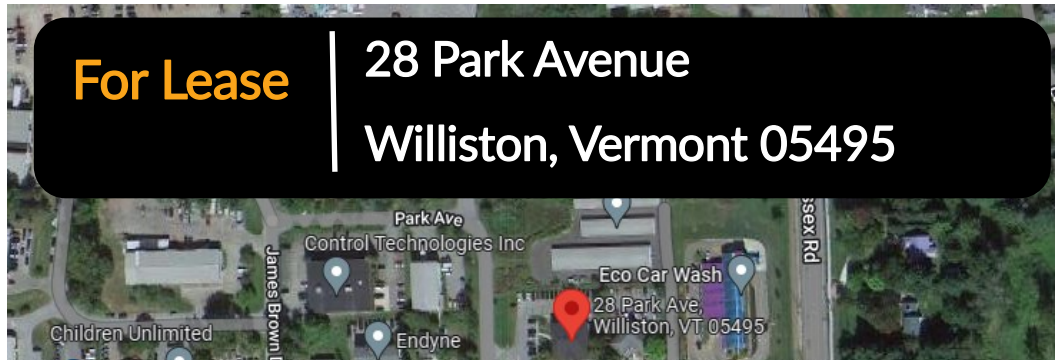




**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

For Lease

**28 Park Avenue
Williston, Vermont 05495**



OVERVIEW

Lease Opportunity—

Freestanding 2 story medical office building. Consisting of 9,248 sf and situated on 1.01 acres. It's currently configured for one tenant but easily can be converted into 4 units consisting of around 2,312 sf each. Ideal for general office, medical, dental, physical therapy, mental health, shared space, or flex space. Plenty of parking with 56 spots and easy access into the building from entrances on 3 sides.

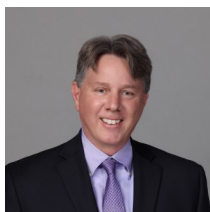
[Link To Floor Plan Visual](#)

Lease Rate—\$12-16.00/SF NNN (est. \$4.75/SF plus utilities)

CONTACT US



Donahue & Associates
(802) 862-6880
www.donahuessociatesvt.com



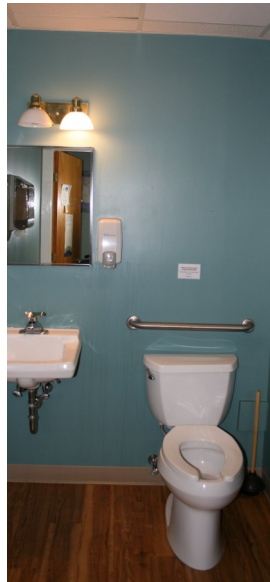
Mike Provost

Email—Mike@donahueassociatesvt.com
Office—(802) 862-6880
www.donahuessociatesvt.com

FIRST FLOOR

FEATURES

- 2 Small Reception Areas and Waiting Room
- 9 Exam Rooms
- 1 Xray Suite
- 1 Lab Area
- 1 Kitchen Area
- 2 Medium Provider/Clinical Areas
- 2 Individual Offices
- 3 Restrooms



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



FOR LEASE

28 Park Avenue

Williston, Vermont 05495

SECOND FLOOR SPACES

FEATURES

- 14 Exam Rooms
- 1 Lab Area
- 2 Large Provider/Clinical Areas
- 3 Individual Offices
- 3 Restrooms (1 with Shower)
- 1 Nurse's Station
- 1 Large Waiting Area & Reception



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EXTERIOR



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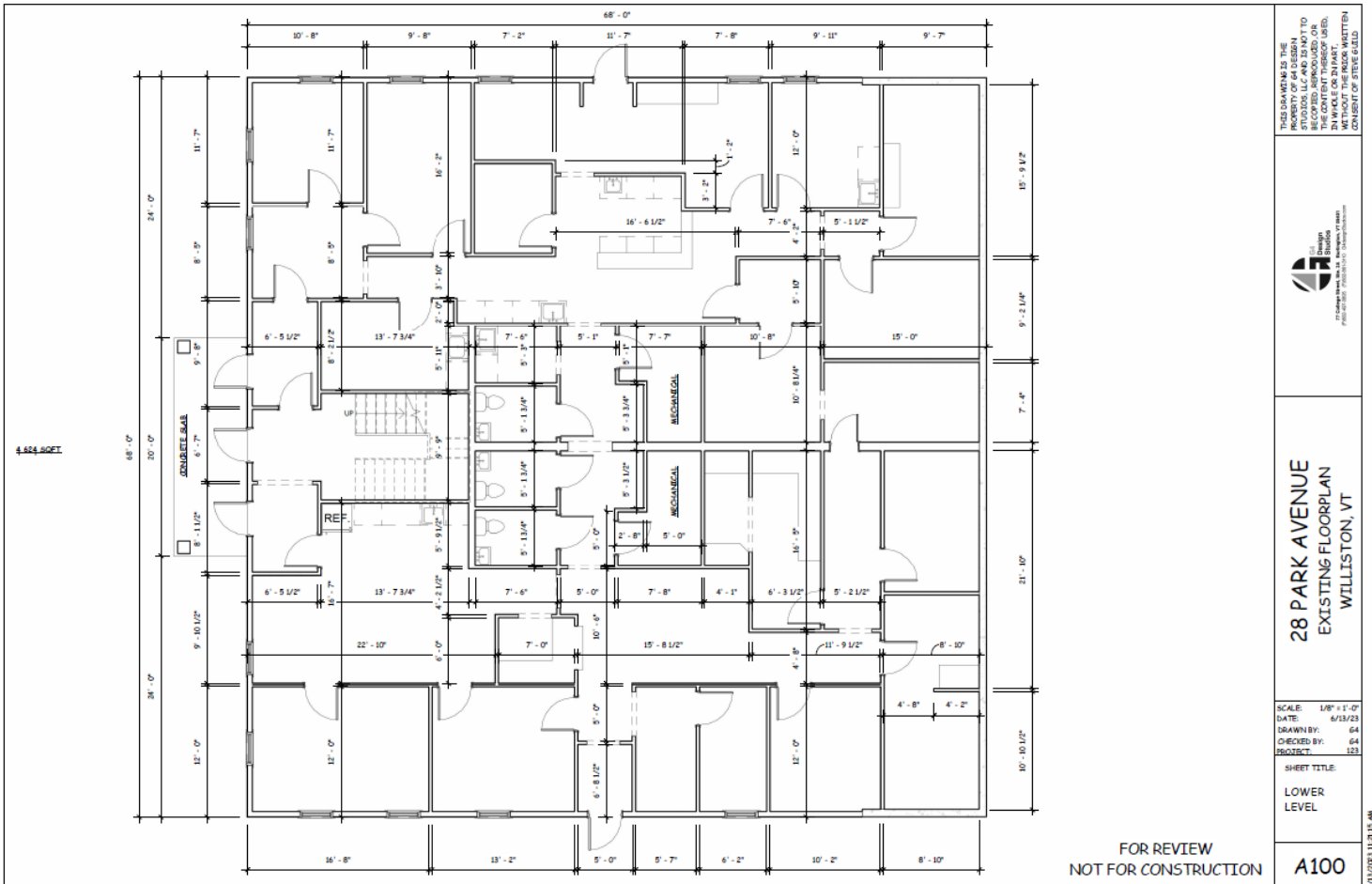
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FOR LEASE

28 Park Avenue

Williston, Vermont 05495

First Floor-Existing Conditions



THIS DRAWING IS THE PROPERTY OF GA DESIGN STUDIO, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF STEVE GUIDI.



GA Design Studio, LLC
177 College Street, Williston, VT 05495
PH: 802.338.1111 FAX: 802.338.1112

28 PARK AVENUE
EXISTING FLOORPLAN
WILLISTON, VT

SCALE: 1/8" = 1'-0"
DATE: 6/15/23
DRAWN BY: SA
CHECKED BY: GA
PROJECT: 123

SHEET TITLE:
LOWER LEVEL

A100

FOR REVIEW
NOT FOR CONSTRUCTION

04/10/2023 11:28:15 AM

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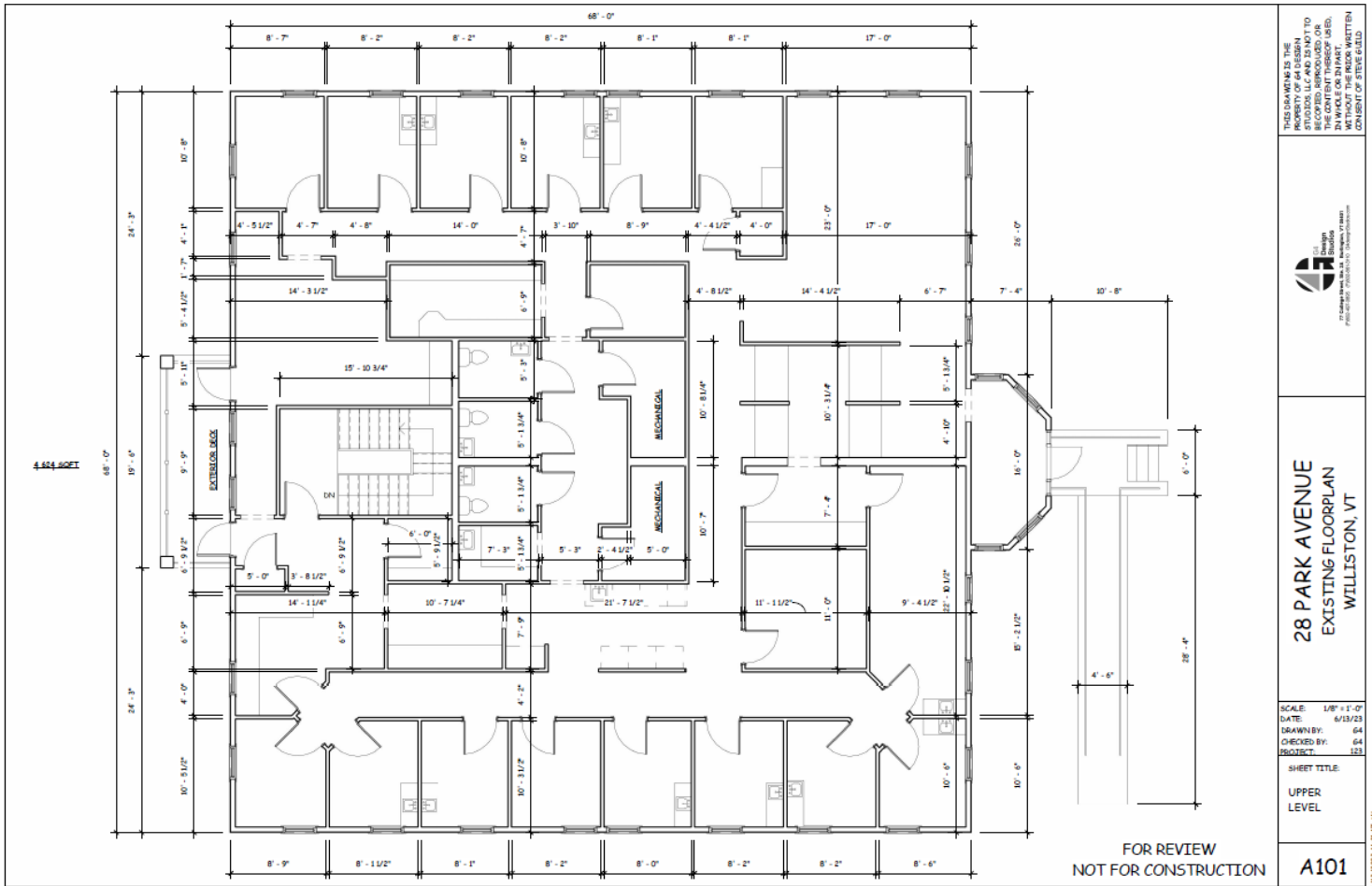
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FOR LEASE

28 Park Avenue

Williston, Vermont 05495

Second Floor-Existing Conditions



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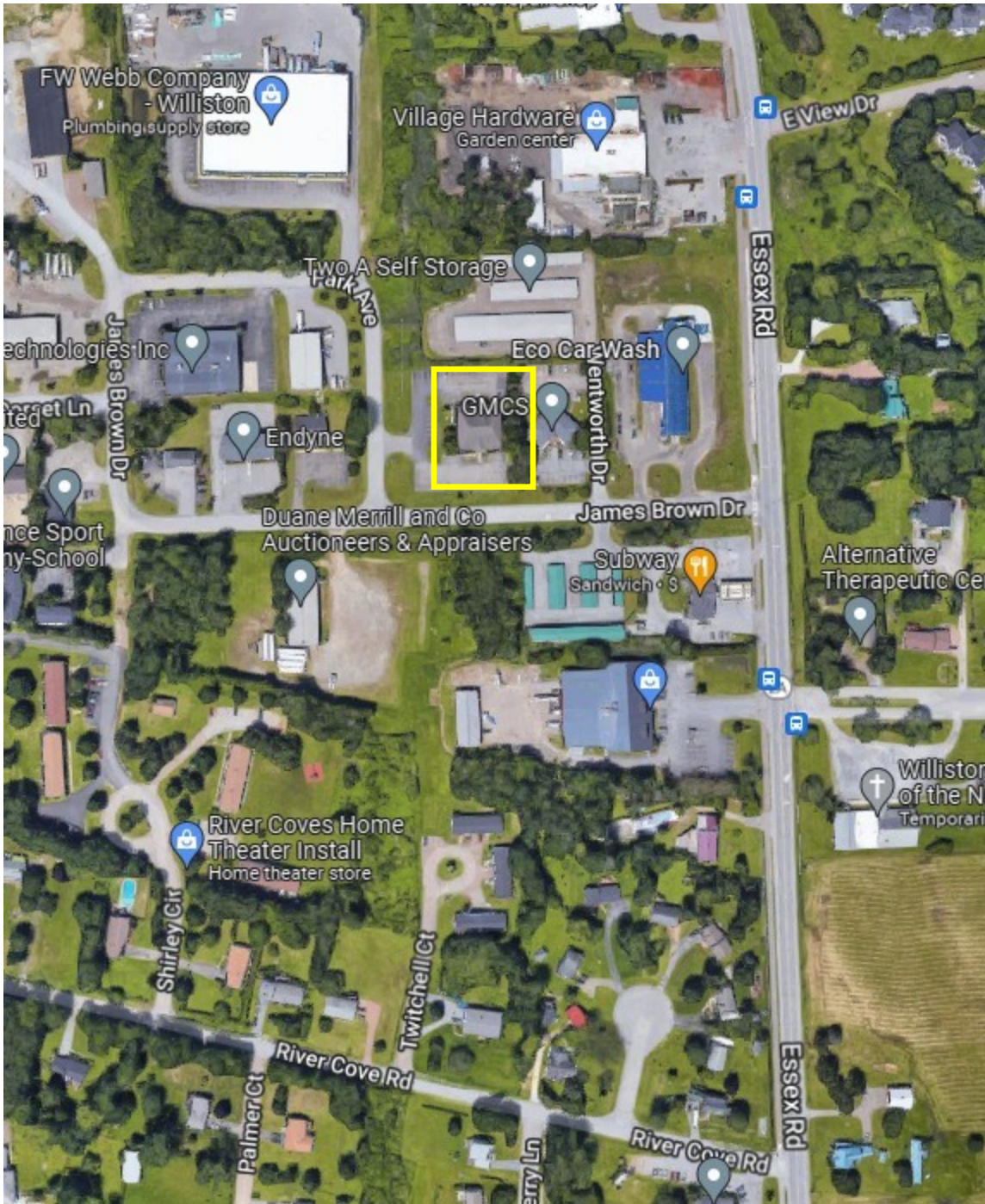


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FOR LEASE

28 Park Avenue Williston, Vermont 05495

AERIAL MAP



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