



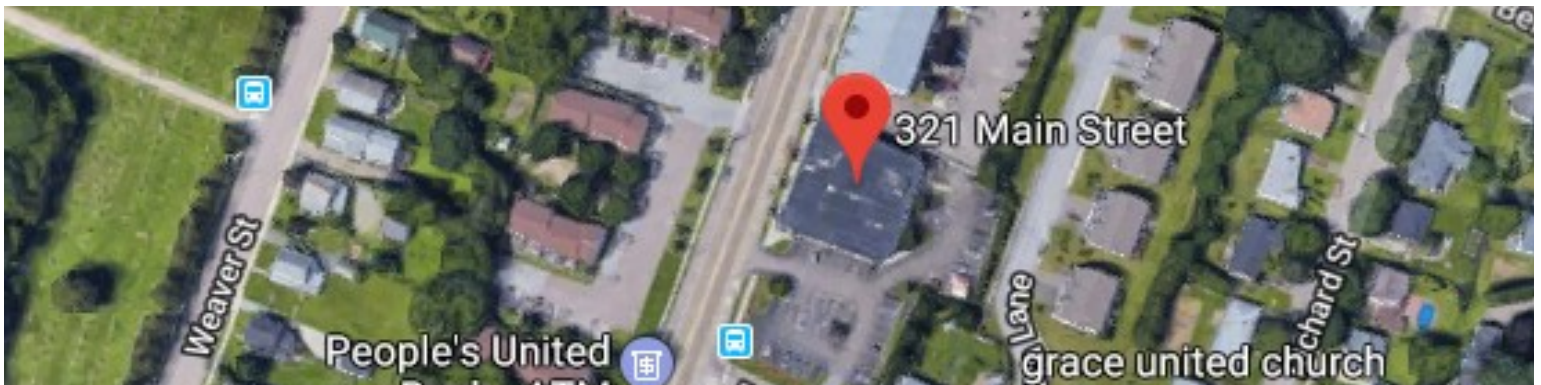
**DONAHUE  
ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

[www.donahueassociatesvt.com](http://www.donahueassociatesvt.com)

**FOR LEASE/  
OFFICE/MEDICAL  
SPACE**

**321 Main Street,  
Winooski, VT 05404**



## SUMMARY

### Available Suites:

- **Suite 203:** \$950/month Gross
- **Suite 206:** \$800/month Gross
- **Suite 205:** \$475/month Gross

Rent includes all utilities excluding internet, weekly cleaning, kitchen/breakroom, use of 2 waiting rooms, elevator, & a locked storage area in the basement

**Parking:** Ample on-site

**Zoning:** Gateway—Urban. Approved uses include, but are not limited to, general office, family care/daycare, personal service, retail, healthcare facility, and medical office.

## CONTACT US

### Donahue & Associates

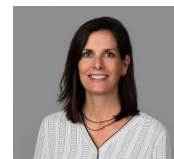
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### Overview:

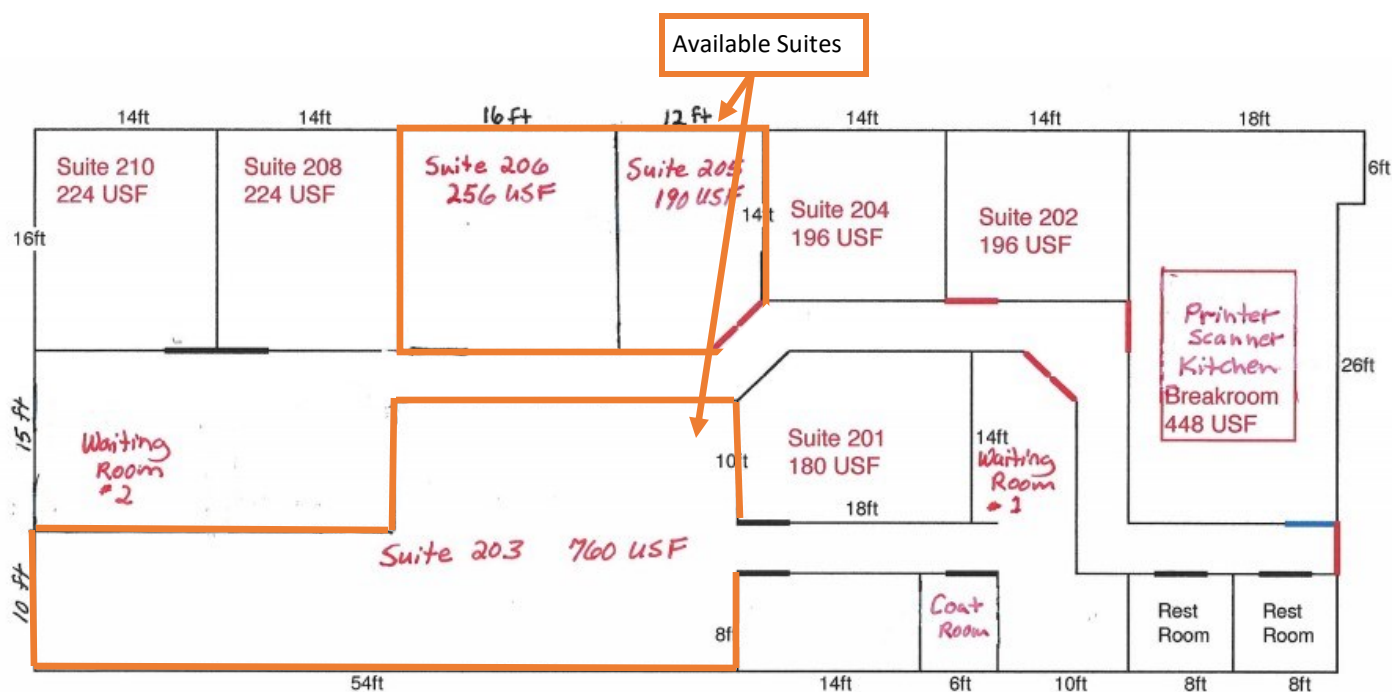
Come join an exciting mix of tenants at 321 Main Street in Winooski. These beautiful second floor office suites offer a variety of sizes and layouts, great natural light and a long list of on-site amenities!

This is a great opportunity for psychiatrists, psychiatric nurse practitioners, psychologists, licensed clinical mental health counselors, social workers, speech language pathologists, massage therapists, other medical office users or general office users. The suites sit directly above Walgreen's, and share the second floor with Vermont Regenerative Medicine and Timberlane Physical Therapy. Tenants have easy access to downtown Winooski and I-89.

**Amenities:** Internet included, access to fax/copier/printer, privacy shades for interior windows, elevator access, cleaning services, shared waiting area and shared break room with kitchen.

# FOR LEASE/ OFFICE/MEDICAL OFFICE SPACE 321 Main Street, Winooski, VT

## FLOOR PLAN



## SUITE AMENITIES

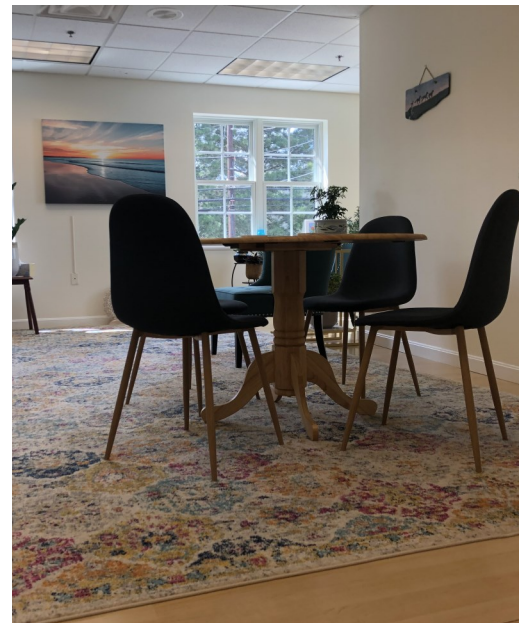
- Internet included
- Access to fax/copier/printer in private mail room
- Privacy shades for interior windows
- Elevator access and ADA accessible space
- Cleaning services
- Shared waiting area
- Shared break room with kitchen.
- Basement storage
- On-site Parking





# FOR LEASE/ OFFICE/MEDICAL OFFICE SPACE 321 Main Street, Winooski, VT

## 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.*