



DONAHUE
ASSOCIATES
 COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
 OFFICE & RETAIL
 SPACE**

34 Blair Park,
 Williston, VT 05452



SUMMARY

Available Suites:

First Floor: 1,500 SF of studio, retail or office space

Second Floor: 2,374 SF of office space.

Lease Price: \$13.00-15.00/SF NNN (estimated at \$3.52/SF)

Parking: Ample on-site

Overview:

Beautifully renovated high ceiling, studio space, with high capacity air conditioning, sound room, with 2nd floor offices overlooking studio.

Great opportunity for recording studio, TV production, or live performance space or utilize as retail space with exposure and signage. Large open area with good potential for retail floor in high exposure location. Potential loading dock. Great opportunity for high exposure signage on facade.

Zoning: Business Park Zoning District. Approved uses include, but are not limited to, General Office, Retail, Professional Business Services, Scientific, and Technical Services.

CONTACT US

Donahue & Associates

(802) 862-6880

www.donahueassociatesvt.com



Steve Donahue

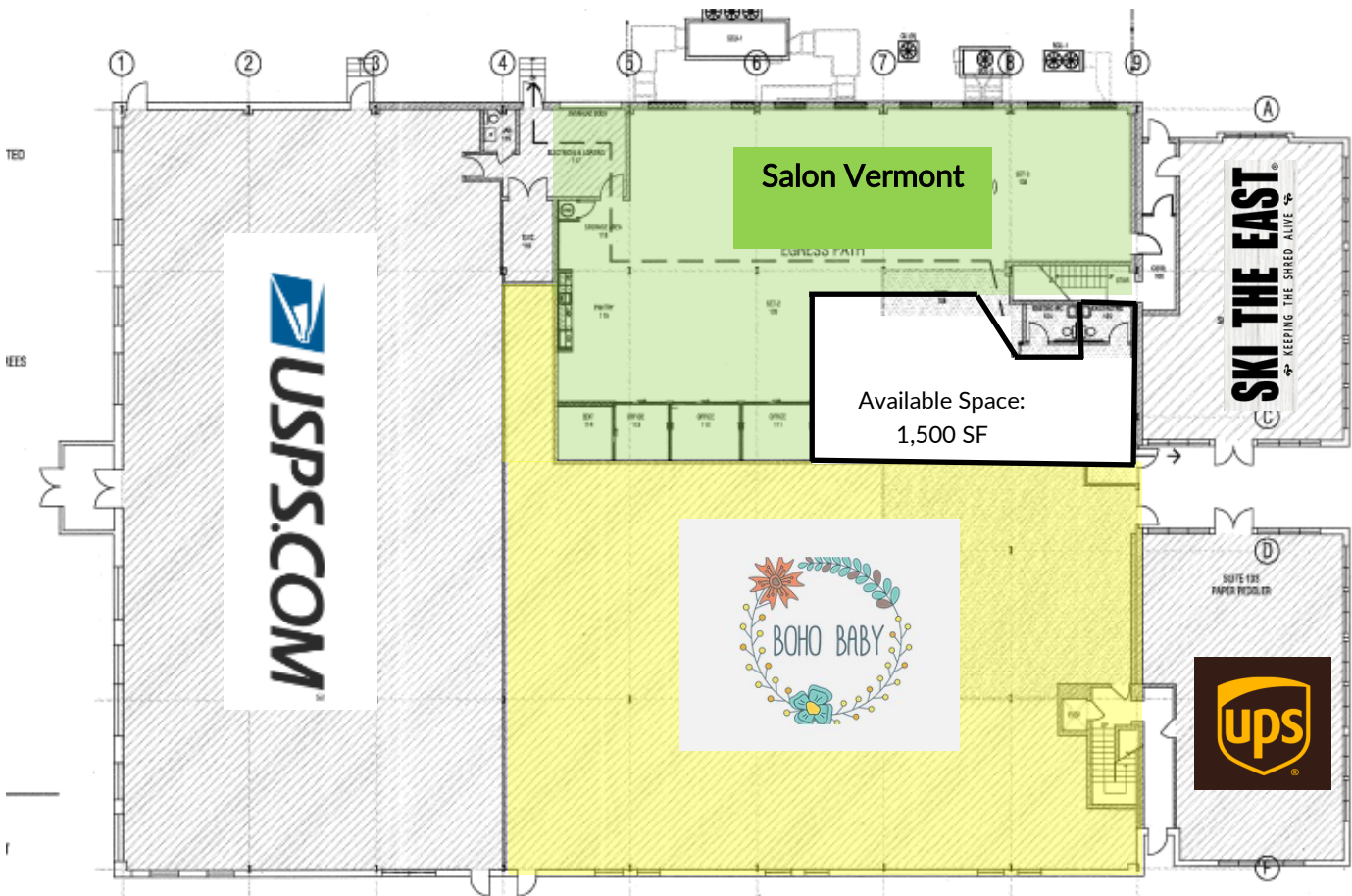
Steve@donahueassociatesvt.com



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/ OFFICE & RETAIL SPACE 34 Blair Park, Williston, VT

FLOOR PLAN—1st



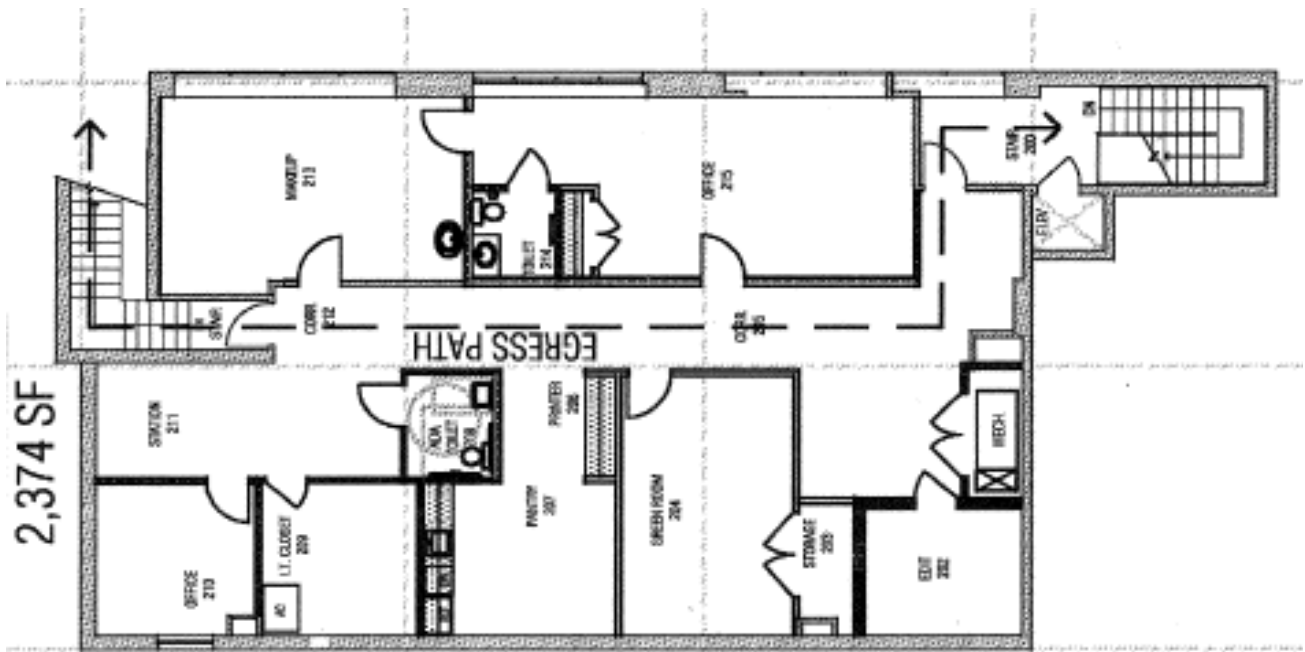
The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, 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.



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/ OFFICE & RETAIL SPACE 34 Blair Park, Williston, VT

FLOOR PLAN—2nd



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.



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/ OFFICE & RETAIL SPACE 34 Blair Park, Williston, VT

Map



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.