



Exclusively For Sale



Burlington Free Press Complex

185 - 195 College Street,
Burlington, Vermont

- ◆ *Premium Re-Development Opportunity*
- ◆ *In the Heart of Downtown Burlington*
- ◆ *55,570 sf of Building Improvements*
- ◆ *Leaseback Options by Free Press to be considered!*

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186 College Street
Burlington, Vermont 05401

Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Executive Summary:

V/T Commercial is proud to present for sale, all land and buildings known as "The Free Press Complex" located at 185-195 College Street, Burlington Vermont.

These multi leveled urban properties, (circa 1900's) have been the home of the Burlington Free Press offices and publishing for the past 100 +- years.

Property Description:

The Free Press Complex comprises a significant portion a downtown block in one of Burlington's most central locations. In total, there are 7 contiguous and interconnected buildings that are situated between College Street, Main Street, Church Street, and South Winooski Ave. The underlying land is approximately 0.32 acres.

The complex's primary entrance is on College Street but is also accessed from the rear by two alley's to the east and the south. The buildings are essentially divided into two segments:

The front: (buildings #'s 1, 2, 3, 4) facing College Street comprise 4 abutting structures of 3 and 4 stories each, all interconnected with a central elevator access to all levels.

The rear: (building #'s 5, 6, 7) are 3 abutting structures of 2-3 stories in each. They are presently access from College Street entrance through building #3. .

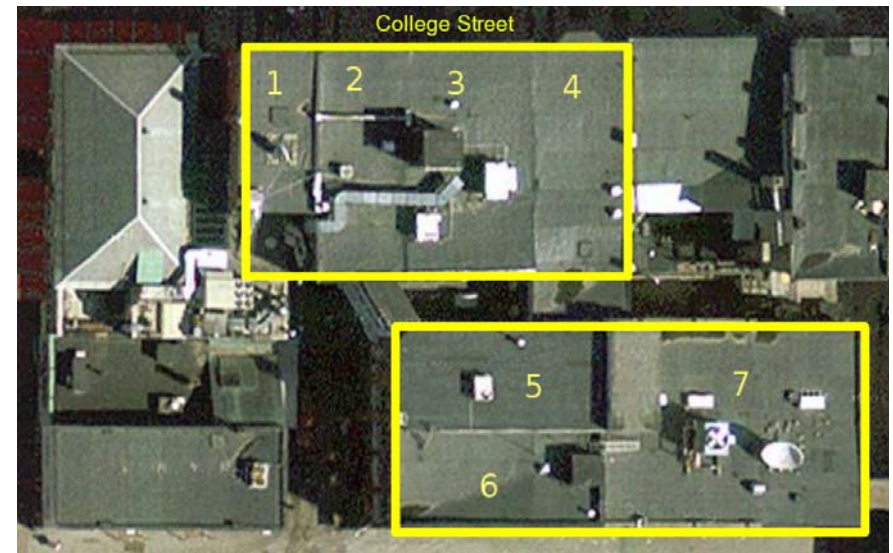
Bid Process:

Proposals to purchase the Free Press Complex are being accepted until January 2, 2013. There is no formal "asking price." The Burlington Free Press is interested in proposals to lease back approximately 10,000 sf of finished office space.

Tours of complex will be made on a scheduled weekly basis.



Free Press College



Property Information Sheet

Address: 185-195 College Street, Burlington Vermont
Owner: Free Press Association, Inc.
Tax Parcel ID: # 049-035-17453
Land Size: 0.32 acres
Building Size: 55,570 gross sf
41,634 finished area
Zoning: Downtown "D"
Age: Circa 1900's
Access: College Street entrance
Shared access via Mechanic's lane alley
Construction: Primarily wood frame with brick façade
Roof: Rubber membrane and asphalt. Sections
have been routinely replaced.
Sprinkler: The building is fully sprinkled.
Water /Sewer:: Municipal

Elevators: Central elevator off of College Street ac
cessing all levels of buildings 1-4. Operable
freight elevator accesses 3 all levels in
buildings 4-6.
Windows: Street level are tinted and arched single
pane.
Upper levels are a combination of metal and
wood frame replaced routinely in past 10-
15 years.
Environmental: The property has been routinely inspected
for environmental hazards. Removal or
abatement of such hazards has been ongo
ing. All records associated with above are
available for review.
HVAC: The buildings currently have a recently up
dated central chilled water plant and gas
fired steam boiler.
Electrical: The buildings have high capacity three
phase electrical power throughout..

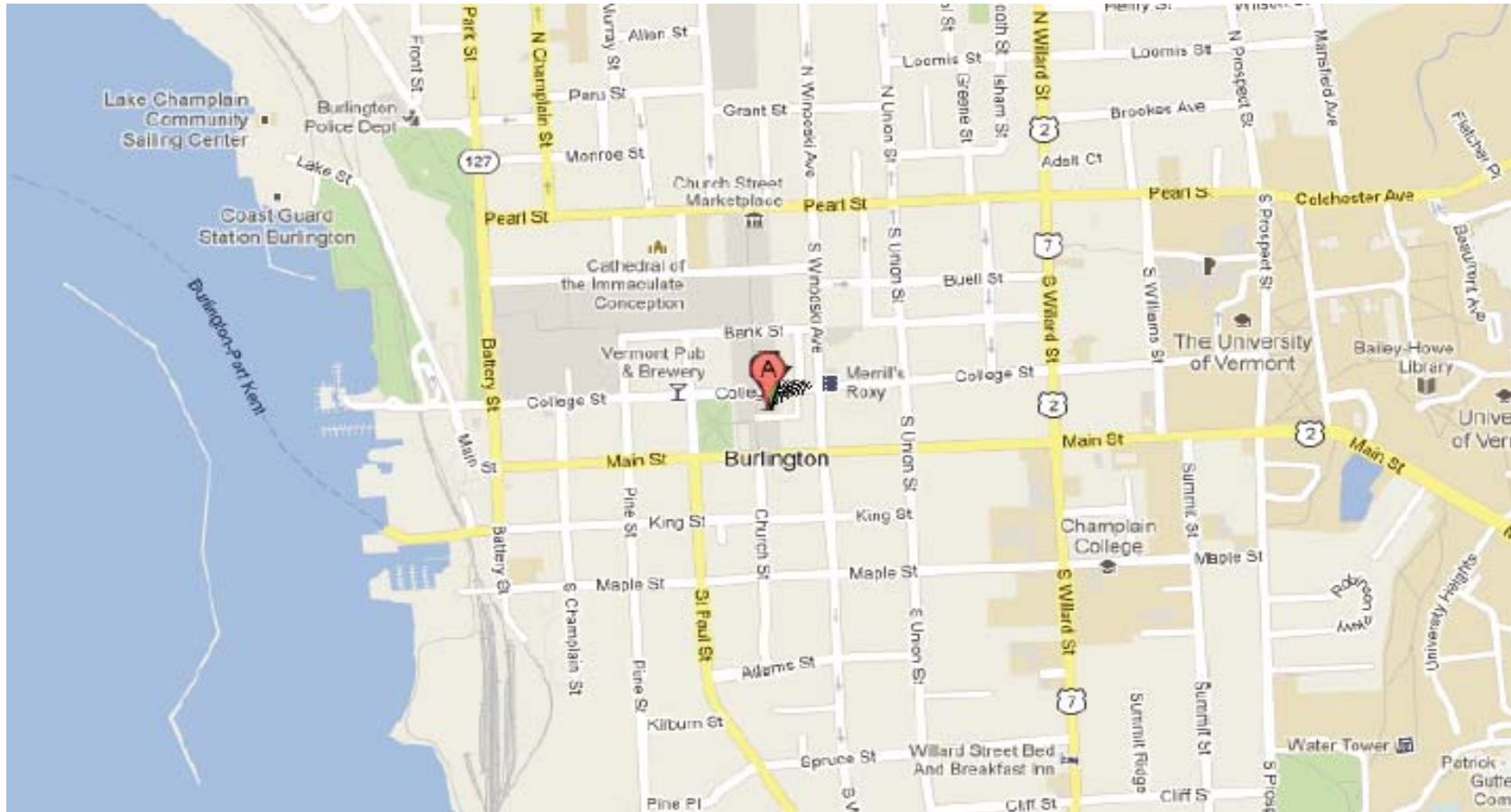
Disclaimer:

This offer to sell is subject to errors and omissions and change without notice. The acceptance of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All buyers are encouraged to seek professional advice and perform their own due diligence.

Contact Information:

Bill Kiendl, 802.864.2000 ext. 12, bk@vtcommercial.com

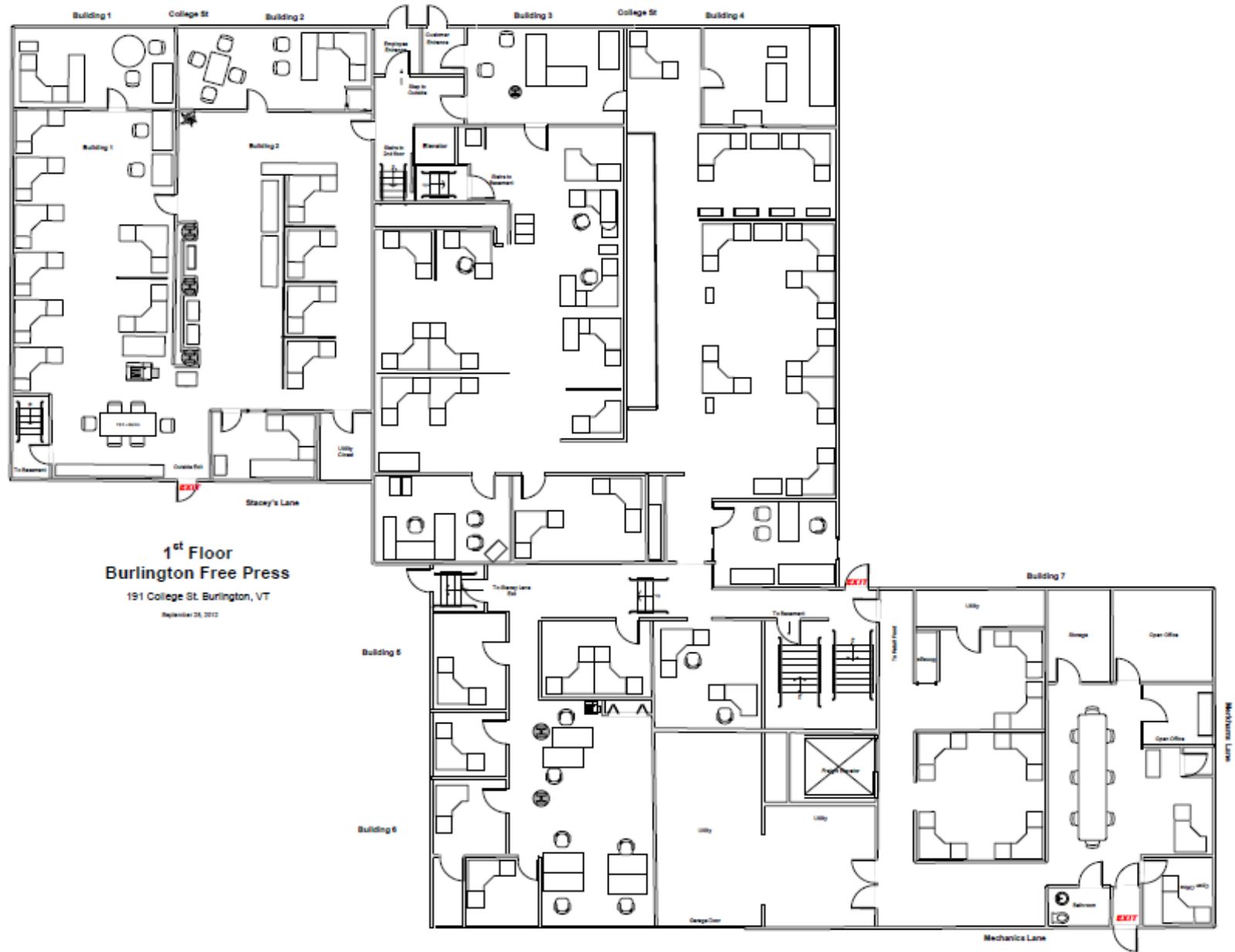
Averill Cook, 802.864.2000 ext. 15 Ave@vtcommercial.com



City of Burlington Assessors Sheet

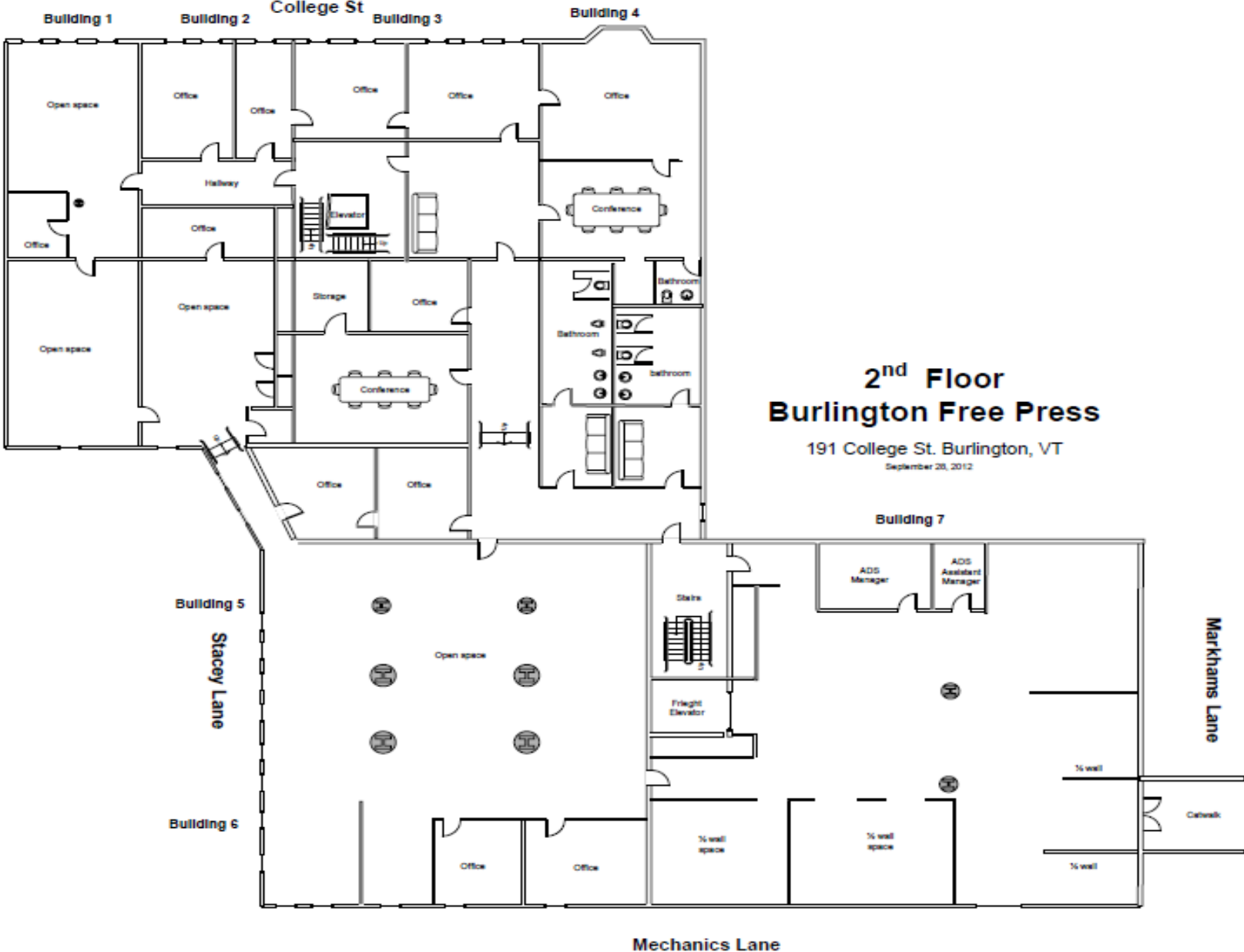
Property Summary								
Parcel ID	049-3-148-000	Address	185 195 COLLEGE ST	Owner(s)	FREE PRESS ASSN INC			
SPAN Number	114-035-17453	Land Use	Commercial					
Mailing Address	C/O PUBLISHER 191 COLLEGE STREET, BURLINGTON, VT 05401							
Current Assessed Values								
Total Value	\$3,375,600.00	Building Value	\$2,938,200.00	Land Value	\$437,400.00	Yard Items	\$0.00	
Most Recent Sales Information								
Property Details								
Grade	AVERAGE PLUS	Heat Type	HOT WATER	Heat Fuel	GAS			
Acres	0.32	Gross Area	55,570.00	Finished Area	41,634.00			
Building Type	OFFICE ELVTR	Year Built	1899	Units	1			
Rooms		Bedrooms		Baths (Full/Half)	0 / 11			
Zoning	D	Foundation	BS	Depreciation	47.50 %			
Sketched Areas								
				Card #	Area	Description	Gross Area	Finished Area
				1	BMT	BASEMENT	13936	0
				1	FFL	1ST FLOOR	13936	13936
				1	SFL	2ND FLOOR	14050	14050
				1	TFL	3RD FLOOR	9274	9274
				1	UFL	UPPR FLOOR	4374	4374

1st Floor



****Plans are for visual purposes only and are not to scale or 100% accurate.**

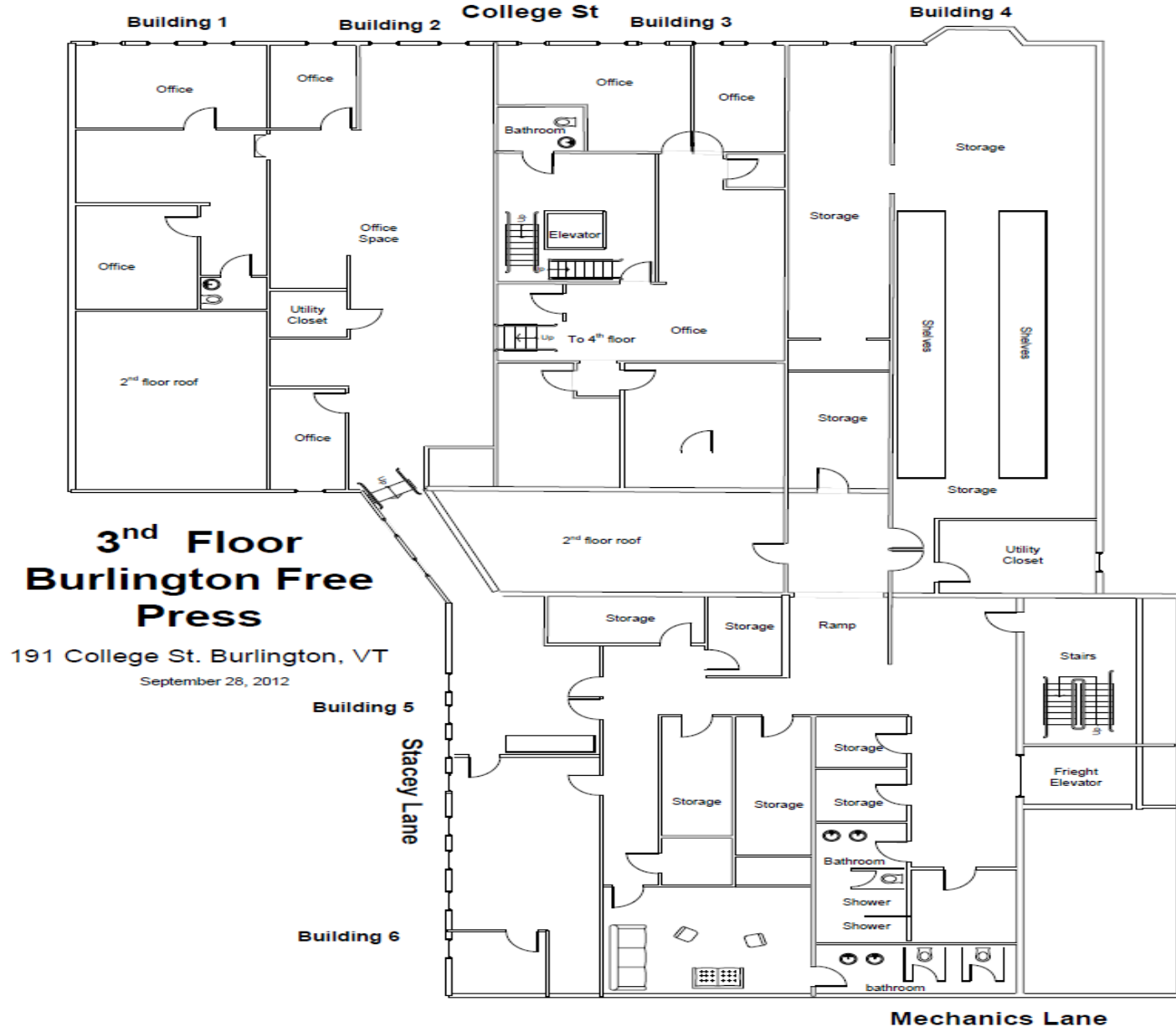
2nd Floor



2nd Floor
Burlington Free Press
191 College St. Burlington, VT
September 28, 2012

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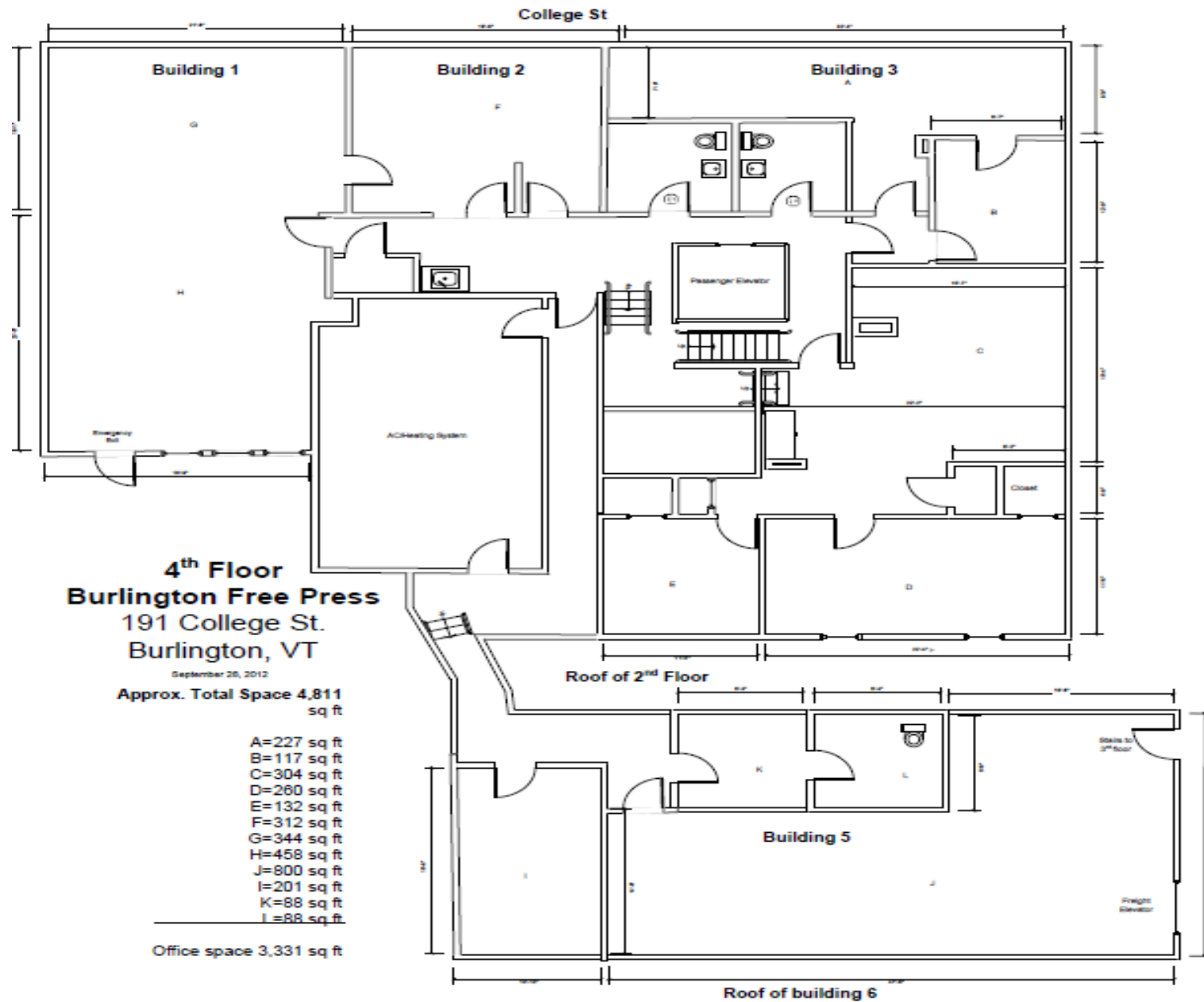
3rd Floor



3rd Floor
Burlington Free Press
191 College St. Burlington, VT
September 28, 2012

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4th Floor



4th Floor
Burlington Free Press
 191 College St.
 Burlington, VT

September 26, 2012
 Approx. Total Space 4,811 sq ft

- A=227 sq ft
- B=117 sq ft
- C=304 sq ft
- D=260 sq ft
- E=132 sq ft
- F=312 sq ft
- G=344 sq ft
- H=458 sq ft
- J=800 sq ft
- I=201 sq ft
- K=88 sq ft
- L=88 sq ft

Office space 3,331 sq ft

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