

Champlain Mill Winooski, VT

Loft Style Offices And Retail FOR LEASE

The Champlain Mill is BACK and Revitalized!



Building: 150,000 SF of office, restaurant & retail space

Available Space: Suites on 5 Levels
Sizes range from 500SF –100,000SF
RESTAURANT SPACE on First Level!!
5,000-7,500 SF of prime space

Lease Rates: Level 1: \$7-9/SF NNN plus electric
Levels 2 –5: \$11-14/SF NNN plus electric
NNN (estimated at \$4.60/SF)

Parking: 920 car parking garage within walking distance
and ample street parking

Comments:
Great downtown location, less than 1 mile away from Fletcher
Allen Health Care, UVM, and St Michael's College.
High ceilings, exposed beams, large windows, and river rapids!
Join Champlain College, Physicians Computer Company, New
Breed Marketing, The Coaching Center and many others!

Neighborhood Statistics:
Keen's Crossing: 213 Units, Nearly full!

Spinner Place: 320 beds leased!
The Cascades—80 units Condominium
project Phase 1

VSAC: 350 Employees!

Community College of Vermont is
Expecting 2,000 students by 2010



Donahue & Associates

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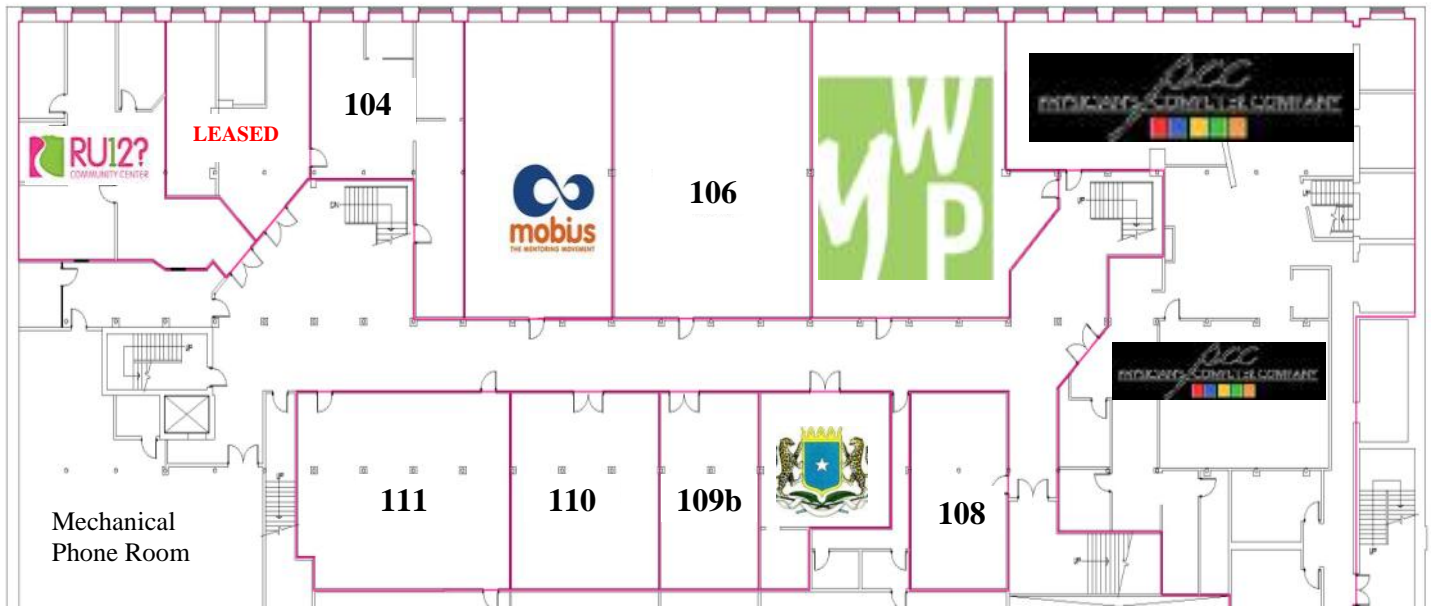
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Champlain Mill

Winooski, VT

Rentable Space
Floor 1

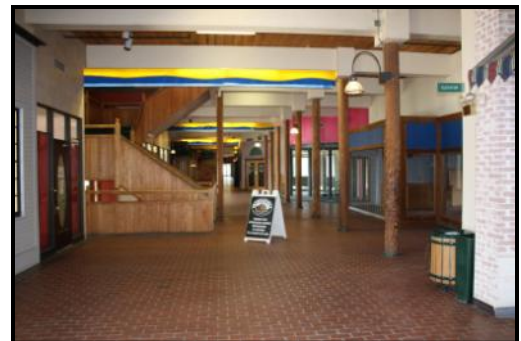


Suite	Sq. Ft.	\$/Sq. Ft.		Suite	Sq. Ft.	\$/Sq. Ft.	
102	1612 SF	\$9/SF	Leased!	108	755 SF	\$7/SF	
103	1048 SF	\$9/SF	Leased!	109 a	819 SF	\$7/SF	Leased!
104	1081 SF	\$9/SF		109 b	771 SF	\$7/SF	
105	1251 SF	\$9/SF	Leased!	110	1150 SF	\$7/SF	
106	1770 SF	\$9/SF		111	1630 SF	\$7/SF	
107	2341 SF	\$9/SF	Leased!				

Prices are NNN est. \$4.60/SF



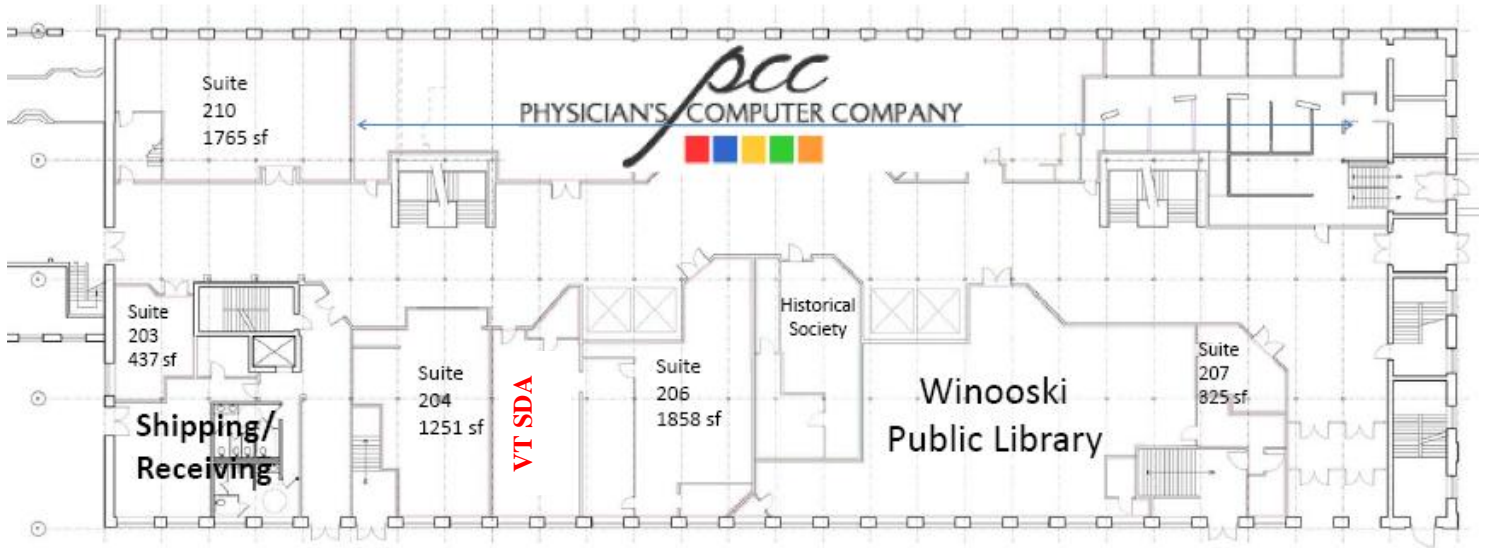
Floor 1



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Rentable Space
Floor 2



Second Floor

Suite	Sq. Ft.	\$/Sq. Ft.		Suite	Sq. Ft.	\$/Sq. Ft.
203	437 SF	\$14/SF		206	1858 SF	\$12/SF
204	1251 SF	\$11/SF		207	325 SF	\$10-\$11/SF
205	952 SF	\$12/SF	Leased!	210	1765 SF	\$14/SF

Prices are NNN est. \$4.60/SF



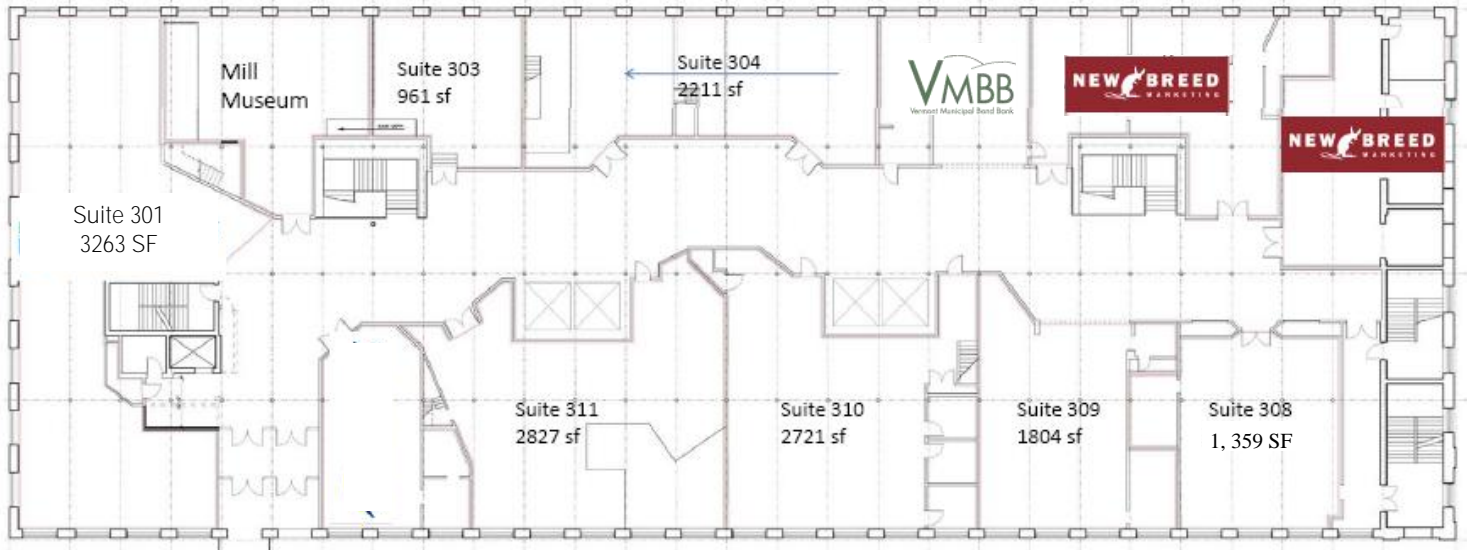
Floor 2



Champlain Mill

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Rentable Space
Floor 3



Third Floor

Suite	Sq. Ft.	\$/Sq. Ft.		Suite	Sq. Ft.	\$/Sq. Ft.
301	3,268 SF	14\$/SF				
303	961 SF	\$14/SF		308	1,359 SF	\$11/SF
304	2211 SF	\$14/SF	Leased!	309	1804 SF	\$11/SF
305	1052 SF	\$13/SF	Leased!	310	2721 SF	\$12/SF
306	1937 SF	\$14/SF		311	2827 SF	\$12/SF

Prices are NNN est. \$4.60/SF

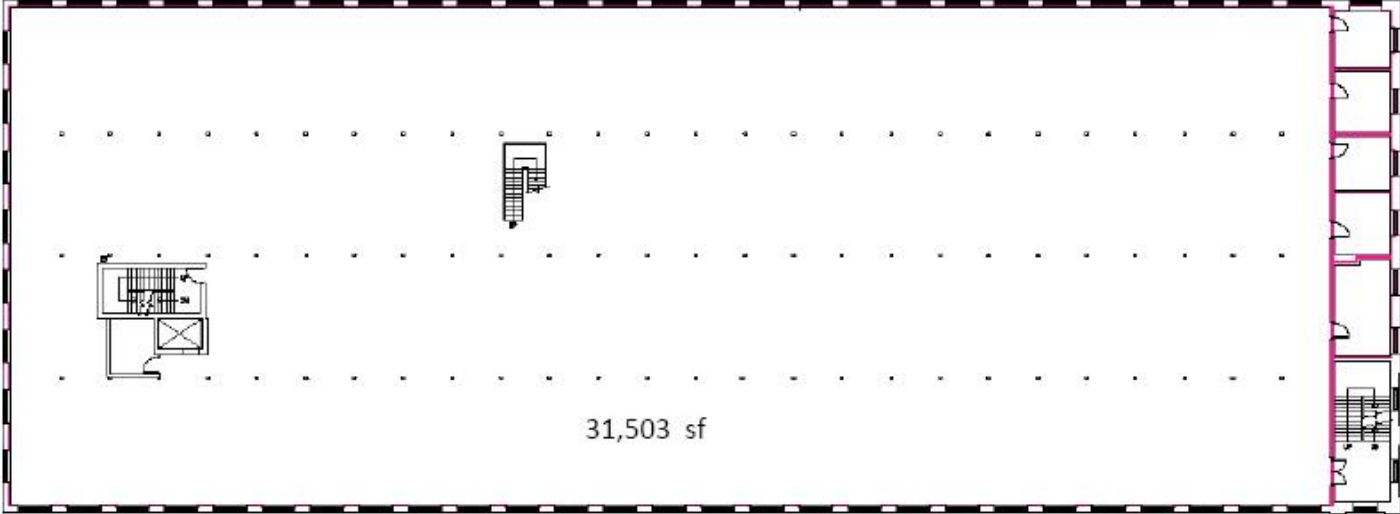


Floor 3

Champlain Mill

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Rentable Space
Floor 4



Fourth Floor

SUITE	Sq Ft	Price
4th Floor	31,503 SF	TBD

Prices are NNN est. \$4.60/SF

BUILD TO SUIT

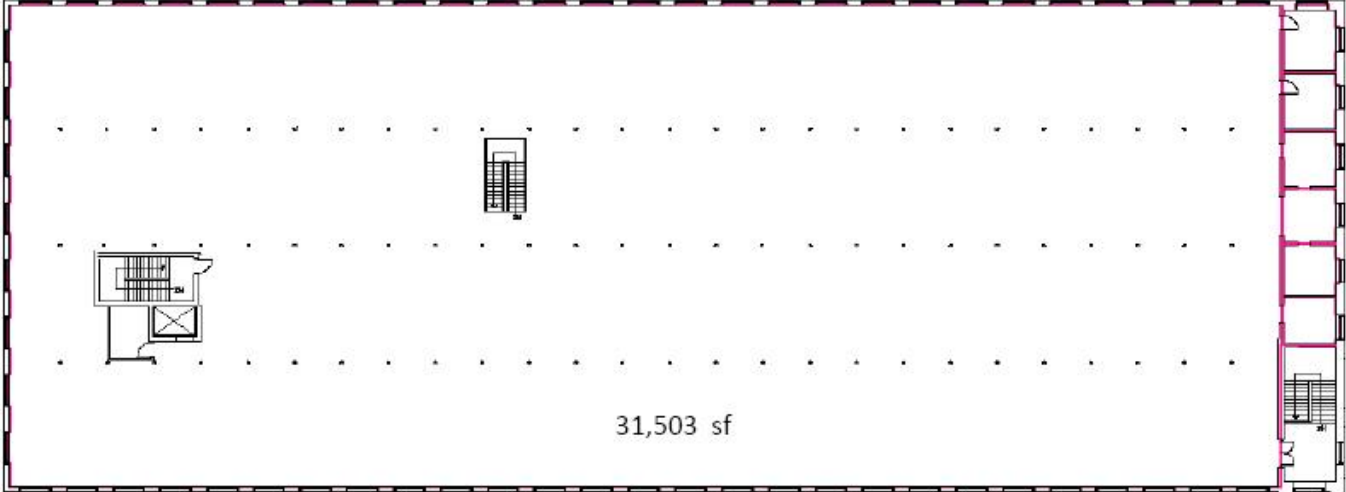


Floor 4

Champlain Mill

Winooski, VT

Rentable Space
Floor 5



Fifth Floor

SUITE	Sq Ft	Price
5th Floor	31,503 SF	TBD

Prices are NNN est. \$4.60/SF

BUILD TO SUIT



Floor 5