



**Donahue
& Associates**
COMMERCIAL REAL ESTATE ADVISORS

Office | For Lease

179 South Winooski Ave. | Burlington



Non-Profit Space Available!! Affordable Downtown Office Rents!

Available Space

- Lower Level:** 3,640 SF at \$7.25/SF + utilities
- Second-Level:** 3,046 SF at \$12.00/SF + utilities

Comments:

Large office space in the heart of downtown Burlington!
Lower Level: Offering 7 offices, 3 baths, open area and a large kitchen. Space has direct access to outdoor private break area.

Second-Level: Offers 6 offices, conference space, open area and small kitchenette.

Building Amenities:

- Enjoy a recently renovated space with secure off-street parking and additional parking at an extra cost.
- ADA elevator that accesses all floors.
- Available November 2016.
- Secure off-street parking is available at extra cost.

Zoning: Downtown Transition



Donahue & Associates
131 Church Street, Suite 200
Burlington, Vermont

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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.



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Lower Level: Private outdoor area and interior lower level rooms



Mid-Level: Offices and open classroom concept



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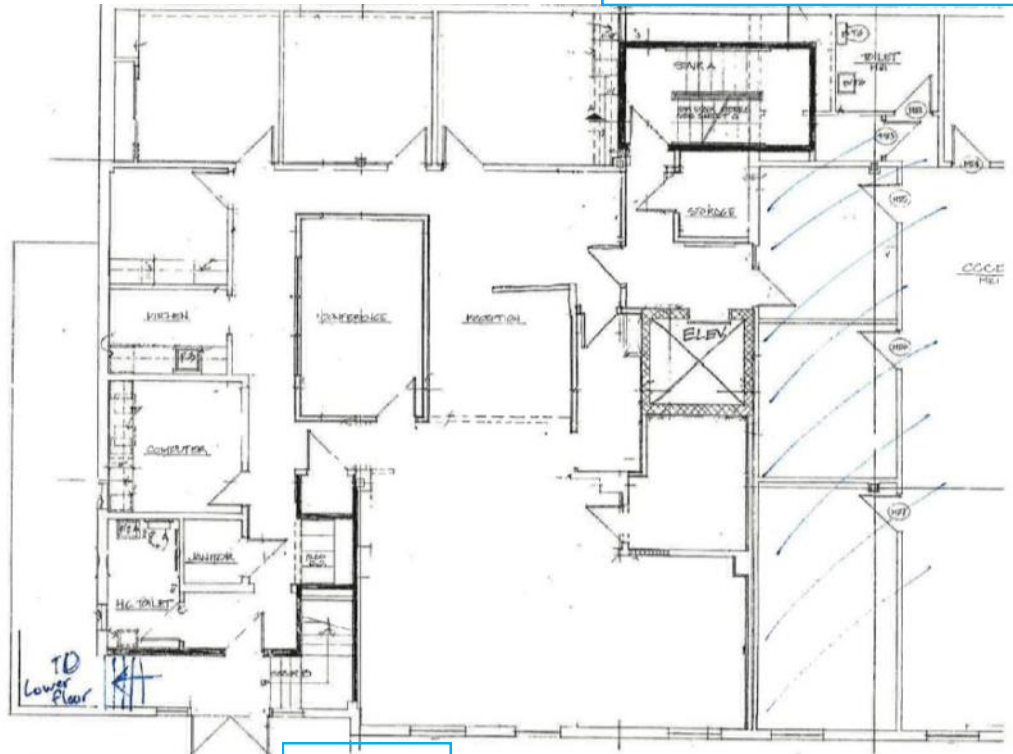


Floor Plans

South Winooski Ave.

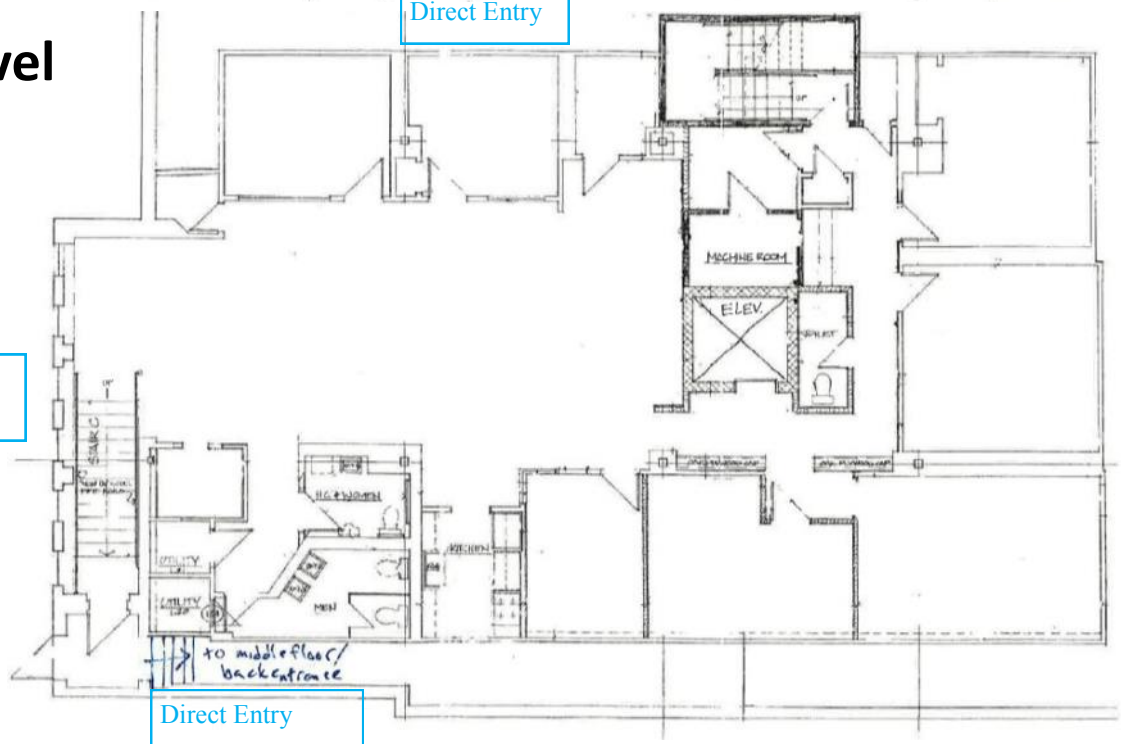
ADA Entry for Mid and Lower Level

Mid-level



King Street

Lower Level



King Street

Private Garden Level
Patio

Direct Entry



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