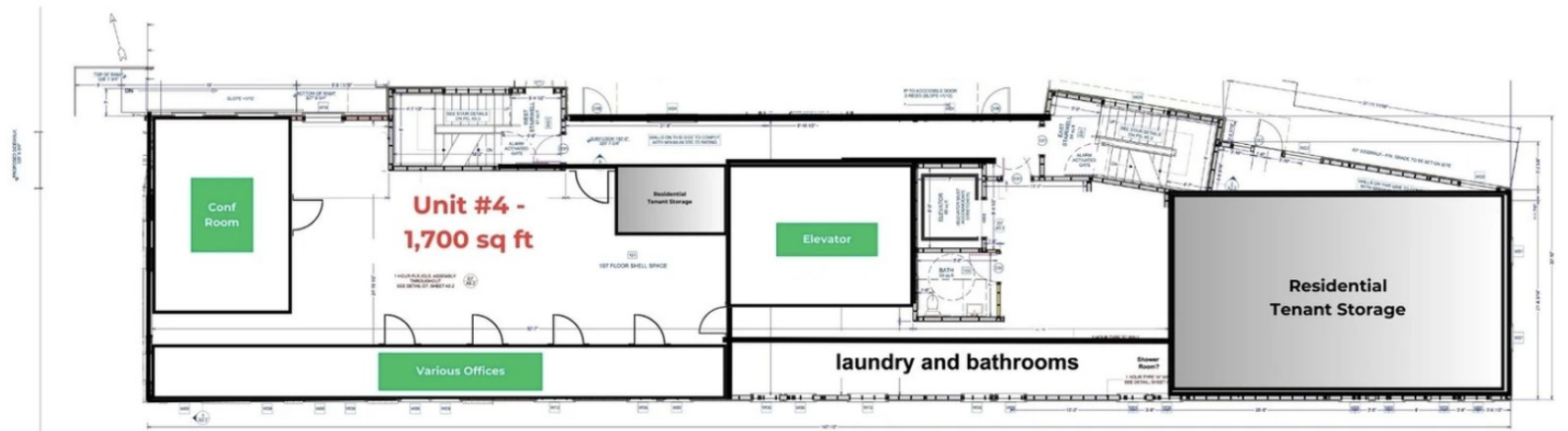
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FLOOR PLAN



1ST FLOOR PLAN
SCALE - 3/16" = 1'-0"



Lower Ground Floor
SCALE - 3/16" = 1'-0"



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PHOTOS

