



DONAHUE
ASSOCIATES

COMMERCIAL REAL ESTATE ADVISORS

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www.donahueassociatesvt.com



Now Available

3,200—30,000 SF

- River Views
- Exposed Brick



FOR LEASE
OFFICE SUITES

Champlain Mill—20 Winooski Falls Way
Winooski, Vermont 05404



SUMMARY

Available Suites:

Third Floor: 2,300 - 20,000 +/- SF

Fourth Floor: 10,000-30,000 +/- 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:

Third Floor: \$17/SF NNN plus utilities and parking

Fourth Floor: \$18/SF NNN plus utilities and parking

Parking: Ample covered parking in neighboring garages. Parking to be available at up to 3 per 1,000 leasable space. Additional at \$90/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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Steve Donahue

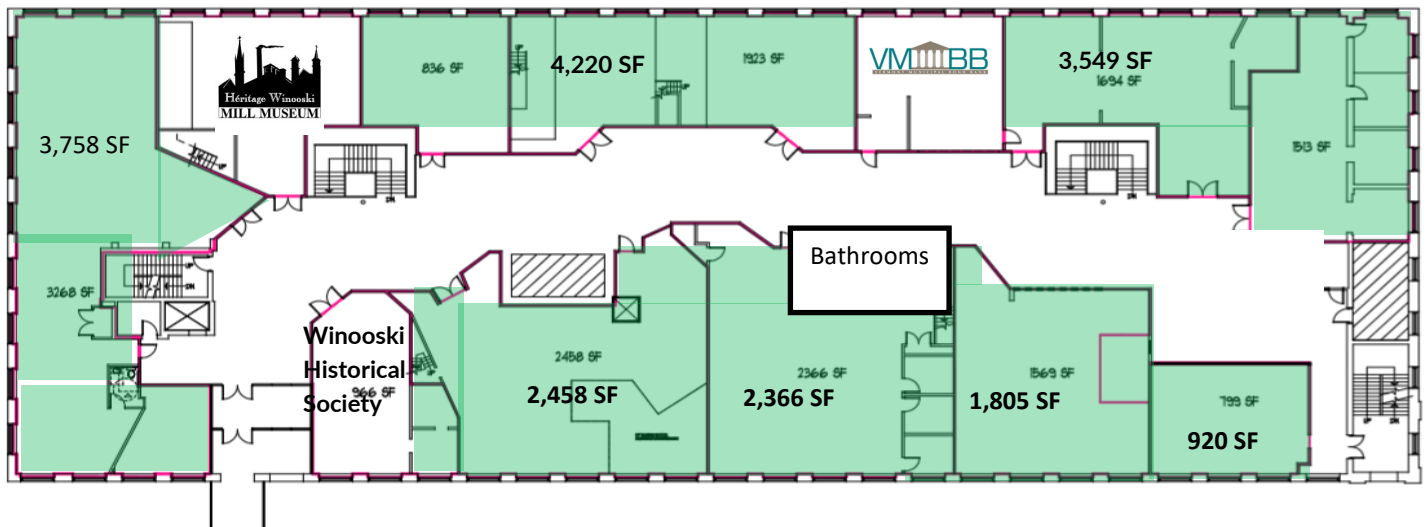
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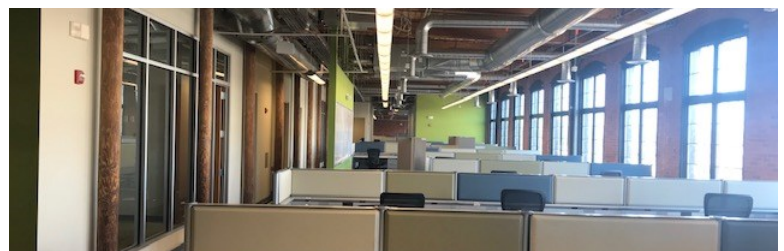
FOR LEASE/ OFFICE SPACE Champlain Mill, Winooski, VT

THIRD FLOOR



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 .





CONFERENCE ROOM DESIGN ON HOLD

LARGE TRAINING ROOM DESIGNED BY ARCHITECT

MOTHERS ROOM TO BE DESIGNED BY ARCHITECT

EXISTING WORKSTATIONS

4 TRAINING/ED STATIONS

8 EXPANSION STATIONS

12 EXISTING WORKSTATIONS

10 DEVELOPMENT STATIONS

7 ED STATIONS

7 EXPANSION STATIONS

24 EXISTING WORKSTATIONS

10 HELP DESK STATIONS

2 EXPANSION

10 IT STATIONS

4 EXPANSION

10 MARKETING/COMM/HR

1 COLLABORATIVE AREA

2 EXPANSION

8 FINANCE STATIONS

2 CLINICAL SUPPORT

2 EXPANSION

KITCHEN AREA

GATHERING/COLLABORATIVE AREA

OFFICES NOT ON THIS FLOOR. FIELD EXPANSIONS FOR BE SERVICES

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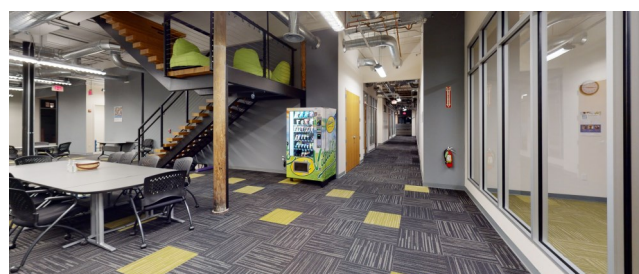
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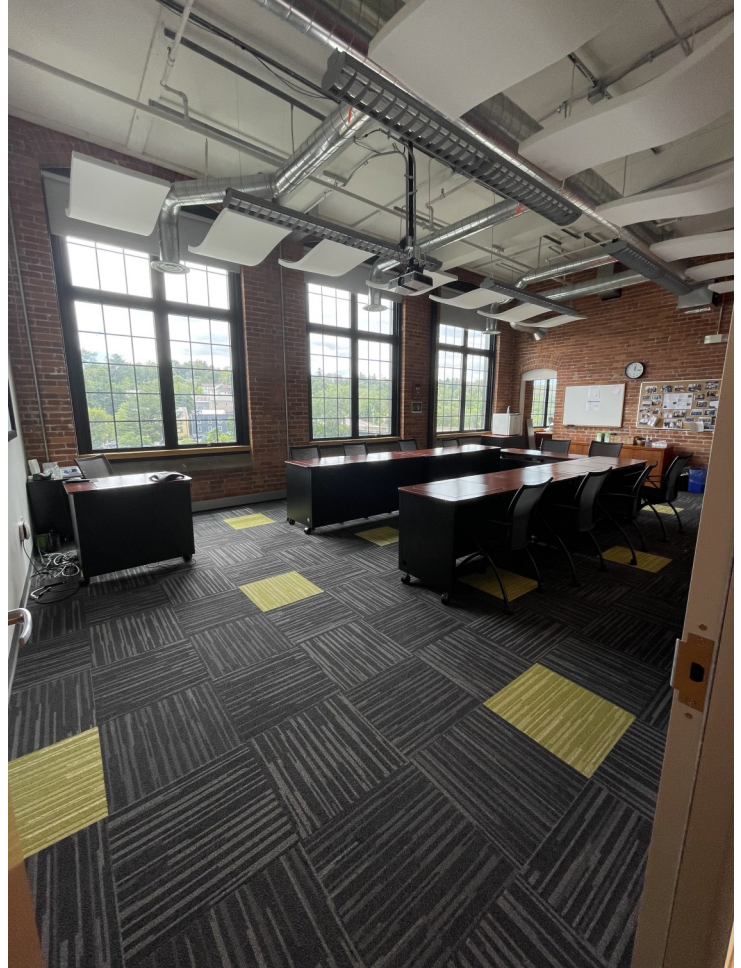
- Up to 30,000 SF office space, including multiple private offices, conference rooms, training room, café, and more.
- Opportunity for existing furniture to be included in future lease.





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PHOTOS



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.