DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880
www.donahueassociatesvt.com

SUMMARY

Available Suites: 20,000 + SF

Overview: High ceilings, exposed timber beams, great lighting and wonderful views of the Winooski River and downtown Winooski. Great location with on site restaurant, many nearby café's and restaurants and service providers, less than 1 mile from UVM Medical Center, UVM, and St Michael's College. Join Mi9 Retail, Marathon Health, Physician's Computer Company, New Breed Marketing in this vibrant working environment.

Lease Price: $19.00-$20.00/SF Gross plus electric and parking

Parking: Ample covered parking in neighboring garages. Parking to be available at up to 3 per 1,000 leasable space. Additional at $85/month per space per month.

Zoning: Downtown Core Zoning District - approved uses include, but are not limited to, General Office, Medical Office, Retail, Recreation and Entertainment.

CONTACT US

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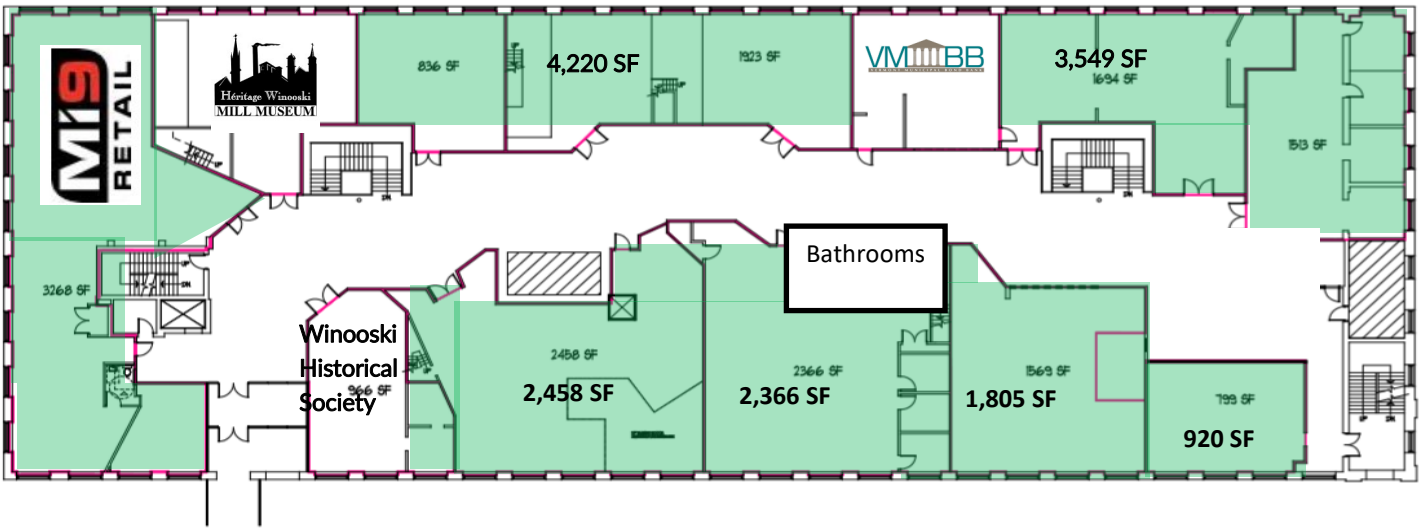
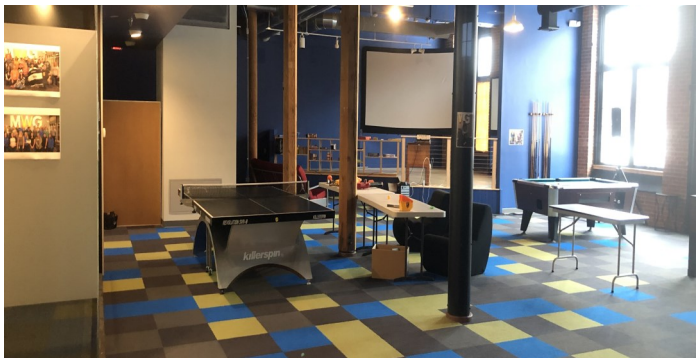
FOR LEASE/ OFFICE SPACE
Champlain Mill, Winooski, VT

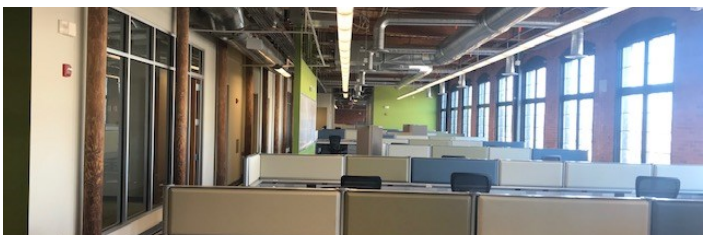
FLOOR PLAN



3rd Floor Suites Descriptions:

- A renovated modern space with the charm of the historic building captured. River views, 3-4 offices, conference room, and generous open floor space. Furnished and ready for a new business to take advantage of this turnkey opportunity.
- Open floor plan with high ceilings and large windows providing plenty of natural light.
- Open floor plan that can be combined to create larger suite or leased on its own.
- Overlooking the Winooski River these spaces newly available, exciting opportunities .





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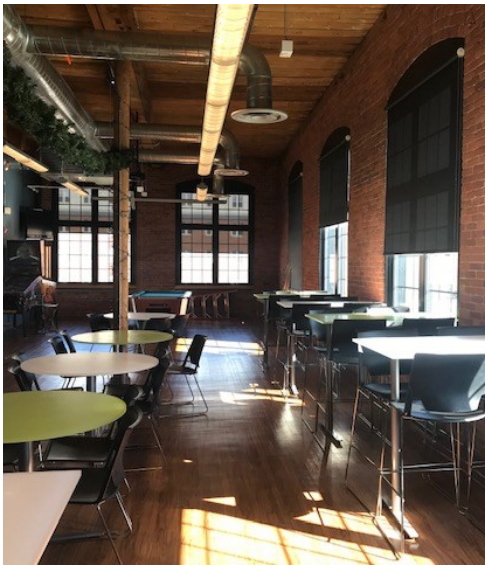
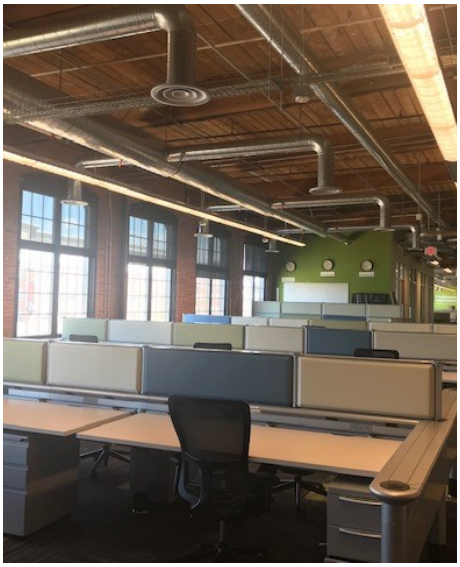
PHOTOS





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