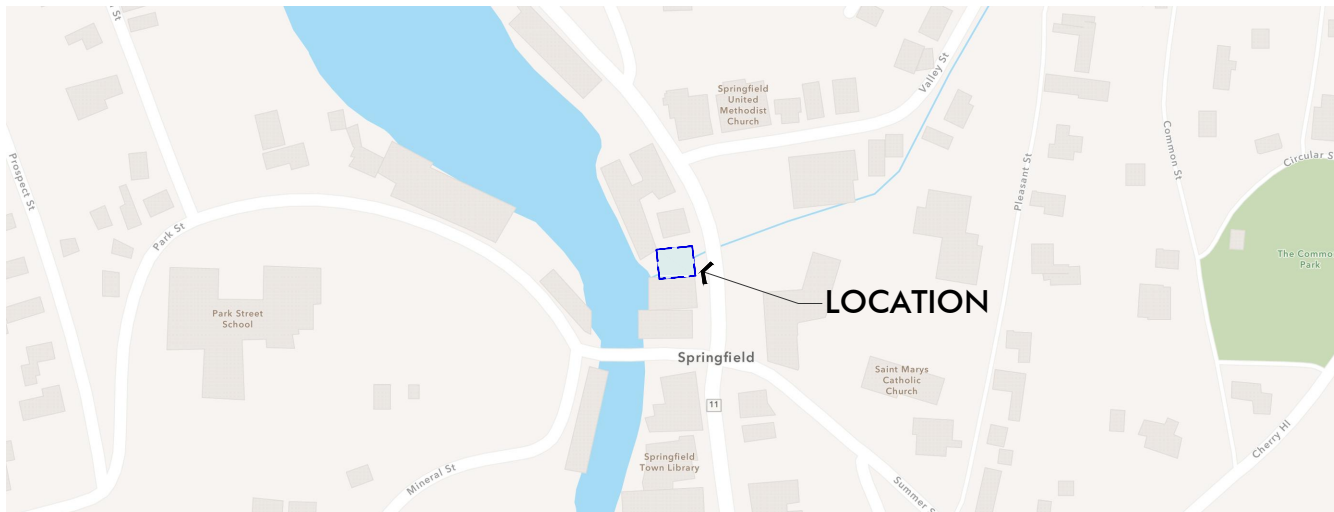


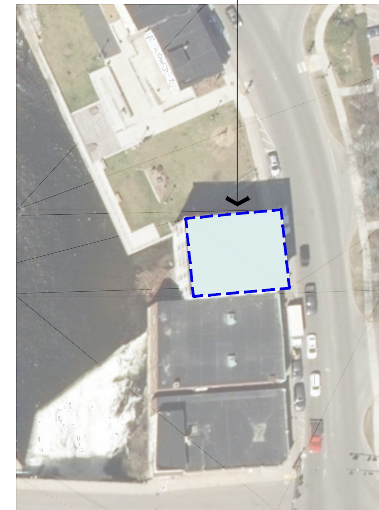


AVAILABLE
DECEMBER 2025

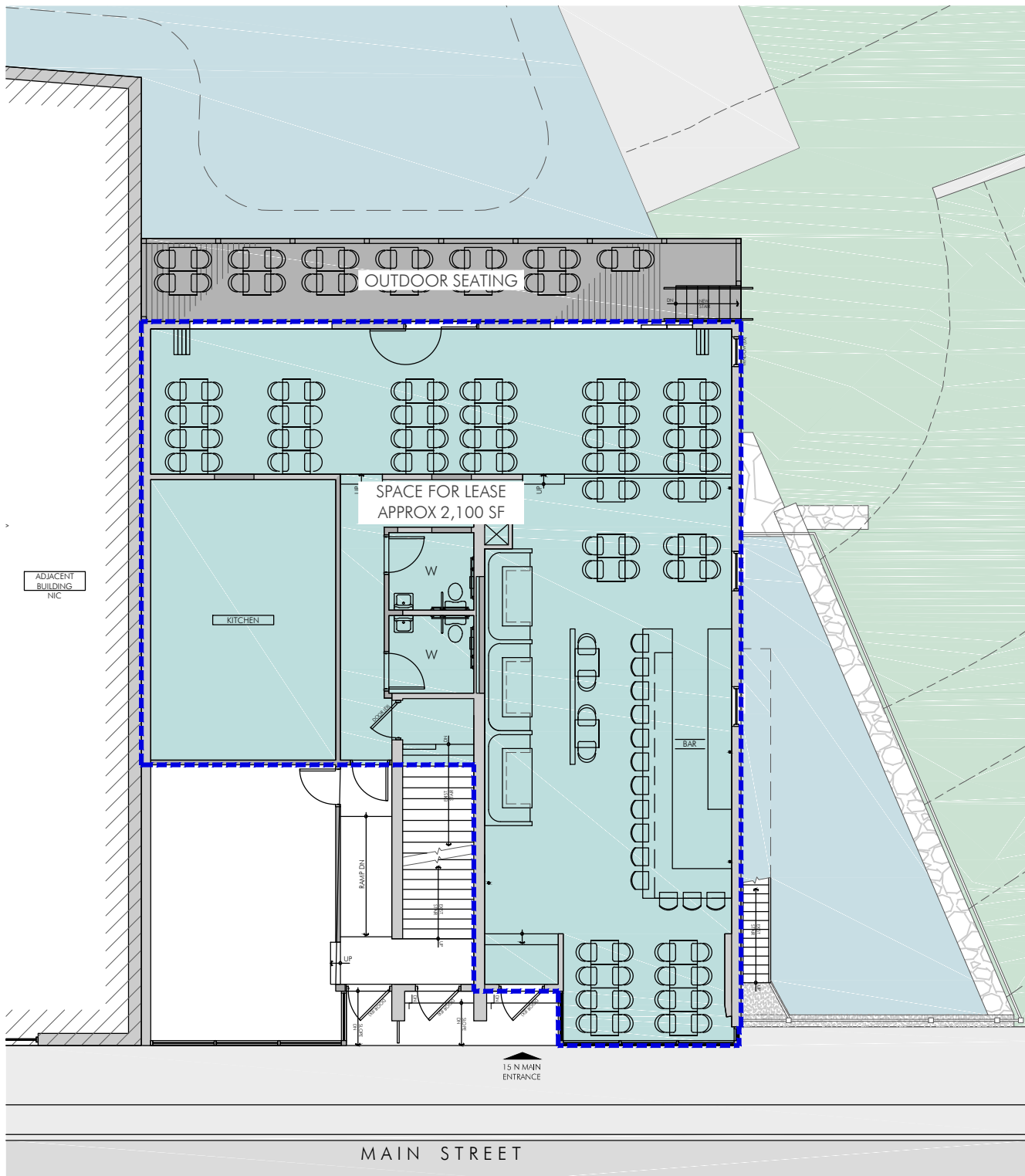
15-19 MAIN ST | SPRINGFIELD | VT



LOCATION



FOR LEASE



COMMERCIAL SPACE
+/- 2,100 SF

OUTDOOR SPACE
+/- 120 SF

BASEMENT STORAGE
+/- 500 SF

FOR LEASE

15-19 MAIN ST | SPRINGFIELD | VT

15 MAIN STREET - SPRINGFIELD VT					10/15/2024
LEASE OPTIONS - OVERVIEW					
		OPTION A	OPTION B	OPTION C	NOTES
Space Available - Dec 30th 2025					
Lease type		Triple Net / Modified	Triple Net	Triple Net	negoti able - provi de LOI
Area					
Ground Floor Restaurant Area		approx 2100 SF	approx 2100 SF	approx 2100 SF	
Basement (storage area)		approx 500 SF	approx 500 SF	approx 400 SF	no charge - included in base rent
Exteri or Seating area (deck)		approx 120SF	approx 120SF	approx 120SF	no charge - included in base rent - egress stair TBD
Utilities and fees					
Electrical outlets and Heating and cooling		tenant	tenant	tenant	negoti able - provi de LOI
Water and Sewer - for tenant space only		tenant	tenant	tenant	negoti able - provi de LOI
Taxes - for tenant space only		landlord	tenant	tenant	negoti able - provi de LOI
Propane		tenant	tenant	tenant	negoti able - provi de LOI
Trash pickup		tenant	tenant	tenant	private carting - cold room in kitchen
Tenant Insurance		tenant	tenant	tenant	
Boiler Oil (Heat)		tenant	tenant	tenant	
Permitting					
Tenant fit-out permit - fee by tenant		landlord	tenant	tenant	Tenant to provide permit ready Permit Drawings
Health dept/liquor license		tenant	tenant	tenant	
Cost per SF / Annually		\$16/per sf	\$12/per sf	\$9/per sf	no charge for basement storage or deck
Monthly Payments first year		\$ 2,800.00	\$ 2,100.00	\$ 1,575.00	
Annual Costs - 4 % increase per year					
Year 1 - Annual		\$ 33,600.00	\$ 25,200.00	\$ 18,900.00	
Year 2 - Annual		\$ 34,944.00	\$ 26,208.00	\$ 19,656.00	
Year 3 - Annual		\$ 36,341.76	\$ 27,256.32	\$ 20,442.24	
Year 4 - Annual		\$ 37,795.43	\$ 28,346.57	\$ 21,259.93	
Year 5 - Annual		\$ 39,307.25	\$ 29,480.44	\$ 22,110.33	
		\$ 181,988.44	\$ 136,491.33	\$ 102,368.50	
Free Rent - from date of signed lease		3 months	1 months	none	
Lease terms		5 years	5 years	5 years	7 or 10 years is available - provide LOI

LANDLORD WORK				
	OPTION A	OPTION B	OPTION C	NOTES
This chart is designed to provide an overview only - actual Landlord work letter will be provided				
Wall Construction				
Tenant walls - framing and sheetrock	landlord	landlord	landlord	
Interior partitions (kitchen etc..) - sheetrock	landlord	landlord	tenant	tenant to provide FSand architectural drawings
Restroom walls - framing and sheetrock	landlord	landlord	tenant	tenant to provide FSand architectural drawings
Floor Construction				
Subfloor	landlord	landlord	landlord	
Floor finish and Base	\$5 per SF / TI	tenant	tenant	tenant to provide FSand architectural drawings
Ceiling Construction				
Patron Area - sheetrock	landlord	landlord	tenant	
Commercial Kitchen - ACT grid and tile	landlord	landlord	tenant	
Basement Storage	tenant	tenant	tenant	
Restrooms - ACT	landlord	landlord	tenant	
Paint				
ceiling and walls	\$5K/ TI	tenant	tenant	
ADA/ANSI Restrooms				
ada grab bars	landlord	landlord	landlord	
fixtures	landlord	tenant	tenant	
paint , tiles, and finishes	landlord	tenant	tenant	
outlets and lighting fixture	landlord	tenant	tenant	
Bedrical				
Convenience Outlets	landlord	tenant	tenant	tenant to provide FSand architectural drawings
Millwork, Fixtures equipment outlets or power	\$4 per SF / TI	tenant	tenant	
400 Amp / 1 phase Panel Box in basement	landlord	landlord	landlord	
(300amps for tenant build out / 100amps for HVAC)				
Bedrical feeds from basement to outlets and fixture	landlord	tenant	tenant	
Lighting Fixtures				
Commercial Kitchen (LED drop in)	landlord	tenant	tenant	
Restrooms	landlord	landlord	tenant	
Basement	landlord	tenant	tenant	
Emergency and exits	landlord	landlord	tenant	
Signage				
Signage permits	landlord	tenant	tenant	
Signage lighting	landlord	tenant	tenant	
Blade Signage (must be approved by LL)	tenant	tenant	tenant	tenant to provide drawings
Foodservice Equipment				
Bar - sinks, refrigeration, dishwashers etc..	tenant	tenant	tenant	tenant to provide FSand architectural drawings
Commercial Kitchen - Hoods, Tables, Snks, Dish W	tenant	tenant	tenant	tenant to provide FSand architectural drawings
Commercial Kitchen - Walkins, refrigeration, etc..	tenant	tenant	tenant	tenant to provide FSand architectural drawings
Millwork				
Bar, Wait stations, backbar,	tenant	tenant	tenant	
FFEs - Furniture, Millwork, Decorative lighting	tenant	tenant	tenant	
Plumbing				
Grease trap	landlord	landlord	tenant	tenant to provide FSand plumbing drawings
floor drains	landlord	tenant	tenant	tenant to provide FSand plumbing drawings
4 inch main to space	landlord	landlord	landlord	tenant to provide FSand plumbing drawings
hot water tank - electrical (not tankless)	landlord	tenant	tenant	tenant to provide FSand plumbing drawings
Plumbing to all food service fixtures	\$8K/ TI	tenant	tenant	tenant to provide FSand architectural drawings
Gas				
Exterior propane tank - 420lbs - limited	landlord	landlord	landlord	Landlord provided tank
Propane to fixtures	\$3K/ TI	tenant	tenant	TI = Tenant Improvement paid by LL
HVAC				
Heat Pump AC units (cassettes or wall consoles)	landlord	landlord	landlord	any additional AC units by tenant
Boiler unit	landlord	landlord	landlord	
Hot water radiators in kitchen and patron space	landlord	tenant	tenant	tenant to provide shop drawings
Propane Heat lamps on deck (if allowable by code)	tenant	tenant	tenant	
Sprinkler				
Sprinkler in drop ceiling commercial kitchen ceiling	landlord	tenant	tenant	tenant to provide sprinkler drawings
Sprinkler to patron space and restrooms	landlord	landlord	tenant	any additional room will require sprinkler heads
Commercial Hood and Ansul				
Commercial hood ANSUL and duct work	tenant	tenant	tenant	tenant to provide FSand architectural drawings
Fire Alarm				
Fire Alarm Panel	landlord	landlord	landlord	
Fire Alarm - pull stations, strobes, detectors	\$7K/ TI	tenant	tenant	tenant to provide shop drawings
Exterior Awning at rear deck	\$8K/ TI	tenant	tenant	tenant to provide shop drawings



REAR RENDERING

CONTACT : NORTH STAR
Pierre Sarrazin

REALTY GROUP
(914) 584 8437

FOR LEASE **15-19 MAIN ST | SPRINGFIELD | VT**