

87 State Street

Montpelier, VT

Marketed by

**AVISON
YOUNG**



GOVERNMENT AUCTION
PROPERTY SUMMARY

This confidential memorandum has been prepared solely for your use in evaluating a potential investment in the Former Montpelier Federal Office Building (the "Property"), located at 87 State Street, Montpelier, Vermont, and is not to be used for any other purpose or disclosed to any third party without the prior written consent of the U.S. General Services Administration (the "Owner") or its representatives, including Avison Young and Carpenter/Robbins Commercial Real Estate, Inc.

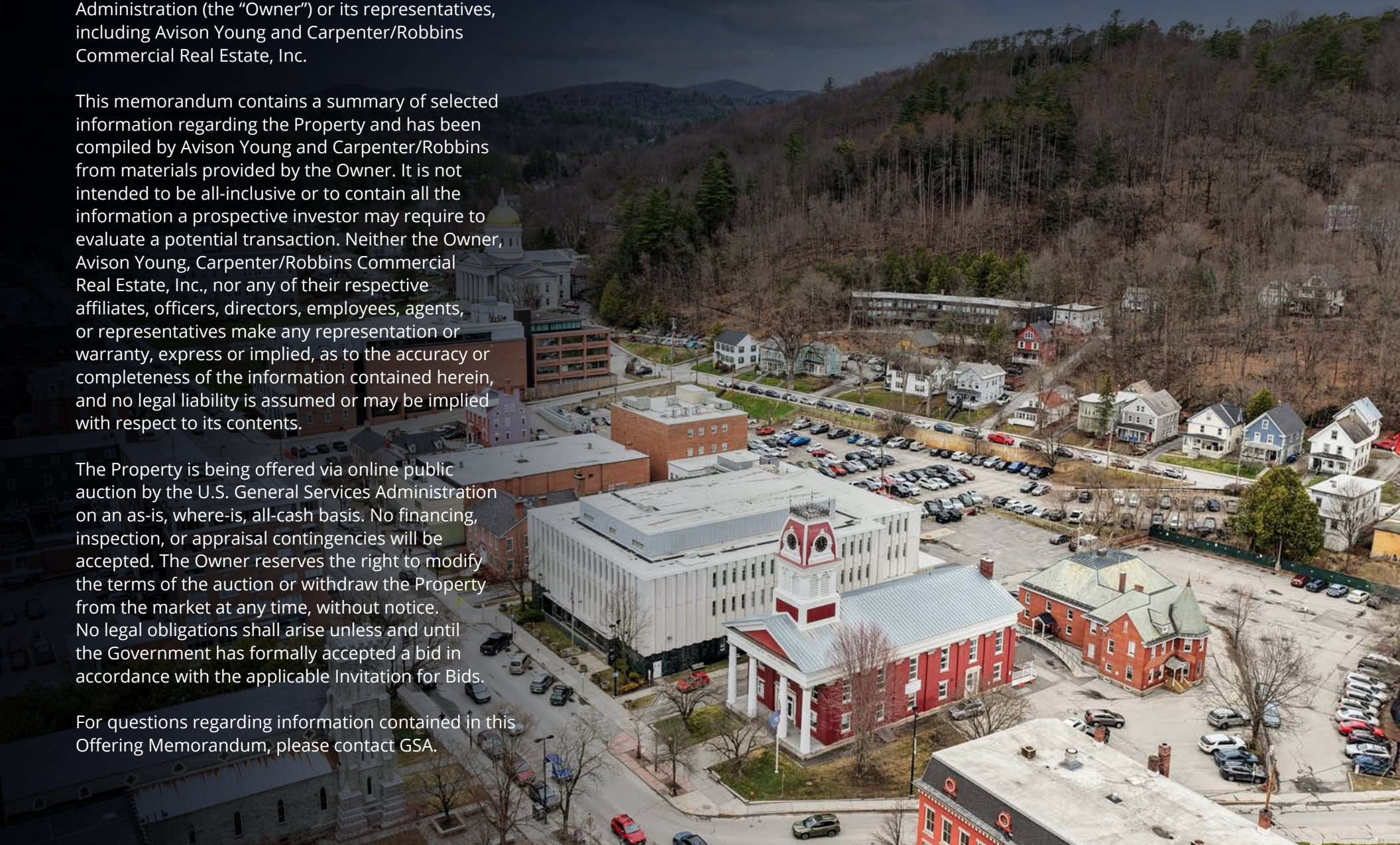
This memorandum contains a summary of selected information regarding the Property and has been compiled by Avison Young and Carpenter/Robbins from materials provided by the Owner. It is not intended to be all-inclusive or to contain all the information a prospective investor may require to evaluate a potential transaction. Neither the Owner, Avison Young, Carpenter/Robbins Commercial Real Estate, Inc., nor any of their respective affiliates, officers, directors, employees, agents, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and no legal liability is assumed or may be implied with respect to its contents.

The Property is being offered via online public auction by the U.S. General Services Administration on an as-is, where-is, all-cash basis. No financing, inspection, or appraisal contingencies will be accepted. The Owner reserves the right to modify the terms of the auction or withdraw the Property from the market at any time, without notice. No legal obligations shall arise unless and until the Government has formally accepted a bid in accordance with the applicable Invitation for Bids.

For questions regarding information contained in this Offering Memorandum, please contact GSA.

Anthony Barbati
617-459-6776
anthony.barbati@gsa.gov

Office of Real Property Disposition
Project Management Office North
617-565-5700



The opportunity

Avison Young and Carpenter/Robbins Commercial Real Estate, Inc., as exclusive marketing agents, are pleased to present for sale the Former Montpelier Federal Office Building, a ±70,000 SF institutional-scale asset situated on a ±1.6-acre site in the heart of Vermont's state capital. Offered by the U.S. General Services Administration via online public auction, 87 State Street represents a rare opportunity to acquire an iconic civic asset in a market where land of this scale, at this address, simply does not come available.

Originally constructed in 1964 as a combined Federal Building, U.S. Post Office, and U.S. Courthouse, the property served as a cornerstone of Montpelier's governmental fabric for nearly six decades. The building pairs an institutional presence and protected historic facade with a remarkably flexible interior, 22-foot first-floor ceiling heights, an open column grid throughout all three floors, 8 rear loading dock bays, and 10.5-foot ceiling heights on the upper levels, creating a canvas for event, hospitality, creative office, residential conversion, or mixed-use programming that no new construction in this market can replicate.

The asset enters the market following significant capital investments by GSA to restore major building systems after the July 2023 Winooski River flood. Boilers, chillers, the building automation system, electric panels, and sprinklers have all been repaired or replaced. Environmental documentation is comprehensive and available for buyer review, converting what many buyers assume to be unknowns into underwritten, quantified conditions.

The property's contributing resource status within the Montpelier Historic District is not a constraint, it is a lever. Interior modifications are unrestricted. Exterior changes require local Historic Preservation Commission review, a standard process for rehabilitation projects of this type. Critically, the designation positions the asset as a strong candidate for the Federal Historic Tax Credit, providing a 20% credit on qualified rehabilitation expenditures, a meaningful offset for any buyer pursuing an adaptive reuse strategy.

Downtown Montpelier is a parking-constrained market. The ±1.6-acre site, featuring on-site surface parking and dual frontage along both State Street and Elm Street, is among the most strategically positioned and difficult-to-replicate land positions in the city. Less than a quarter mile from the Vermont State Capitol, the property anchors the intersection of Montpelier's civic and commercial core with a scale and address that will not come to market again.



Property Summary

Address	87 State Street, Montpelier, VT 05602
Property Type	Former Federal Office Building
Building Size	±70,000 SF
Parking	Onsite, 86 Spaces
Stories	3 Above Grade + Full Basement
Site Area	±1.6 Acres
Year Built	1964
Construction	Steel Frame on Concrete Foundation
First Floor Ceilings	22 Feet
Upper Floor Ceilings	10.5 Feet
Loading	8 Rear Dock Bays

Investment highlights



LOCATION



Vermont's rarest downtown land position

- ±1.6 Acres
- Dual street frontage
- Parking-constrained market



Steps from the Vermont State Capitol

- <0.25 Miles from state capitol
- state & elm street access
- institutional adjacency



OWNER INVESTMENTS AND CREDITS



Ability to unlock a powerful tax credit stack

- 20% Federal historic tax credit
- Interior modifications unrestricted

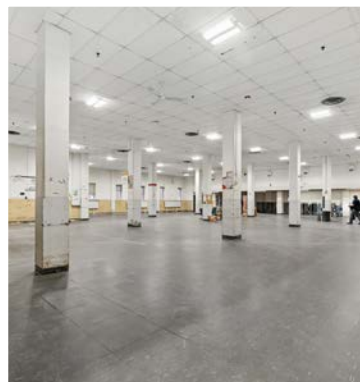


De-risked by the seller

- Significant capital investments by GSA
- Grantor warrants all remedial action necessary to protect human health and the environment
- Systems restored



BUILDING INFRASTRUCTURE



Floor plates built for conversion

- 22' First-floor ceilings
- Open column grid
- 8 Rear loading docks

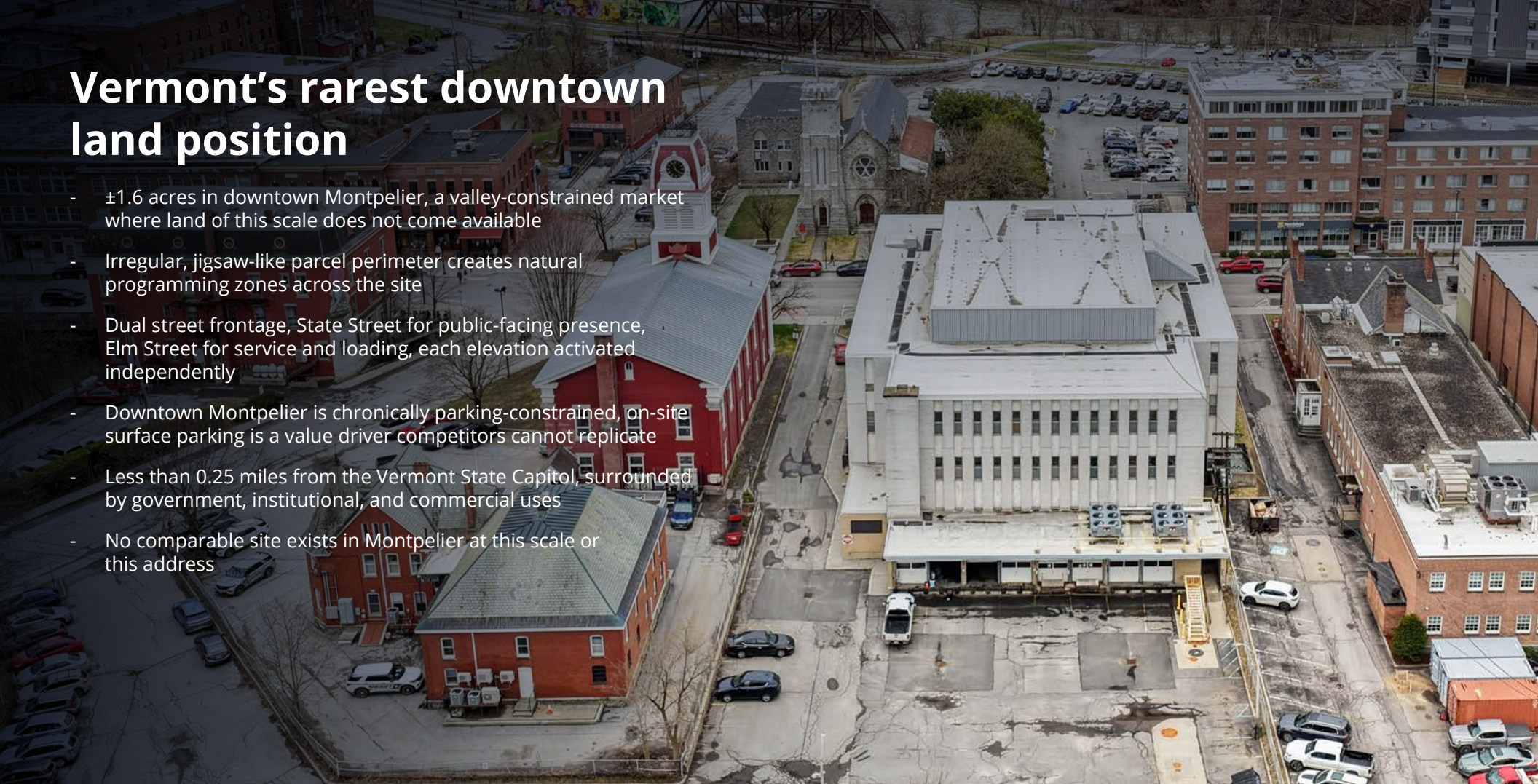


Infrastructure ready

- City District heat
- Green Mountain Power
- Public water & sewer

Vermont's rarest downtown land position

- ±1.6 acres in downtown Montpelier, a valley-constrained market where land of this scale does not come available
- Irregular, jigsaw-like parcel perimeter creates natural programming zones across the site
- Dual street frontage, State Street for public-facing presence, Elm Street for service and loading, each elevation activated independently
- Downtown Montpelier is chronically parking-constrained, on-site surface parking is a value driver competitors cannot replicate
- Less than 0.25 miles from the Vermont State Capitol, surrounded by government, institutional, and commercial uses
- No comparable site exists in Montpelier at this scale or this address



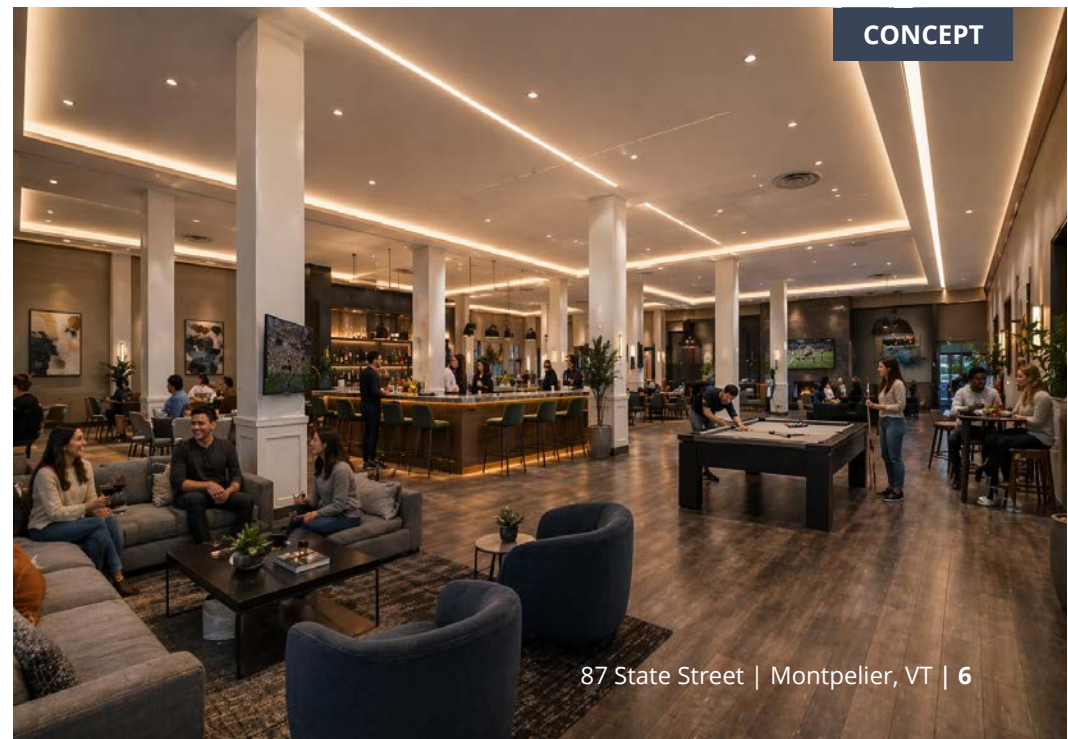
Floor plates built for conversion

- ±70,000 SF across three above-grade floors plus a full basement, approximately 17,500 SF per floor
- Steel frame on concrete foundation, structurally sound
- First floor, 22-foot ceiling heights, supports event, hospitality, food hall, brewery, gallery, or creative retail programming
- 8 rear-facing loading dock bays along Elm Street, purpose-built logistics infrastructure already in place
- Open column grid on all three floors, no interior load-bearing walls, true blank slate for conversion
- Second and third floors, 10.5-foot ceiling heights, above the threshold most multifamily developers target for market-rate residential
- Interior modifications fully unrestricted by the historic covenant

CONCEPT



CONCEPT



De-risked by the seller, positioned for unlocked value

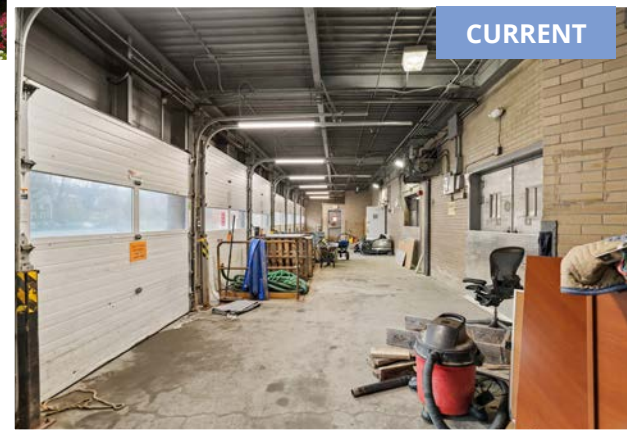
- The asset enters the market following significant capital investments by GSA to restore major building systems
- The Grantor warrants all remedial action necessary to protect human health and the environment
- Contributing resource status positions buyers for the Federal Historic Tax Credit, 20% credit on qualified rehabilitation expenditures
- Vermont state historic rehabilitation tax credit may stack with the federal program depending on project structure



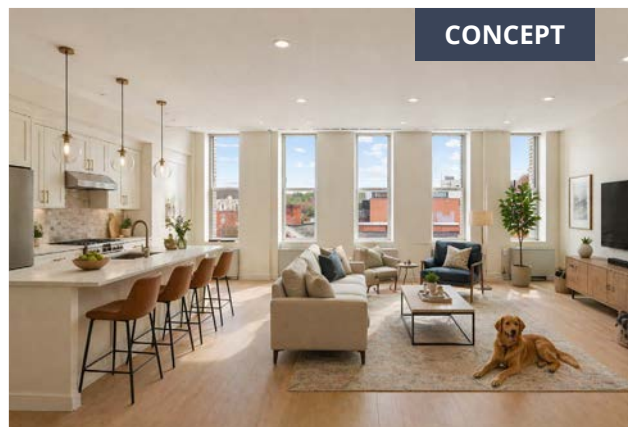
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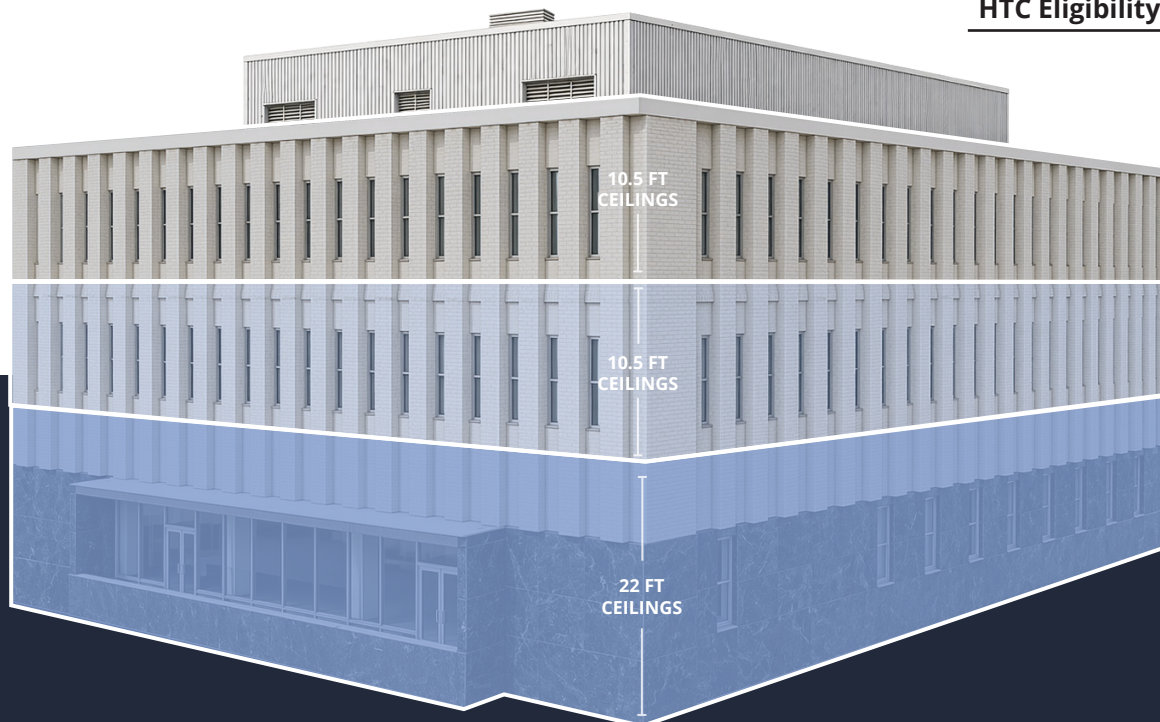


CONCEPT

Property description

Property Summary	
Address	87 State Street, Montpelier, VT 05602
Property Name	Former Montpelier Federal Office Building
City, State	Montpelier, VT
Year Built	1964
Rentable Area	±70,000 SF
Stories	3 Above Grade + Basement
Number of Buildings	1
Parking	Onsite, 86 Spaces
Type	Former Federal Office
Acreage	±1.6 Acres
Parcel ID	148-087000

BUILDING SPECIFICATIONS	
Building Height	3 Stories + Basement
First Floor Ceilings	22 Feet
Second/Third Ceilings	10.5 Feet
Basement Ceilings	9 Feet/16 Feet Boiler Room
Loading Docks	8 Rear-Facing Bays, Elm Street Elevation
Building Structure	Steel Frame on Concrete Foundation
Elevator	Present, Currently Non-Operational
Diesel Generator	Present, Currently Non-Operational
Electric	Green Mountain Power
Water & Sewer	City of Montpelier
District Heat	City of Montpelier
Boiler	Oil-Fired, Operational
Sprinklers	Fully Operational, Repaired Post-Flood
Historic Status	Contributing Resource, Montpelier Historic District
HTC Eligibility	20% Federal Historic Tax Credit



Montpelier, VT | The Capital City

The City

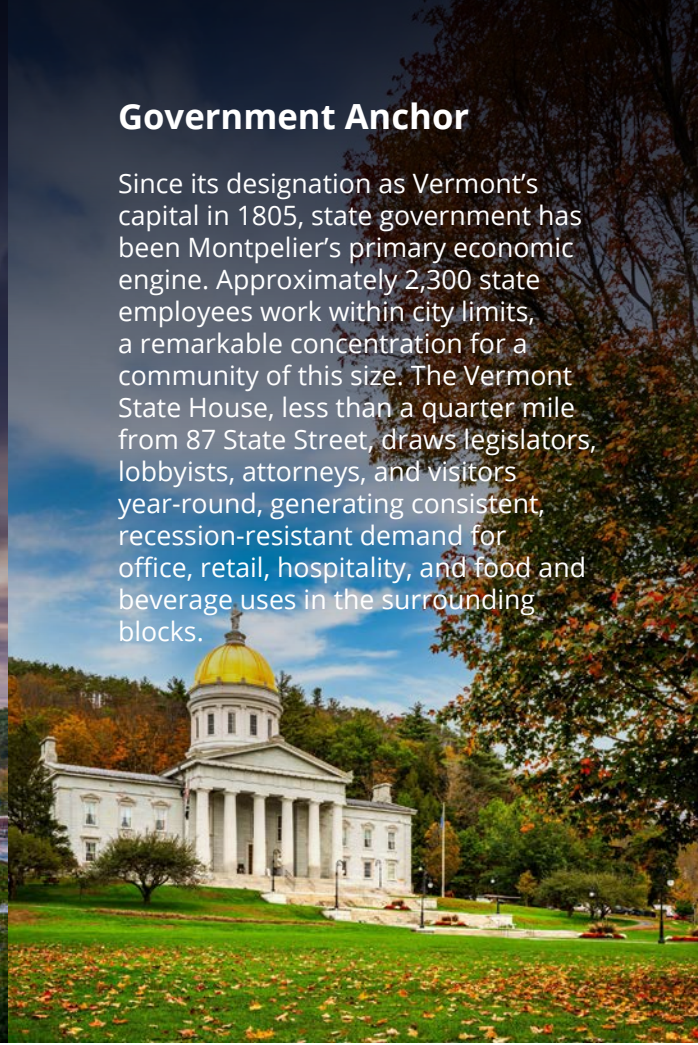
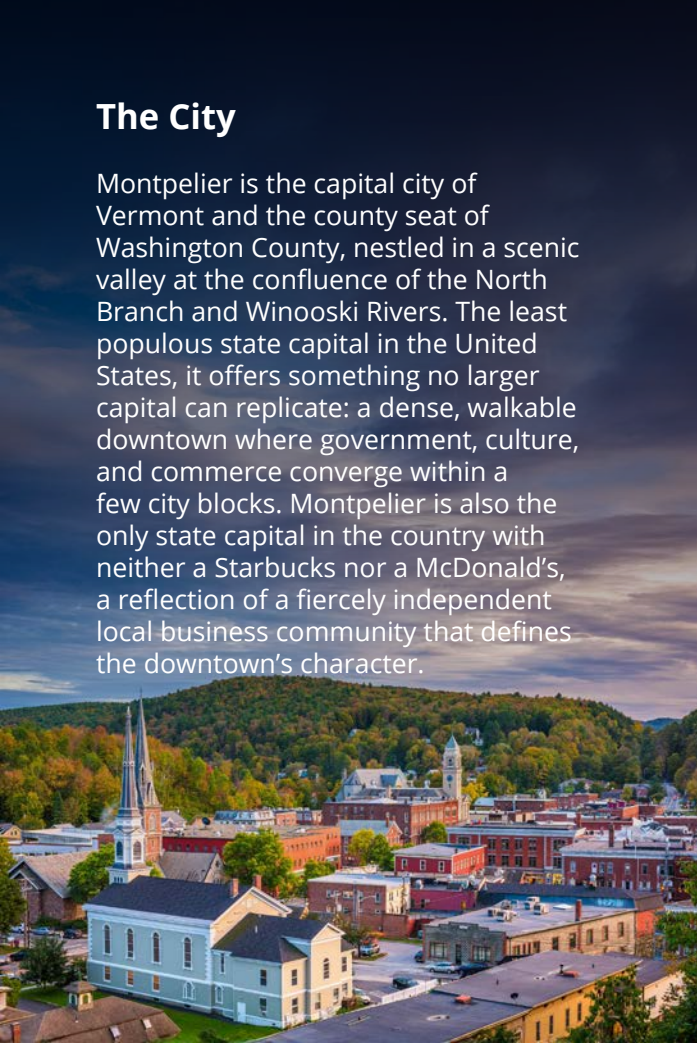
Montpelier is the capital city of Vermont and the county seat of Washington County, nestled in a scenic valley at the confluence of the North Branch and Winooski Rivers. The least populous state capital in the United States, it offers something no larger capital can replicate: a dense, walkable downtown where government, culture, and commerce converge within a few city blocks. Montpelier is also the only state capital in the country with neither a Starbucks nor a McDonald's, a reflection of a fiercely independent local business community that defines the downtown's character.

Government Anchor

Since its designation as Vermont's capital in 1805, state government has been Montpelier's primary economic engine. Approximately 2,300 state employees work within city limits, a remarkable concentration for a community of this size. The Vermont State House, less than a quarter mile from 87 State Street, draws legislators, lobbyists, attorneys, and visitors year-round, generating consistent, recession-resistant demand for office, retail, hospitality, and food and beverage uses in the surrounding blocks.

Tourism and Culture

Vermont welcomed 16 million visitors in 2024, generating a record \$4.2 billion in spending. Montpelier captures year-round activity as the state capital and gateway to Central Vermont's outdoor recreation economy, including Sugarbush and Mad River Glen. The Green Mountain Film Festival, Vermont History Museum, and Vermont College of Fine Arts add a cultural programming layer that draws visitors well beyond the government circuit.



2,300

State employees within city limits



~21,000

Daytime population, more than double the residential base



\$4.2 billion

Vermont visitor spending in 2024



16 million

Visitors to Vermont in 2024

Accessibility

87 State Street sits at the intersection of Vermont's two primary interstate corridors, with direct access to I-89 connecting the city to Burlington to the northwest and the broader New England market to the southeast.

Burlington, VT, 40 miles, 45 minutes

Montreal, QC, 2 hours

Hartford, CT, 2.5 hours

Portland, ME, 2.5 hours

Boston, MA, 3 hours

New York City, NY, 4.5 hours

By Air

Burlington International Airport, located approximately 40 miles west of Montpelier, offers direct service to major East Coast and Midwest destinations including New York, Philadelphia, Washington DC, Chicago, and Newark.

By Rail

Amtrak's Vermonter and Montrealer routes serve the region, connecting Montpelier to New York Penn Station and Washington Union Station.



Market demographics



18,441

Daytime population vs. 12,163 residents



\$90,733

Median household income, 2025



\$112,612

Average household income, 2025



60.9%

Hold a bachelor's degree or higher



2.4%

Unemployment rate



77.4%

White collar workforce

Population

Montpelier's residential population of 12,163 tells only part of the demand story. The ZIP code draws 13,146 workers into the city each day, pushing the daytime population to 18,441, a figure 51% larger than the residential base. For any retail, hospitality, event, or food and beverage operator evaluating 87 State Street, this worker concentration represents the primary demand driver, generating consistent weekday foot traffic that the residential population alone would not support.

Income

Household incomes are strong for a market of this size. The median household income is \$90,733 and the average is \$112,612, with over 60% of households earning \$75,000 or more. Per capita income stands at \$52,503. Incomes are projected to grow, with the median household income expected to reach \$102,926 by 2030.

Workforce & Education

Montpelier's workforce is among the most educated and professionally concentrated in New England. Over 60% of residents hold a bachelor's degree or higher, and 77% are employed in white collar occupations. The unemployment rate sits at just 2.4%, reflecting a tight, stable labor market. The city's top Tapestry segment is City Greens, characterized by educated professionals with high homeownership rates and above-average incomes.

Residential Demand

The housing stock is old and supply is severely constrained. Thirty-five percent of units were built before 1939, and the median year built is 1963. The median home value is \$386,997, with 68% of owner-occupied units valued above \$300,000. Only 18 rental units are currently listed for rent across the entire ZIP code, a near-zero vacancy condition that underscores unmet residential demand. Total renter-occupied units number just 1,835, with a median gross rent of \$1,176 and the largest rent concentration in the \$1,250 to \$1,499 range.

Sale Process

Offering Summary

87 State Street is being offered for sale by the U.S. General Services Administration via online public auction through the GSA Real Estate Sales platform at realestatesales.gov. The Property is offered on a strictly as-is, where-is, all-cash basis with no contingencies of any kind.

Sale Structure

Seller: U.S. General Services Administration

Sale Method: Online Public Auction

Auction Platform: realestatesales.gov

Case Number: VT-1182-AA

Sale Number: 126VT118201

Auction Type: Reserve Auction

Sale Basis: AS-IS, WHERE-IS, All Cash

Financing Contingency: Not Permitted

Inspection Contingency: Not Permitted

Appraisal Contingency: Not Permitted

Closing Timeline: Within 60 Days of Government Acceptance

Broker Co-Op: Not Offered

Deposit Requirements

A refundable deposit is required with the initial bid. The winning bidder will be required to submit a 10% non-refundable deposit upon Government acceptance of the high bid. Specific deposit amounts and wire instructions will be detailed in the Invitation for Bids available on the auction platform.

Due Diligence

Buyers are strongly encouraged to complete all due diligence prior to bidding. Environmental information includes a Phase I ESA and other environmental reports pertaining to the condition of the Property. Site inspection windows will be coordinated through the GSA auction platform for registered bidders only. No contingencies will be accepted following bid submission under any circumstances,

Property Inspections

Inspection will be available for registered bidders, by appointment only. GSA will post inspection opportunities on the auction website. To schedule inspections contact: Anthony Barbati, 617-459-6776, anthony.barbati@gsa.gov or Office of Real Property Disposition – Project Management Office North: 617-565-5700

How to Bid

1. Register at realestatesales.gov
2. Review the Invitation for Bids and all available due diligence materials
3. Complete site inspection during available inspection windows
4. Submit bid with required deposit through the auction platform prior to the auction close date

