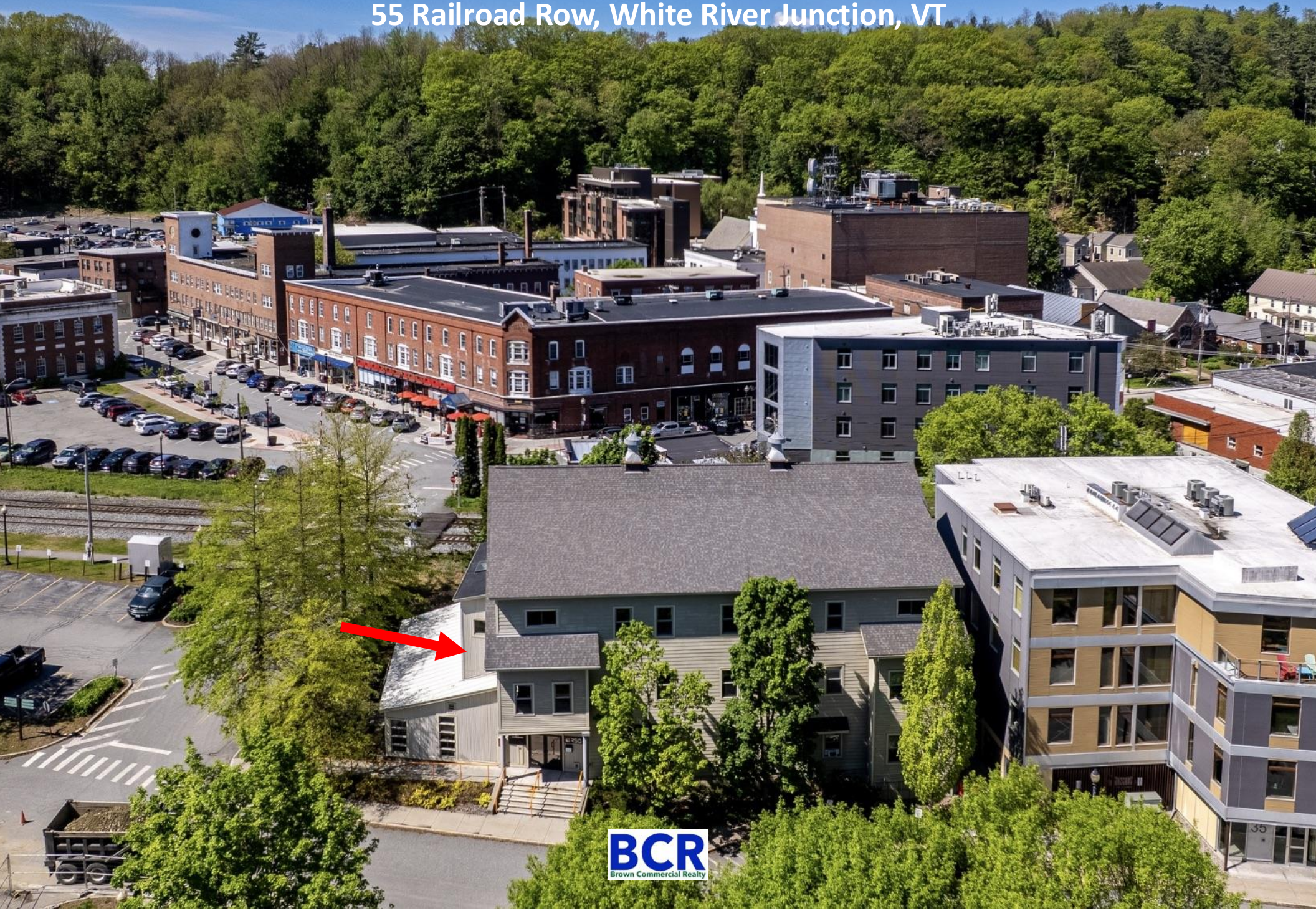
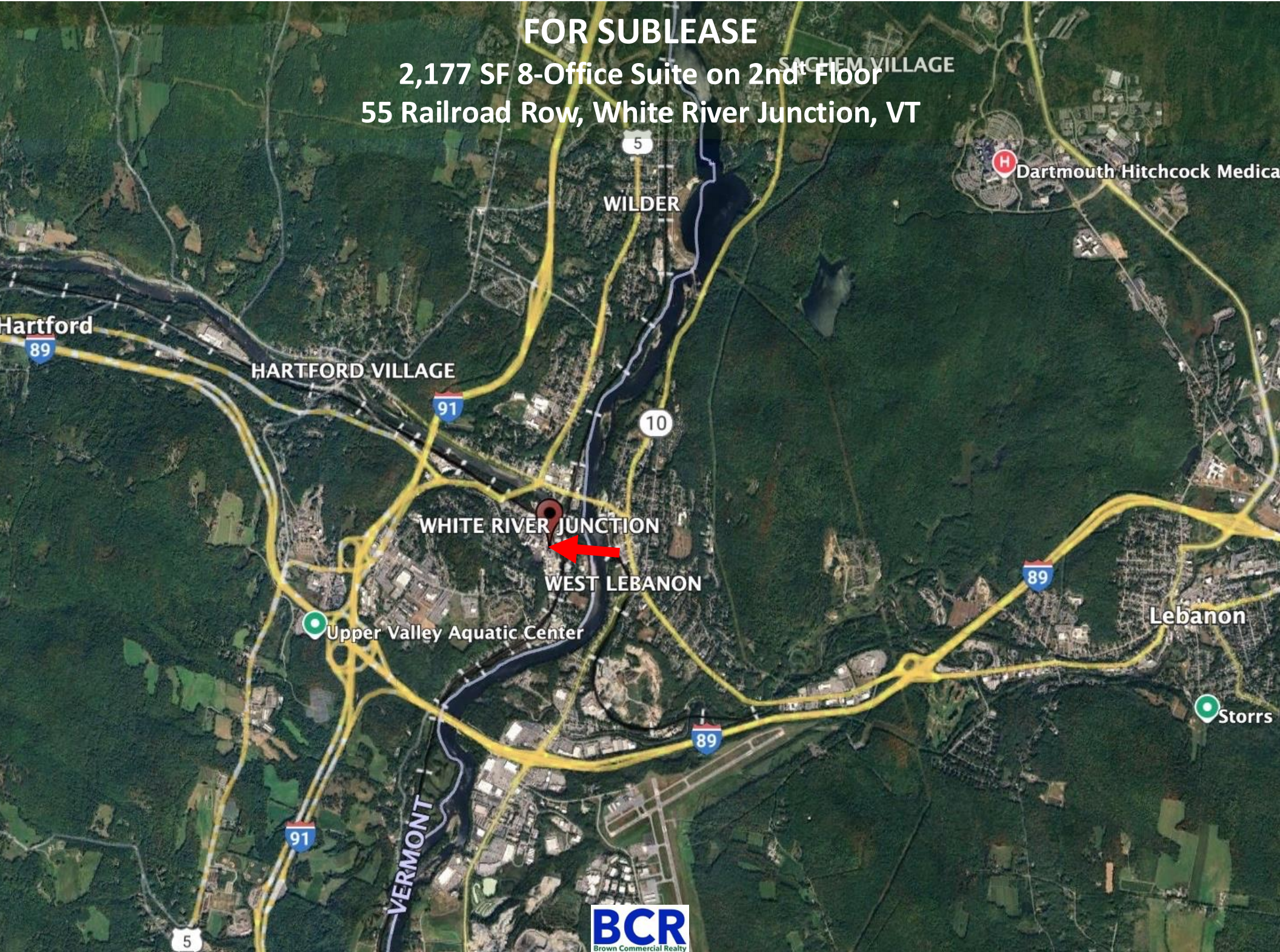


FOR SUBLEASE
2,177 SF 8-Office Suite on 2nd Floor
55 Railroad Row, White River Junction, VT



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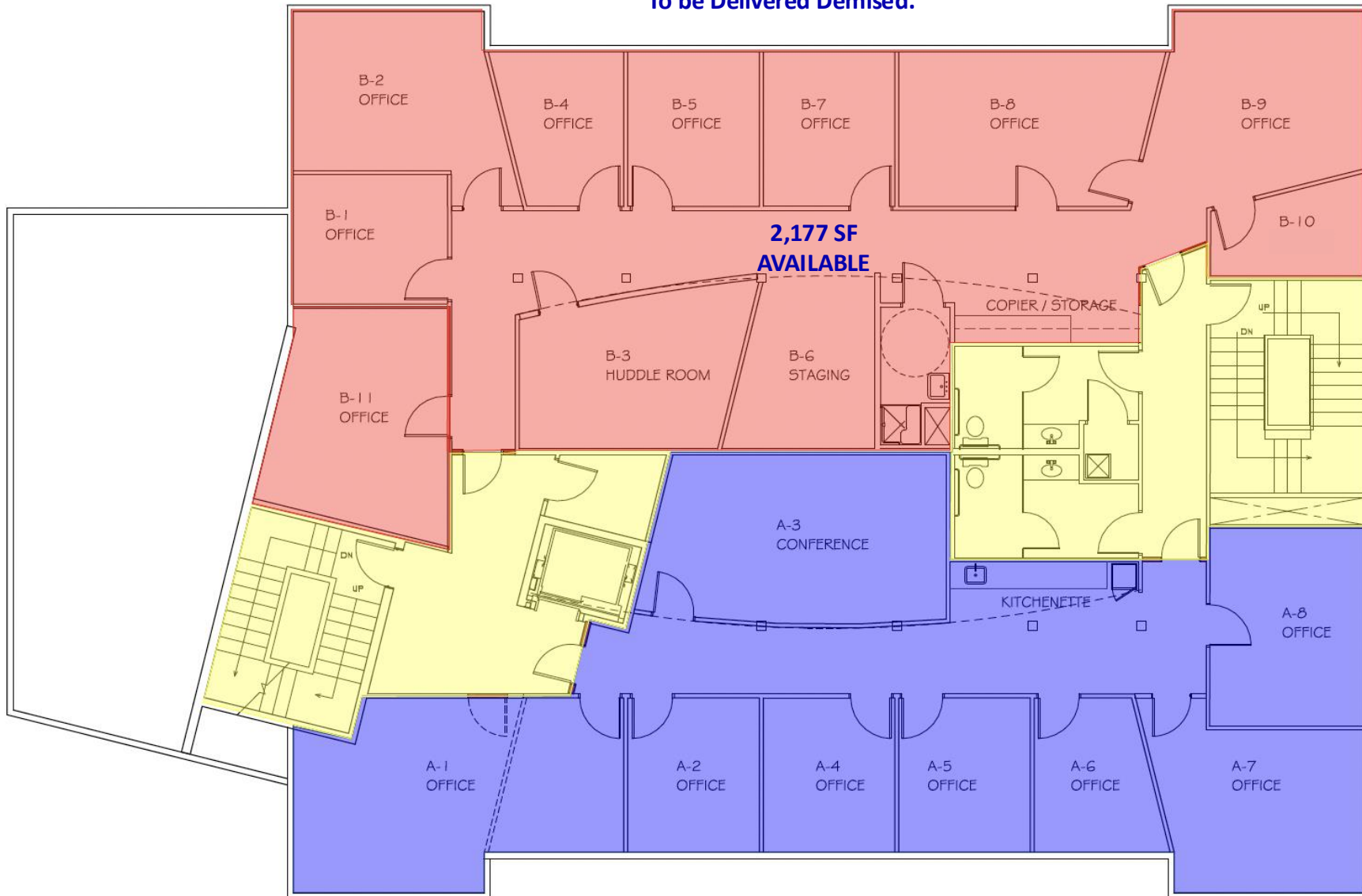


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**2,177 SF Sublease Area
To be Delivered Demised.**



FOR SUBLEASE

2,177 SF 9-Office Suite on 2nd Floor

55 Railroad Row, White River Junction, VT

FACTS:

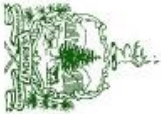
Date Available: 1/1/2027, with sublease through 4/30/29.
Available Space: +/-2,177 SF, Delivered demised as shown on floor plan
HVAC: Gas fired
Sprinklers: Yes
Floor: Carpet
Year Built: 2004
Zoning: CB

ECONOMICS:

Base Rent: \$16.00/sf NNN (3A)
+ Common Charge +/- \$7.55/sf *
=Gross Rent: = \$23.55 /sf
GROSS RENT = \$23.55 x 2,177 SF = \$51,268.35 per year = \$4,272.36 per month

*Common charge excludes premises electric which is billed separately.
1st year Common charge is estimated based on prior year actual. . Estimated Common charge is reconciled to actual at the end of each year.

Term: 3-10 years. Negotiable



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

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

Printed Name of Consumer

☐ Declined to sign

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

☐ Declined to sign