



**DONAHUE
ASSOCIATES**

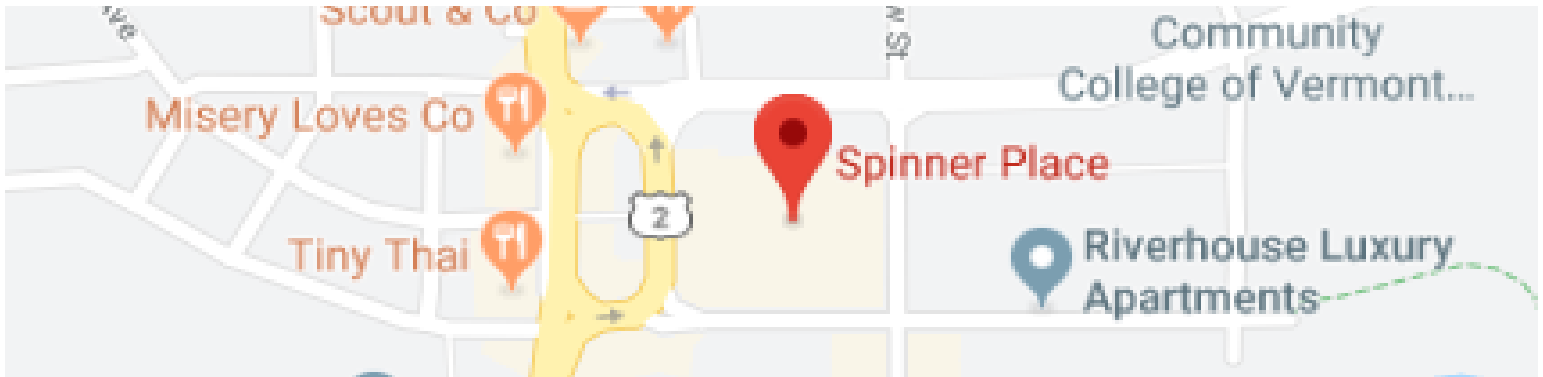
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
RETAIL SPACE**

**Winooski Falls Way,
Winooski, VT 05404**



SUMMARY

Available Suites:

33 Main Street—1,422 SF

110 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.

110 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.

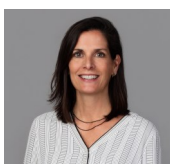
Zoning: Downtown Core Zoning District: approved uses include, but are not limited to, General Office, Medical Office, Retail, Recreation and Entertainment.

CONTACT US

Donahue & Associates

(802) 862 -6880

www.donahuessociatesvt.com



Meg McGovern

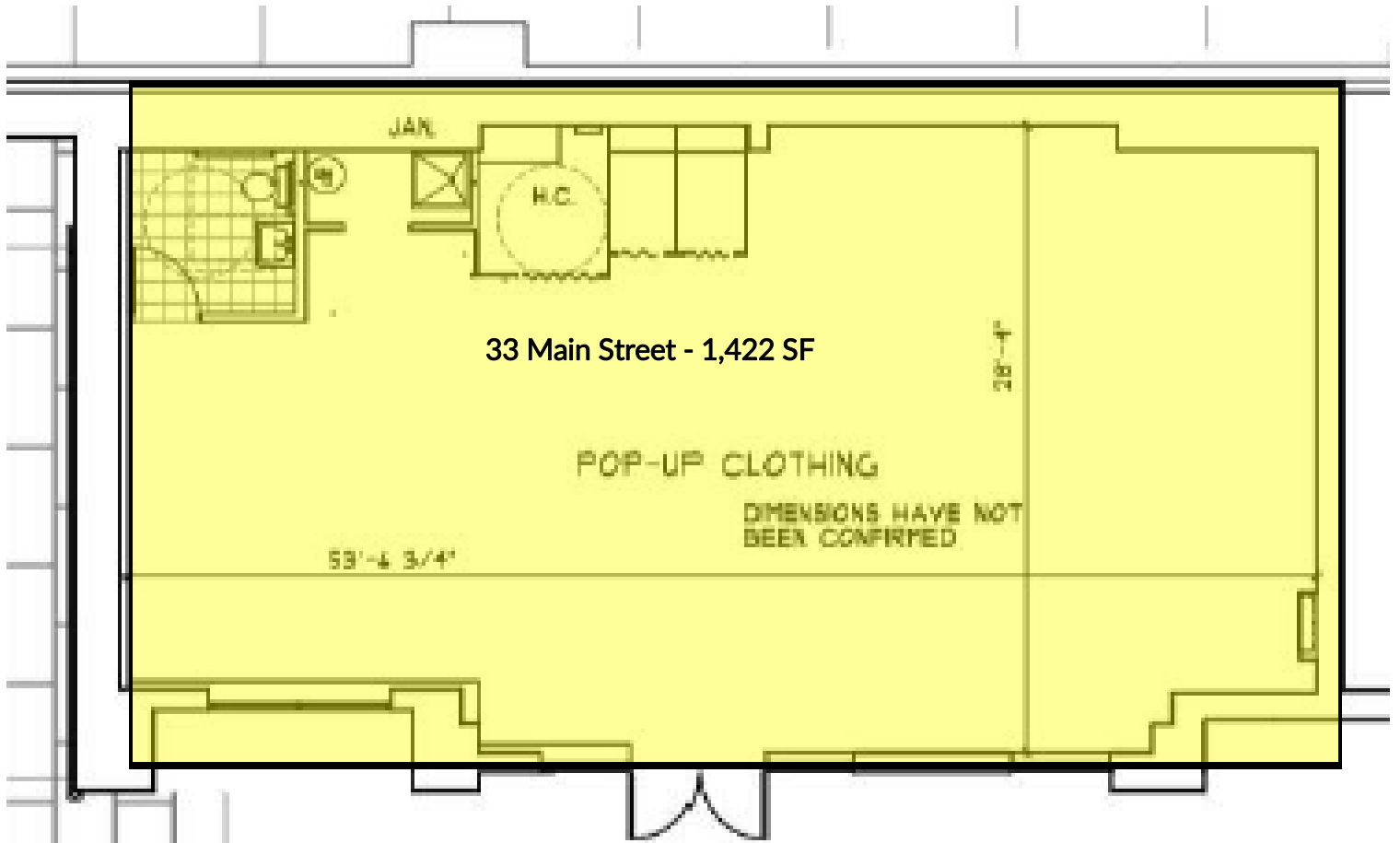
Meg@donahueassociatesvt.com



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

FLOOR PLAN



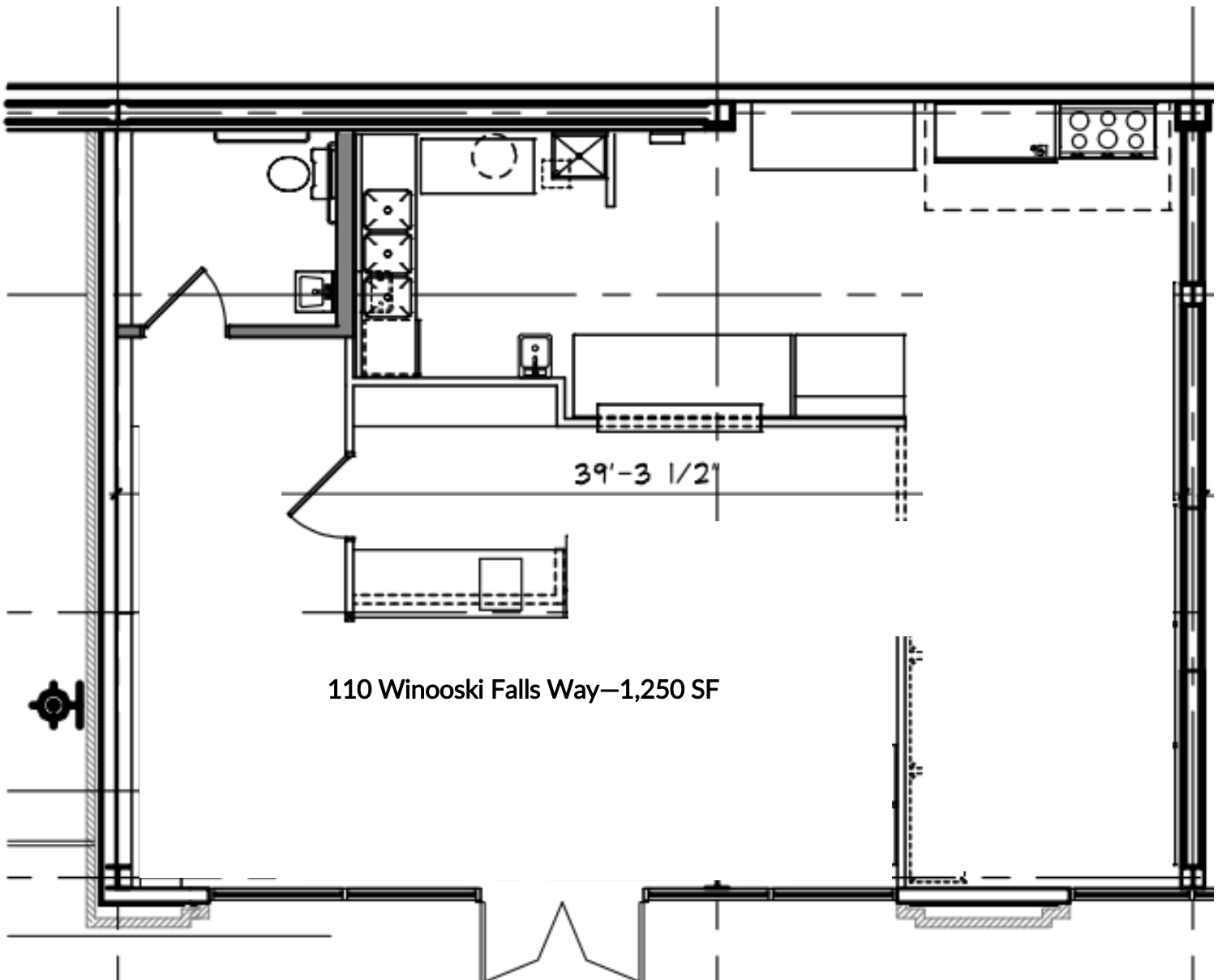


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FOR LEASE/
RETAIL SPACE

25 Winooski Falls Way, Winooski, VT

FLOOR PLAN



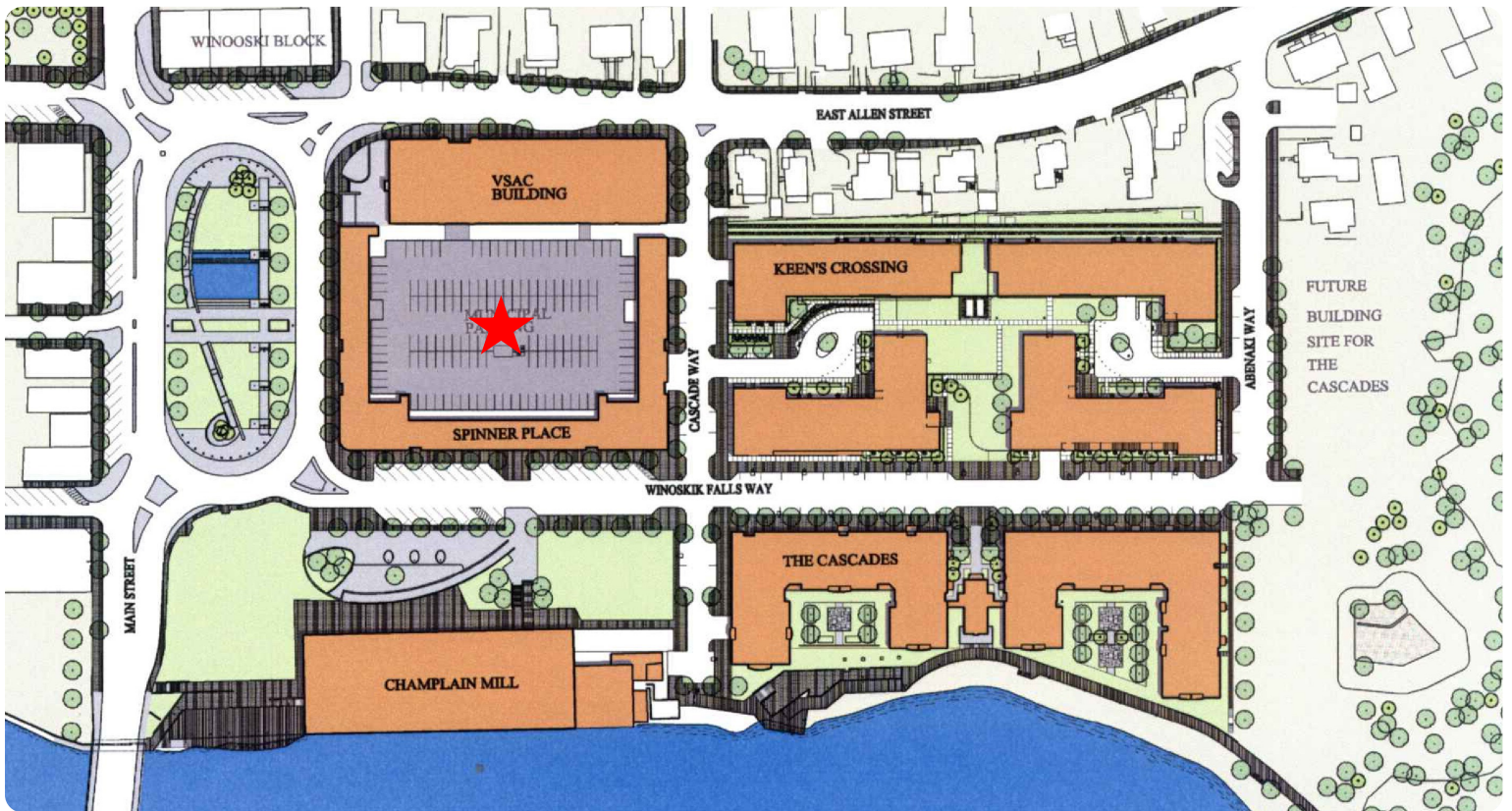


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FOR LEASE/
 RETAIL SPACE

Winooski Falls Way, Winooski, VT

SURROUNDING TENANTS



Commodities
 NATURAL MARKET

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