



A UNIQUE
OPPORTUNITY
&

AN IDEAL SETTING
FOR YOUR INNOVATIVE
BUSINESS

27,000 +/- SF available for lease to your specifications

One of Burlington's most accessible and historic locations

High-tech and energy efficient facilities

On-site café, wellness center, and ample parking



**INNOVATION
CENTER**
OF VERMONT

FOR LEASING INFORMATION:

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(802) 863-8210





THE INNOVATION CENTER OF VERMONT

A HIGH-TECH OFFICE PARK IN HISTORIC BURLINGTON

The Innovation Center of Vermont is your unique opportunity to create custom office space that reflects your company in a state-of-the-art office park. This ideal setting combines a high level of flexibility, convenience and modern technology with historic charm.

Located in Burlington's desirable South End, this historic complex is just minutes from the Interstate and downtown business district, and within walking distance of Lake Champlain, local parks and a bike path.

Dramatic tenant space available boasts high ceilings, natural light, exposed wood structure and classic mill brickwork. Excellent power and fiber connectivity create a highly productive working environment, and a full-service café and extensive wellness center provide unparalleled on-site amenities. What's more, ample free parking and bus route access make it a convenient and highly accessible place to work.

What truly distinguishes The Innovation Center is its energy-efficient design. ENERGY STAR has recognized its superior energy performance, naming it one of the most efficient buildings in the nation. Its exceptional use of geothermal energy and state-of-the-art technology allow for significant savings for its tenants.

At a very competitive lease rate, this property offers a compelling choice for companies seeking high quality, value and flexibility. With the help of our experienced brokerage and on-site property management team, your next move can be an easy one.

EFFICIENCY HIGHLIGHTS

- **Electrical consumption cut by 32%, and natural gas consumption by 60%, over the last 5 years**
- **On-site geothermal well for "energy free" cooling year round**
- **Direct Digital Control (DDC) of air conditioners, lighting, compressors and fan motors**
- **Ultra-efficient boilers for natural gas heat**
- **Energy-efficient lighting operated by motion detectors and computer switches**
- **Complex computer sensing of temperature requirements based on outside air and humidity, eliminating temperature variations in individualized zones**

The Innovation Center of Vermont is named by ENERGY STAR as one of the most energy-efficient buildings in the nation



BUILDING FEATURES

- Up to 27,000 SF of Class A office space available
- Four stories of large, open, build-to-suit floor plans with turnkey capability
- Tenant floor plans and architectural drawings at no extra charge, as part of leasing program
- High ceilings and large windows provide abundant natural light and panoramic views of Lake Champlain and Adirondack Mountains
- 775 dedicated parking spaces
- Efficient ENERGY STAR-rated design provides utility cost savings to tenants (99% rating)
- Ultra-modern emergency generator for uninterrupted connectivity
- Layered building security controls



ON-SITE AMENITIES

- Bluebird Coffee Stop: a convenient eatery serving breakfast and lunch, and offering online ordering and catering
- Lakeside Fitness Center: a complete fitness facility providing 4,500 square feet of workout space
- ATM in main lobby area
- Covered bike racks, showers and lockers for convenient bicycle commuting
- Property management and maintenance conveniently on site
- Outdoor meeting area with picnic tables, adirondack chairs and sculpture
- Beautiful, newly landscaped grounds
- Public art work in common areas



INNOVATIVE WORKSPACE THEN AND NOW

Built in 1894 as the Queen City Cotton Mill, the original building was a model of technological innovation in the textile industry. A desirable place of employment for many years, it experienced periods of growth throughout the 20th century, and eventually became the home of General Dynamics. It is listed on the Vermont State Register of Historical Places.

Today, the Innovation Center's historical structure is restored and modernized to accommodate highly technical office space for tenants of all sizes and all levels of custom fit-up. Custom-designed offices offer the latest in construction technology including excellent power and fiber connectivity, energy redundancy, and highly efficient utilities—while maintaining its unique, historical quality.



LARGE WINDOWS AND HISTORICAL BRICKWORK MAKE THE INNOVATION CENTER AN ATTRACTIVE WORKPLACE BOTH OUTSIDE AND IN.



LAKESIDE FITNESS CENTER

- A full line of cardiovascular machines:
 - Treadmills
 - Stairstep machines
 - Stationary bikes
 - Recumbant bikes
 - Elliptical machines
- Weightlifting machines
- Free weights and benches
- Showers and lockers
- Group Fitness Classes:
 - Core Challenge
 - Spinning
 - Strength Training
 - Step
 - Vinyasa Yoga
- Personal training
- Health and nutrition information
- Convenient 24-hour access



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NEARBY Amenities

- **Interstate I-89** within a few blocks
- Adjacent to CCTA's PARC lot and bus stop
- **Burlington Bike Path** – 1/2 block away, featuring 7.6 miles of paved path along beautiful Lake Champlain
- **Downtown Burlington's business district** just a few blocks away
- Burlington's popular **Waterfront District** and **Church Street Marketplace** close by
- A mix of **popular eateries** within walking distance
- Many popular **retail shops and businesses** nearby, including a chocolate factory, several art galleries, cafes, and three new breweries
- **Elementary school** and **dog daycare** within a 1/2 mile
- **The South End Art Hop**, a popular arts event hosted annually by the South End Arts & Business Association



ABOUT BURLINGTON, VERMONT

- Ranked as The Healthiest City in the US by the CDC
- Named one of the "Best Places to Retire Young" by CNNMoney.com
- Featured in the bestselling book, "1,000 Places to See in the USA and Canada Before You Die" by Patricia Schultz
- Ranked among "Top 10 Greenest Cities" by Move.com
- Vermont ranked #1 Smartest State by Morgan Quitno Press



FOR LEASING INFORMATION:

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DATA-FRIENDLY BUILDING FEATURES

HVAC/DATA CENTER

The data center is contained in a sealed (windowless) 8,000 SF building with a new rubber roof membrane installed in 2006. It contains two 30-ton, 105KW Liebert air conditioning units. The primary unit is water-cooled and the second unit is air-cooled with a roof-top condensing unit as backup. Both units have humidity and heating control, and are pre-cooled with 52 degree well water which provides "free cooling". They are connected via DDC to the building automation system with alarms and remote access. The dual compressors do not need to operate regularly because of the "free cooling" coils.

There are approximately 200 tons of cooling providing chilled water to the entire first floor and 1/2 of the second floor (approximately 60,000 feet). The chiller plant is also serviced with an FPE (flat plate heat exchanger) that provides 100 tons of "free cooling". These systems provide four times the necessary cooling capacity.

The remainder of the building is serviced with either rooftop package units or separate HVAC units with well water cooled compressors (condenser cooling is provided by the "free" geothermal well water). All units are tied to a new Johnson Controls Metysis building automation system with economizer setpoints and outside air economizers. Direct Digital Controls ("DDC") monitor all HVAC and mission critical electrical equipment, and automatically send alarms to building management/maintenance staff via pager and e-mail notification of any emergencies.

WELL

The site has a 300-foot, 8-inch geothermal well with capabilities of delivering 300 gallons per minute of 53 degree well water year-round. A second well head is capped but available to deliver additional geothermal capacity. A State NPDES discharge permit allows this water to be discharged into Lake Champlain via a storm water culvert 500 feet offshore.

INTERNET CONNECTIVITY

At least three fiber long-line providers have fiber in the railroad easement, providing ample bandwidth and choice. The previous tenant (General Dynamics) had their worldwide data center operations at the building. Verizon Wireless operates a cell tower on site. UVM is using Level Two (easement in railroad tracks) to connect to the main campus. Gilbane uses Comcast, and Verizon (Fairpoint) is also in the building. Verizon provides 200 pairs of copper to the site. Both Burlington Telecom and Comcast provide digital cable, high speed internet, and digital voice to the site. TeleJet is also a provider.

MICROWAVE CAPABILITY

The building has a 152-foot chimney to broadcast microwave backup data transmissions, if desired.



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128 Lakeside Avenue
Burlington, Vermont 05401

DATA-FRIENDLY BUILDING FEATURES

BACKUP GENERATOR AND UPS

A new CAT-9, 250KW diesel backup was installed in 2008. It feeds 4 separate automatic transfer switches (ATS) in the building to provide backup power to life safety systems, phone switches, and data center, equipment and air conditioning. The data center has an 80 KVA UPS system that is in line with the backup generator servicing data equipment and telecommunication switches. The generator is supplied by an above-ground 2,000 gallon diesel fuel storage tank, sufficient to run the generator for one week at 50% load without refueling.

ELECTRICITY

Electricity is provided by Burlington Electric primary power feed to a 13.8KV transformer on site (owned by Burlington Electric). The feed is on an "automatic switch" at Burlington Electric with feeds from 2 grids/substations. Green Mountain Power (GMP) has an easement on site with a 40KV transmission line in adjacent railroad tracks in order to provide (N+2) power, if desired. The building's grounding system exceeds IEEE standard and National Electrical Code.

HEAT

In addition to the geothermal capability provided by the well, there are 2 new steam boilers that provide heat in colder winter months. The boiler operates by natural gas with a backup provision for heating oil switchover. There is an aboveground 2,000 gallon heating oil storage tank.

ENERGY EFFICIENCY

The building has new thermal pane windows, HVAC, lighting (super T-8s and T-5s) with 1, 2, or 3 bulb control, and a new Johnson Controls energy management system which controls lights with occupancy sensors, setbacks, etc. The building is one of two buildings in Vermont to attain an Energy Star rating with a 94.7% rating.

SECURITY

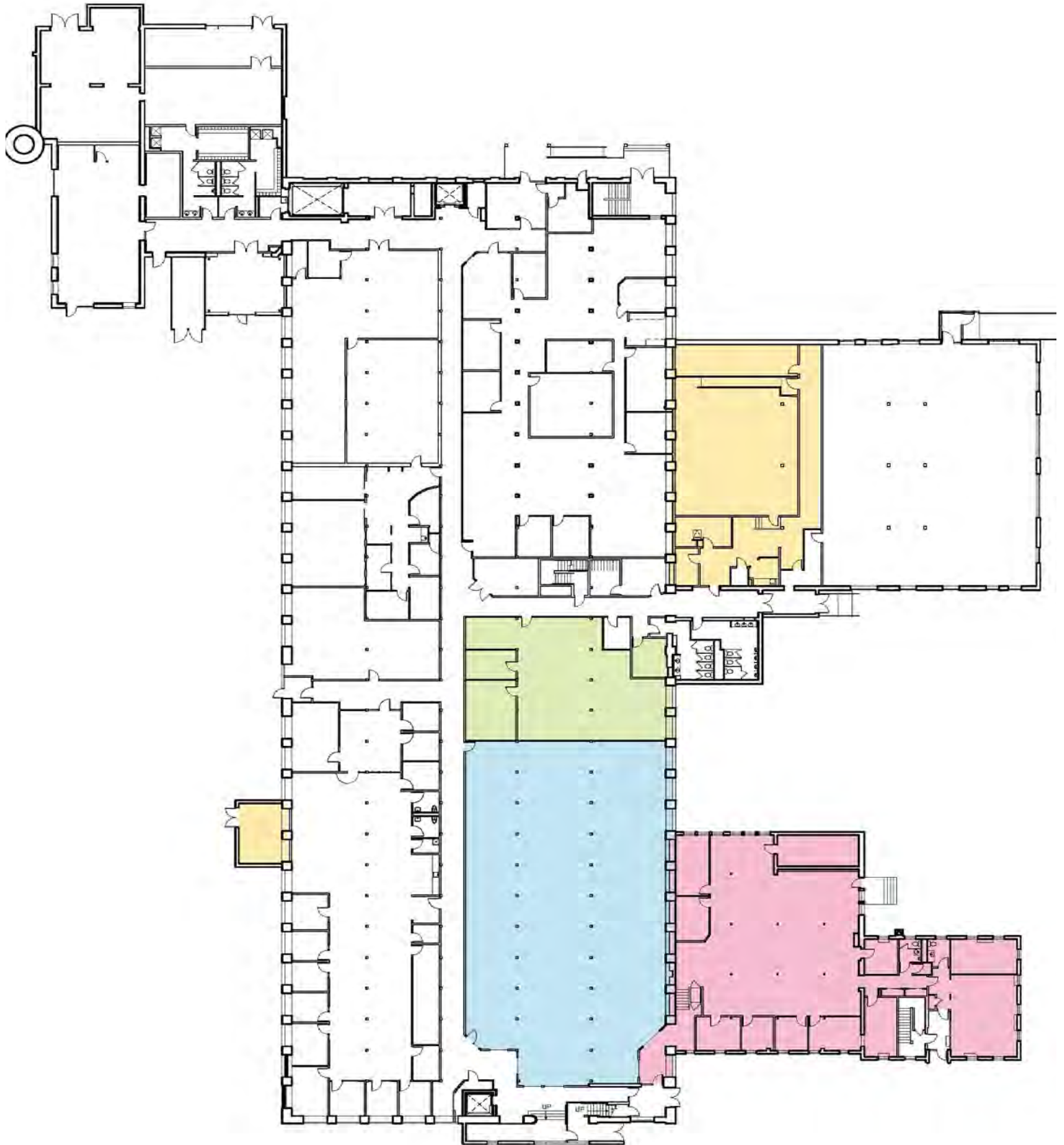
The building's security system meets the Department of Defense's SECURITY IN DEPTH requirement at the site. All exterior doors have either electronic strikes or magnetic locks connected to a centralized access computer. They are accessed via magnetic proximity card readers. A new state-of-the-art CCTV camera system, with point and zoom cameras, is fed to a central computer, recording all audio and video with motion detection capability. It is accessible worldwide. All access points and parking lots are covered.

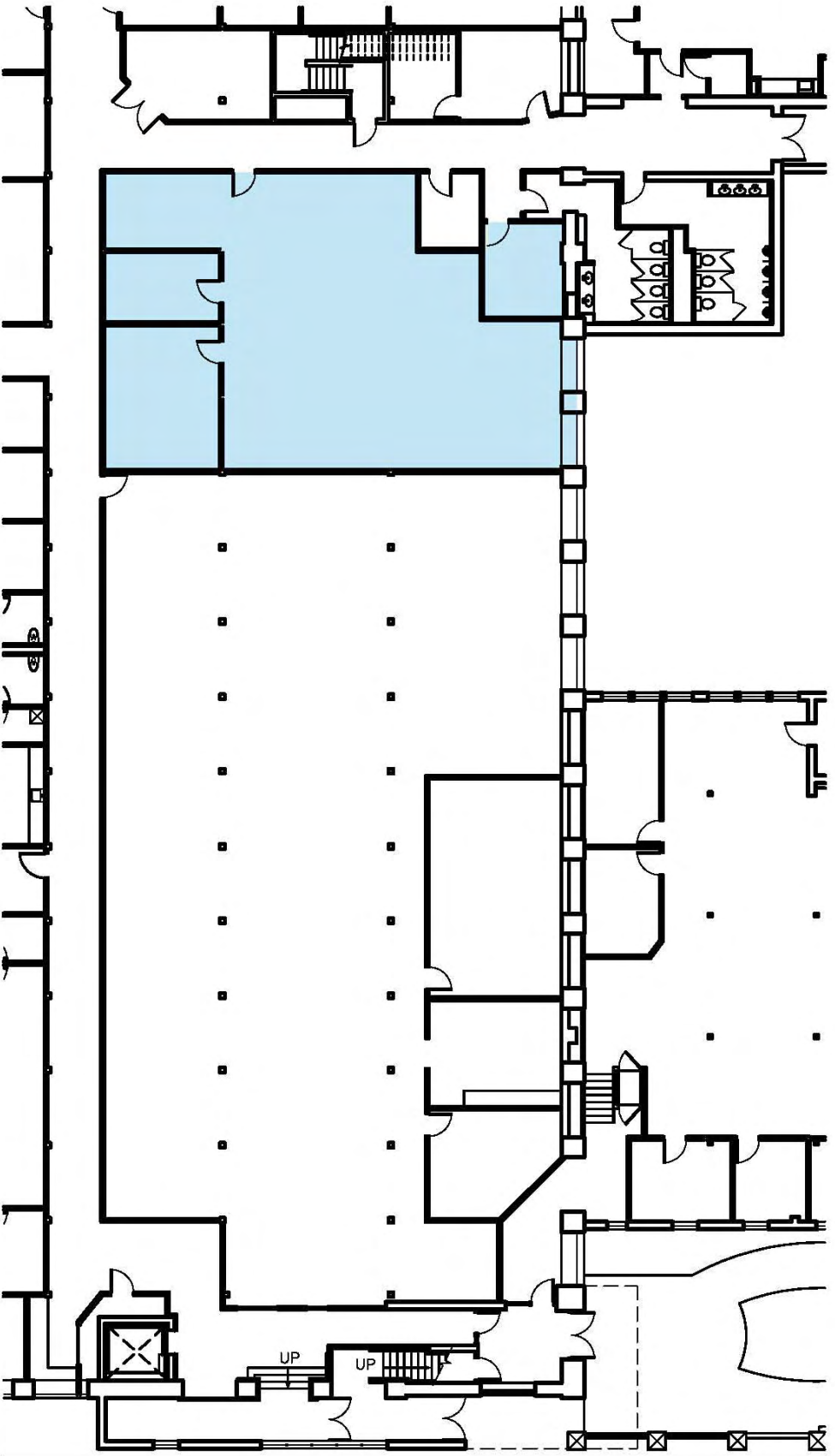


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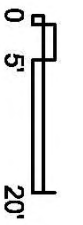
128 Lakeside Avenue
Burlington, Vermont 05401

LEVEL ONE

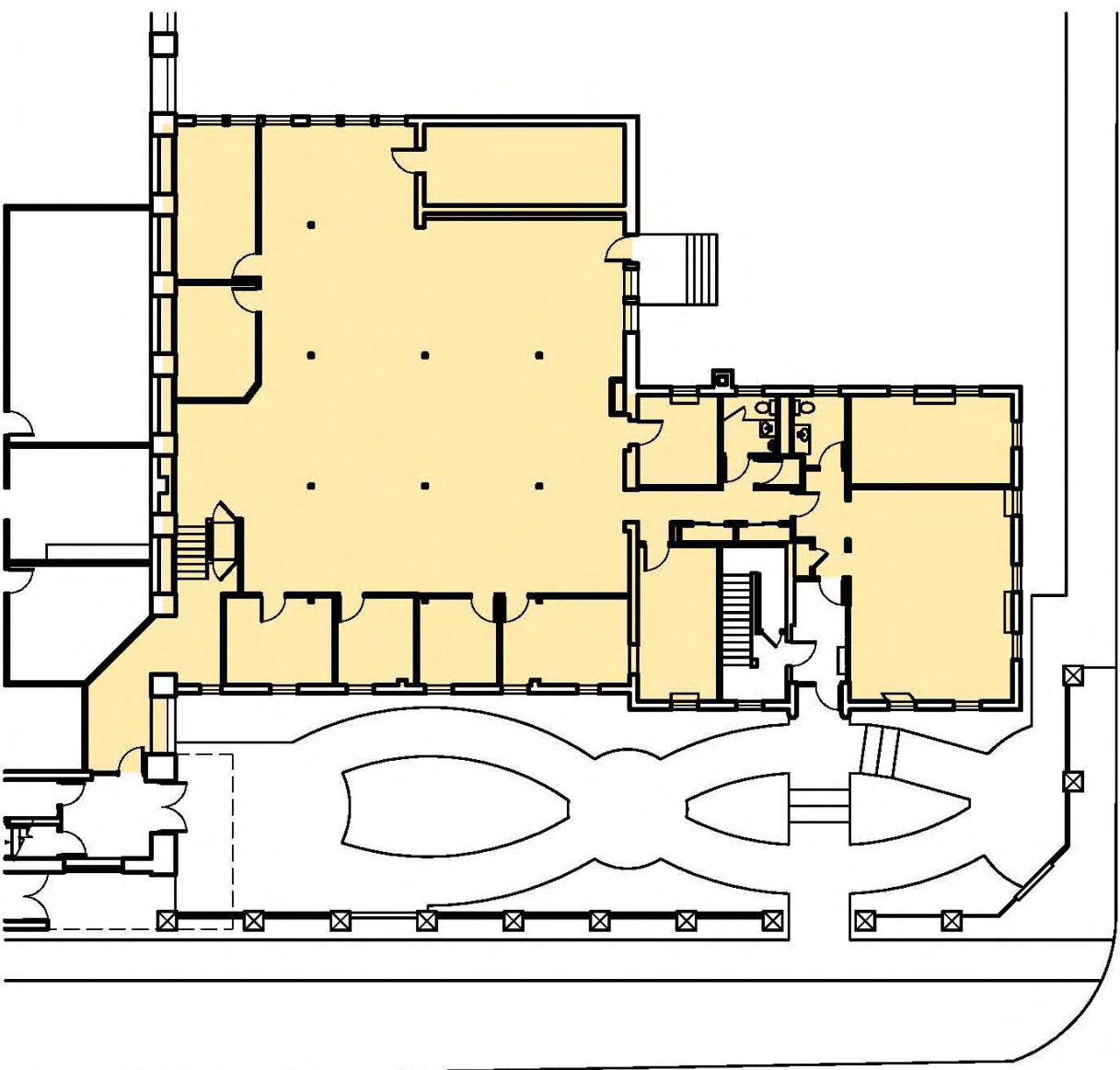




INNOVATION CENTER OF VERMONT
BUILDING 1 LEVEL 1



USEABLE: 2,709 SQ. FT.
RENTABLE: 3,154 SQ. FT.

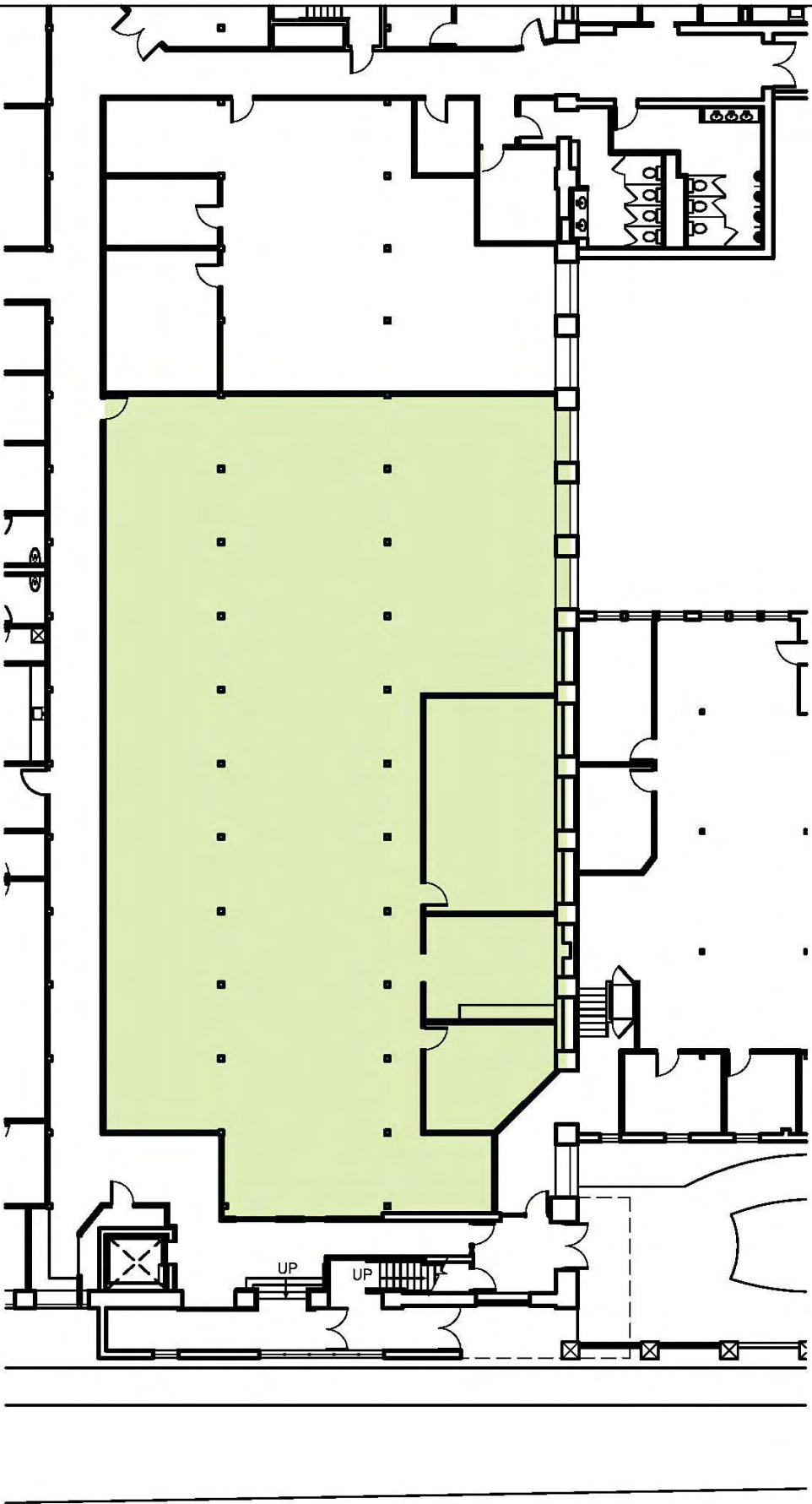


INNOVATION CENTER OF VERMONT
BUILDINGS 6 & 7 LEVEL 1

0 5' 20'



USEABLE: 5,066 SQ. FT.
RENTABLE: 5,898 SQ. FT.



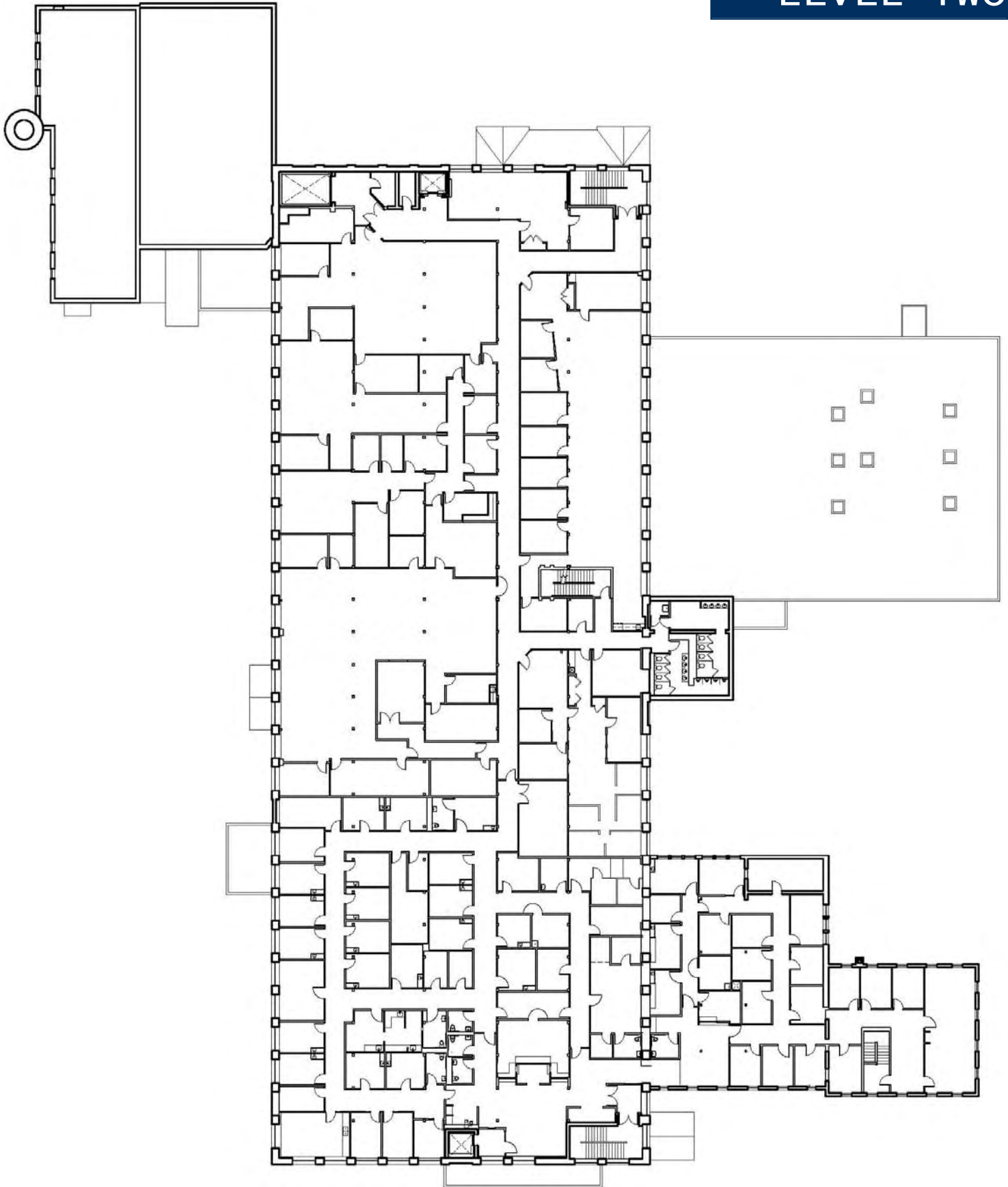
INNOVATION CENTER OF VERMONT
BUILDING 1 LEVEL 1

0 5' 20'

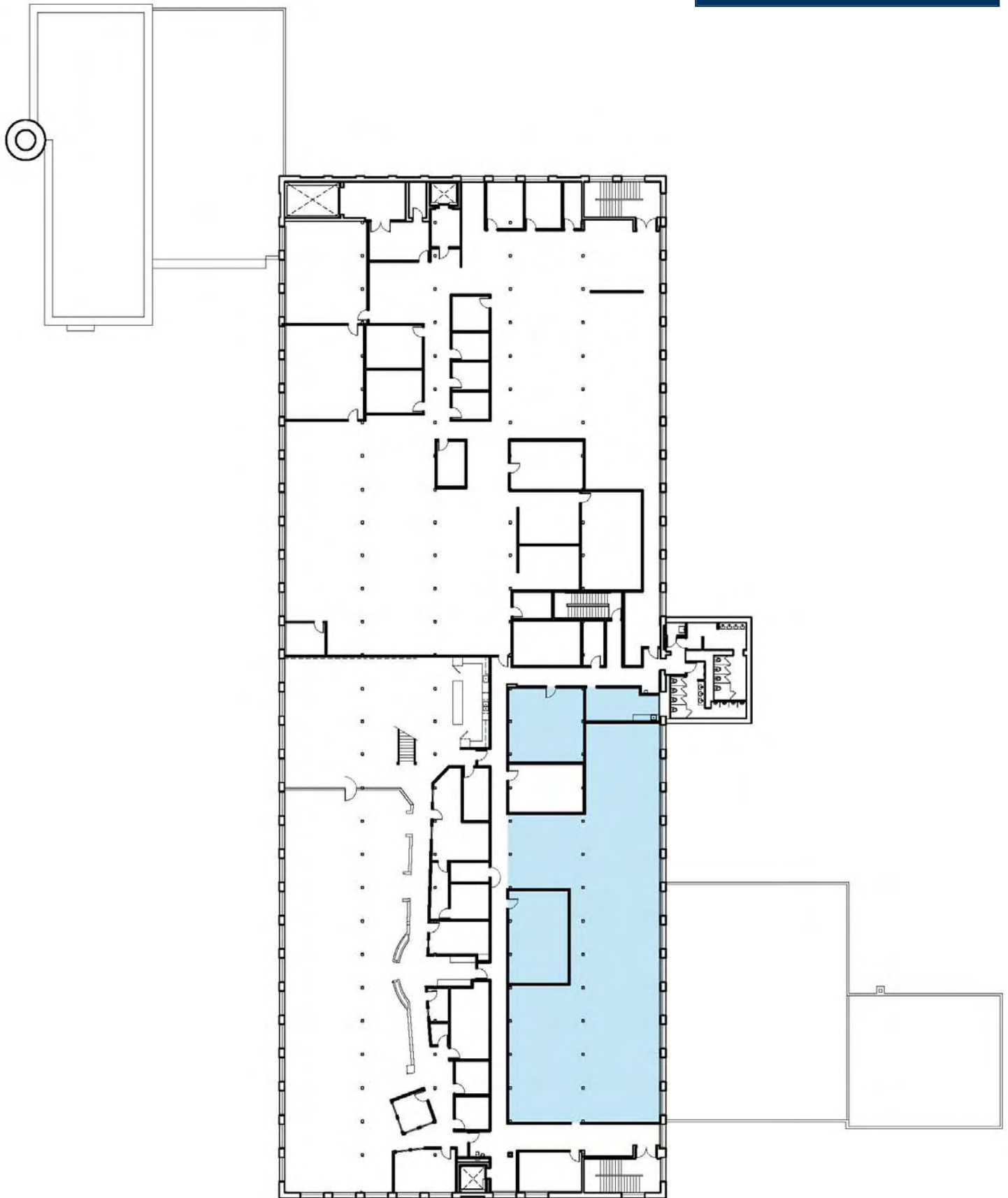


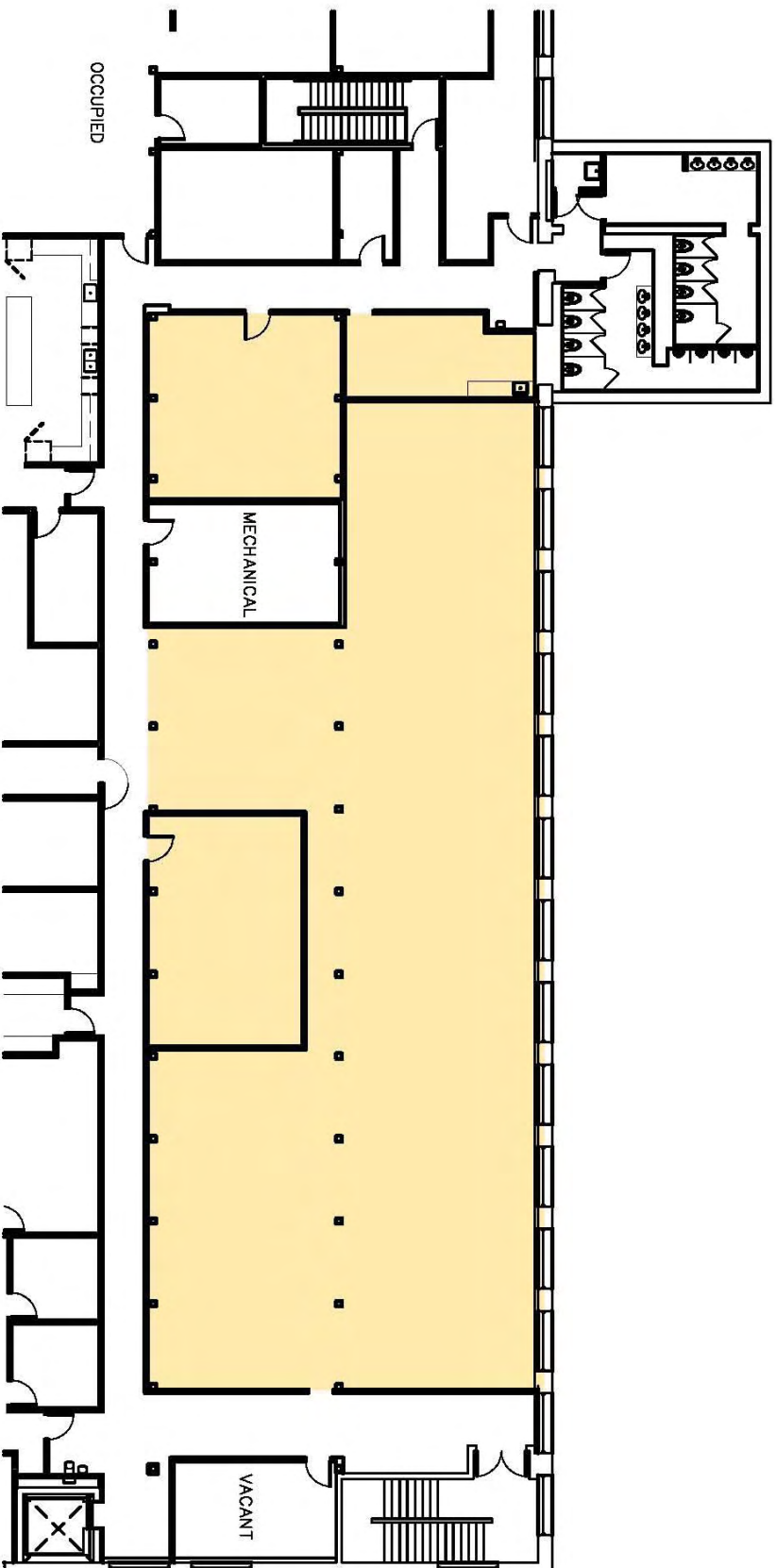
USEABLE: 6,479 SQ. FT.
RENTABLE: 7,543 SQ. FT.

LEVEL TWO

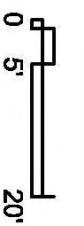


LEVEL THREE



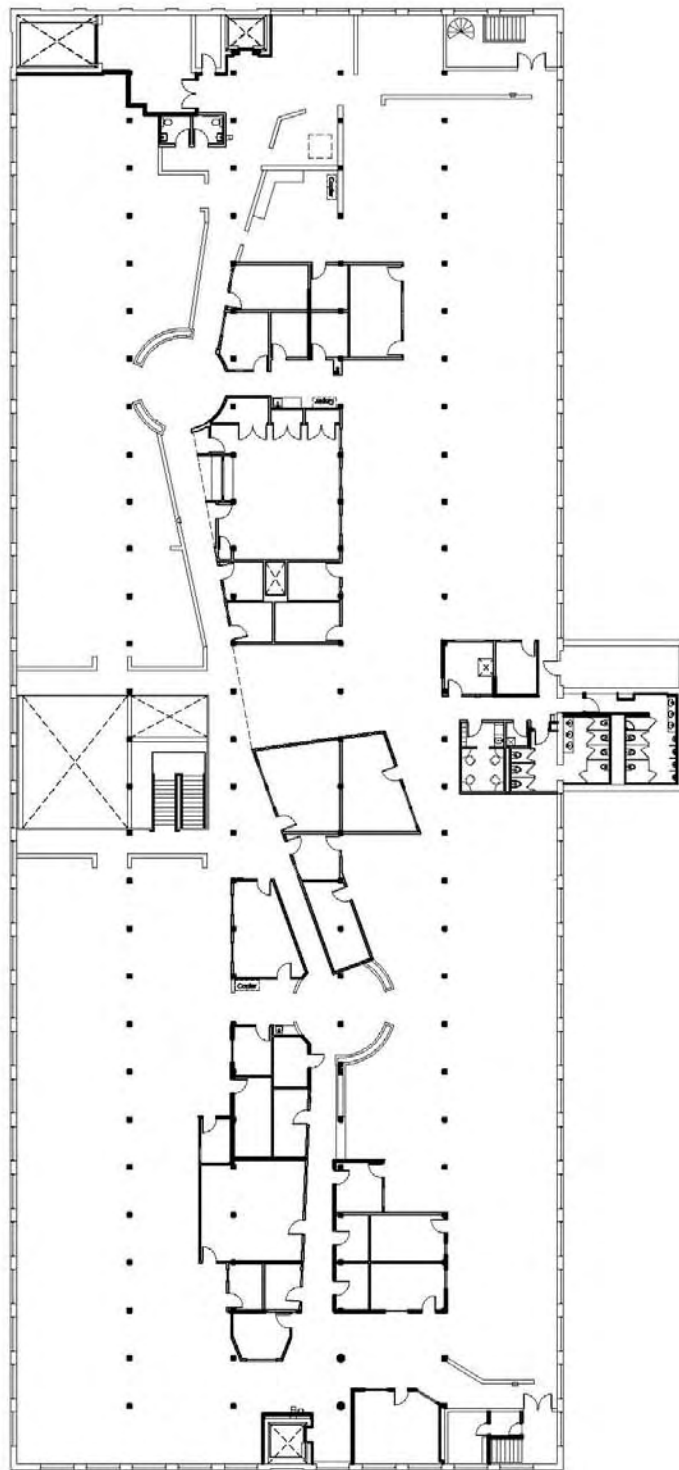


INNOVATION CENTER OF VERMONT
BUILDING 1 LEVEL 3



USEABLE: 5,698 SQ. FT.
RENTABLE: 6,634 SQ. FT.

LEVEL FOUR



TENANTS

- * VERMONT ENERGY INVESTMENT CORPORATION/EFFICIENCY VERMONT
- * PLANNED PARENTHOOD OF NORTHERN NEW ENGLAND
- * GSA/IRS
- * VETERANS ADMINISTRATION
- * FLETCHER ALLEN/COMMUNITY HEALTH SERVICES
- * ALL WELLNESS
- * UNIVERSITY OF VERMONT
- * HAGAN, RINEHART & CONNOLLY PEDIATRICS
- * BLUEBIRD COFFEE STOP
- * DEALER.COM
- * MANCHESTER SPECIALTY
- * CAP SITE/HIMSS
- * MARK E NAUD, ATTY
- * GREEN MOUNTAIN SOFTWARE CORPORATION
- * EMPOWER MOBILITY
- * GILBANE PROPERTIES



2013 RATE SHEET
INNOVATION CENTER OF VERMONT

BASE RENT - \$15.50/SF, NNN, PLUS ELECTRIC

NNN CHARGES ARE CURRENTLY \$5.19/SF (INCLUDES GAS)

BREAKDOWN -

TAXES - \$2.43

INSURANCE - \$0.16

CAM- \$2.60

THESE #'S REFLECT A \$40/SF TENANT IMPROVEMENT ALLOWANCE TOWARDS BUILT-OUT, TURN-KEY SPACE TO TENANT SPECIFICATION.

