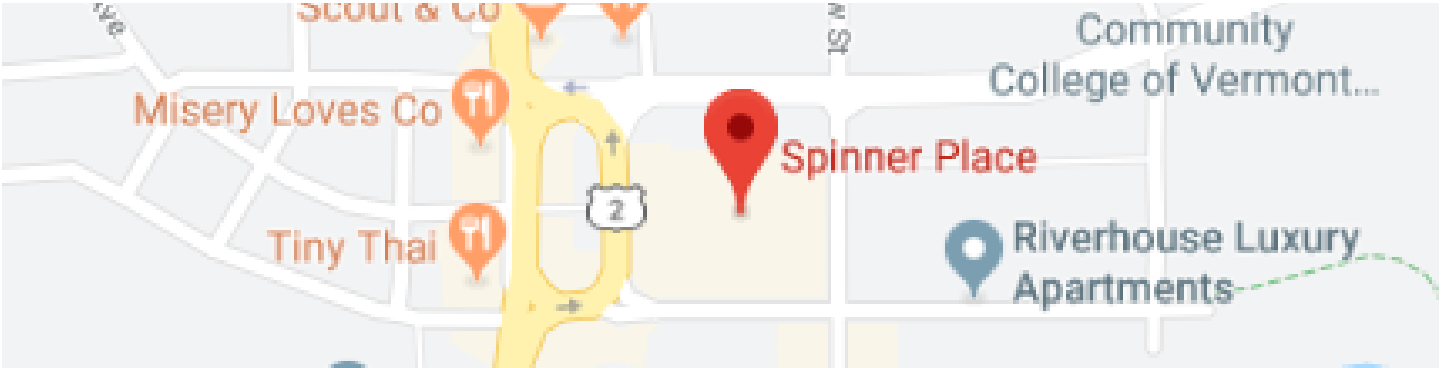




**802-862-6880**  
www.donahueassociatesvt.com



**SUMMARY**

**Available Suites:**

33 Main Street—1,422 SF  
25 Winooski Falls Way—1,250 SF

**Overview:**

Spinner Place is located in the business hub that is downtown Winooski. These are spacious office and retail spaces that have the potential to attract serious traffic due to their location.

- Spinner Place are components of a successful residential and retail development that has distinguished downtown
- Walking distance from the Cascades and Riverhouse Luxury Apartments
- High daily automobile and foot traffic (over 30,000 cars)
- High street visibility

**Lease Price:**

33 Main Street: \$12.50/SF NNN (est. \$5.56 SF including gas/trash) Landlord fit up available.

25 Winooski Falls Way: \$13.00/SF NNN (est. \$5.56 SF including gas/trash) Landlord fit up available.

**Parking:** Garage parking nearby and street parking.

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

**CONTACT US**

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



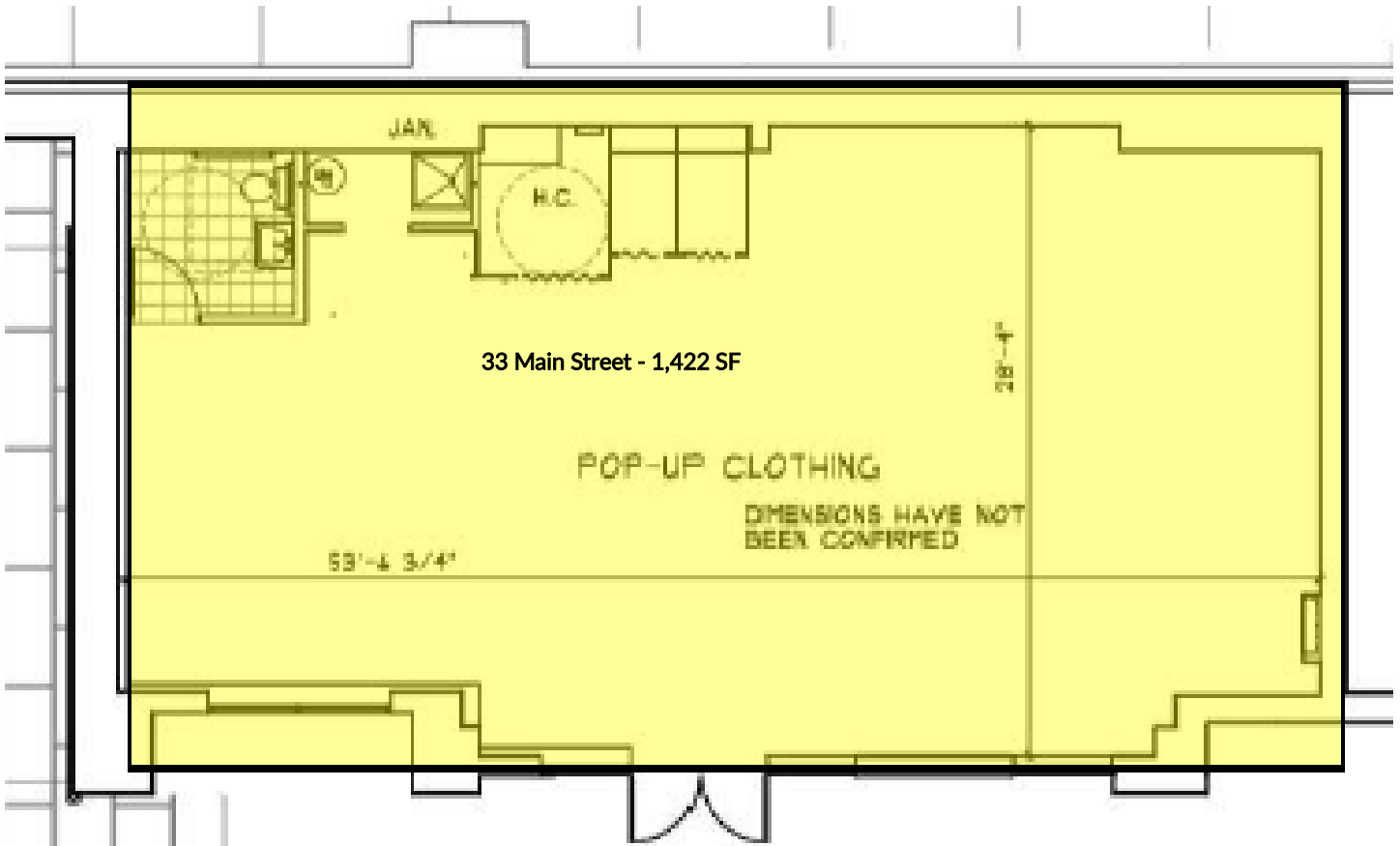
**Meg McGovern**  
Meg@donahueassociatesvt.com



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

# FOR LEASE/ RETAIL SPACE 33 Main Street, Winooski, VT

## FLOOR PLAN

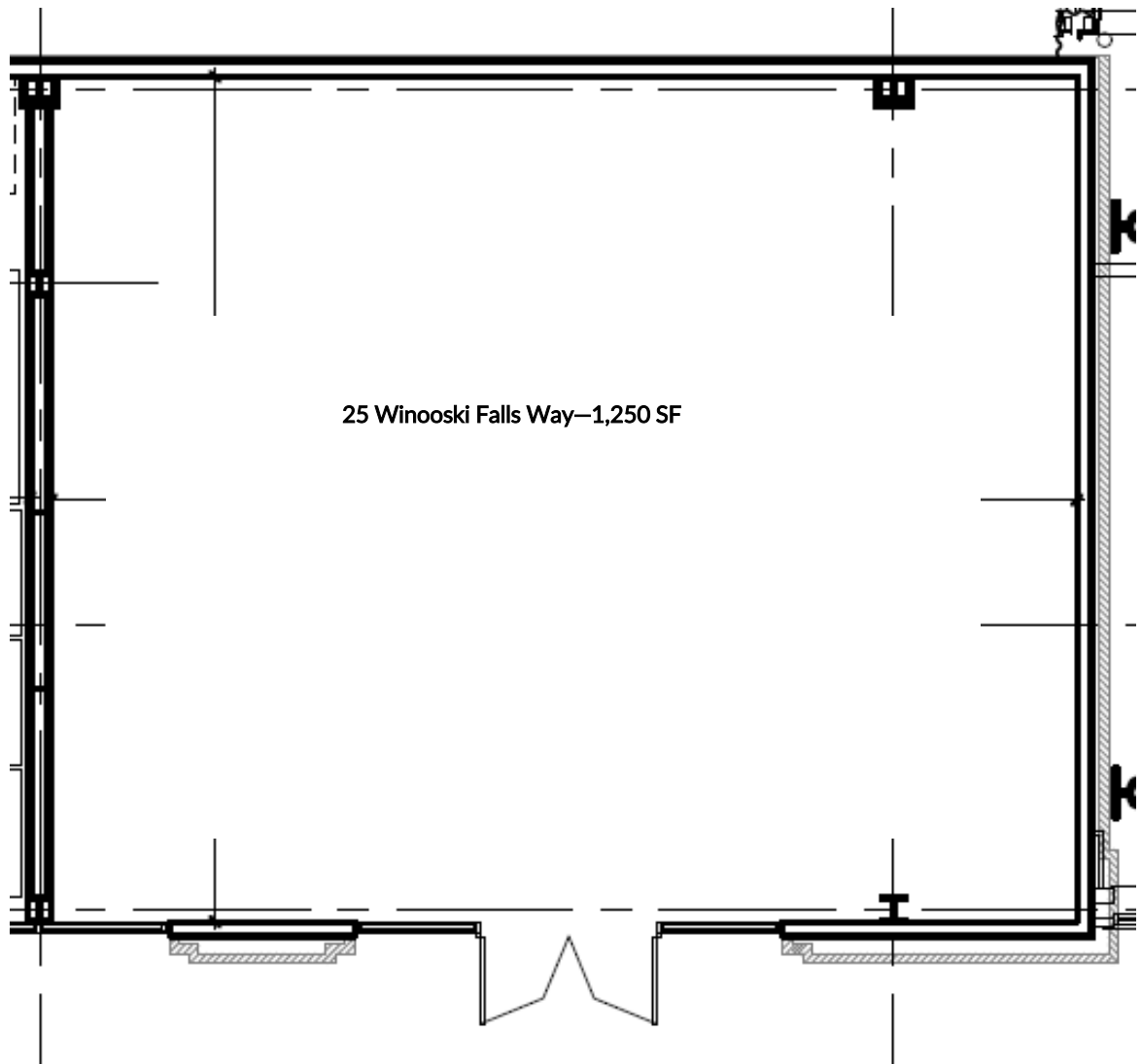


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# FOR LEASE/ RETAIL SPACE 25 Winooski Falls Way, Winooski, VT

## FLOOR PLAN



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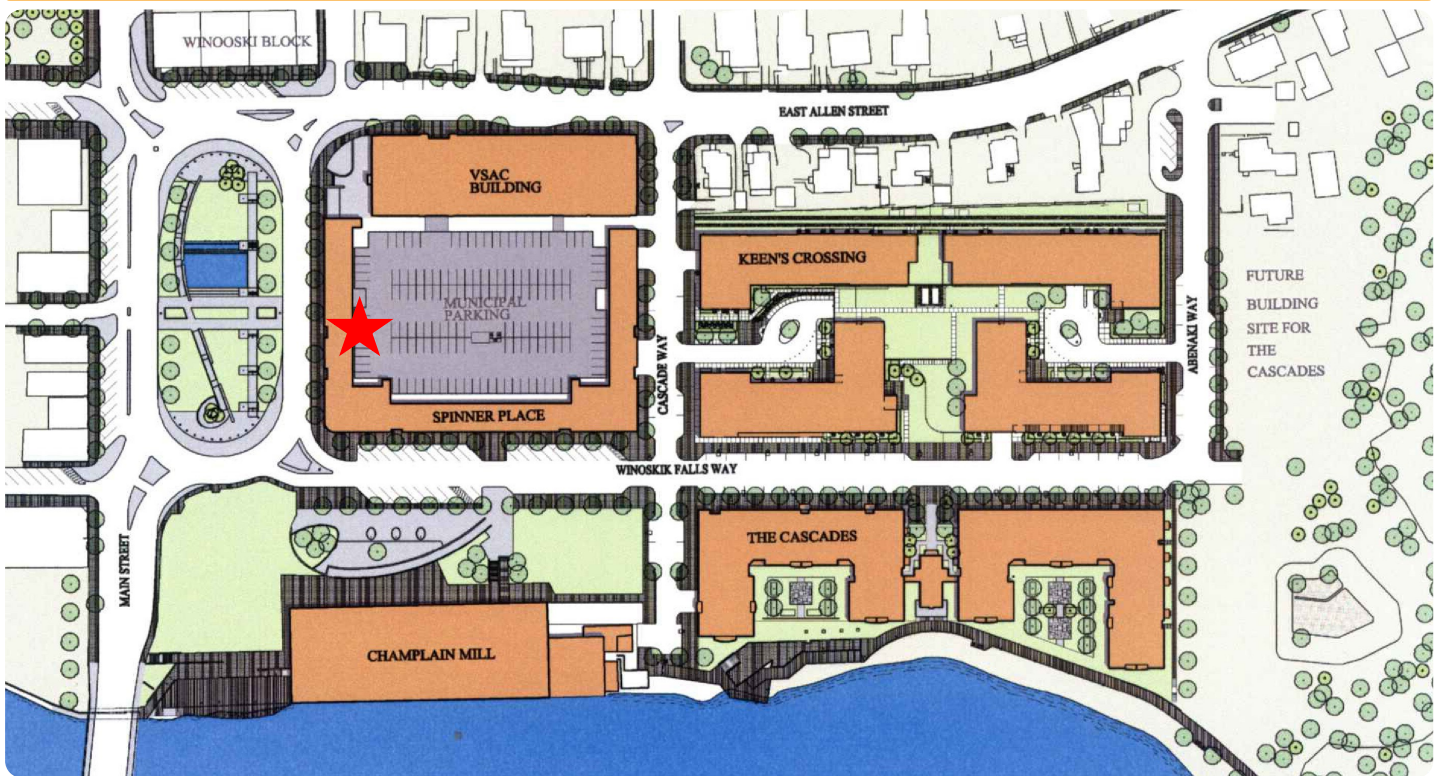


**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/  
RETAIL SPACE

Winooski Falls Way, Winooski, VT

**SURROUNDING TENANTS**



**Commodities**  
NATURAL MARKET

**NEW BREED**  
Unified Marketing + Sales



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