



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/
OFFICE SPACE

37 Talcott Rd,
Williston, VT

**8,954 SF of office space for lease, -
Conveniently located in Williston!**

Gross Rent: \$21/Square Feet



SUMMARY

Overview:

8,954 SF of a well maintained office building with close proximity to all the amenities Williston has to offer. Offices have great natural light, mix of open floor plans and private offices. Easy access to Taft Corners, Maple Tree Place and I-89.

Gross rent is inclusive of all real estate taxes, building insurance, plowing, landscaping, building maintenance and repair, utilities (gas, electric, water), trash and recycling collection and removal.

The two floors are hosting 20 single offices, with one large conference room on each floor. There are opportunities to rent out single offices, or multiple.

Lease Price:

\$21 /SF

Parking::

Ample on-site

Zoning:

Gateway West Zoning District (MURZD) - Approved uses include but are not limited to retail, general office, medical office, family/childcare, arts, entertainment, and recreation.

CONTACT US

Donahue & Associates

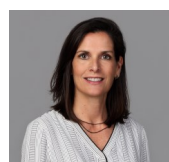
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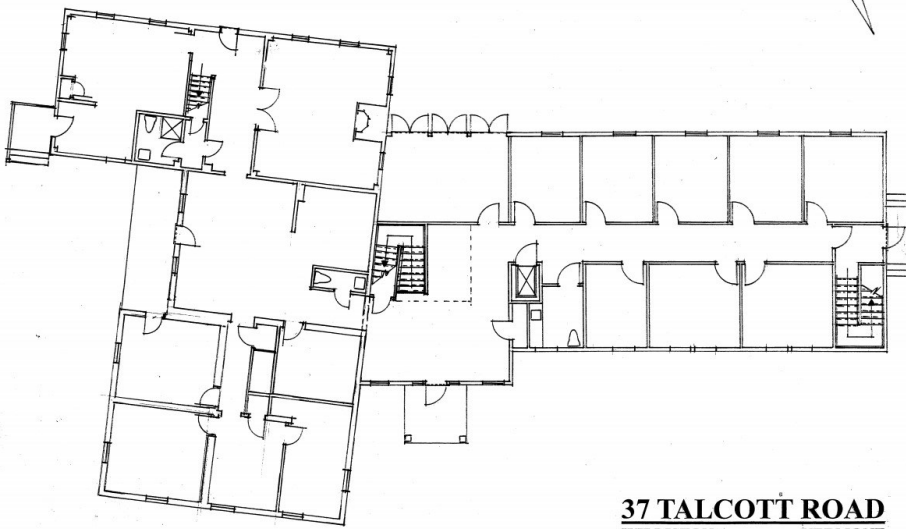


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FOR LEASE—OFFICE BUILDING

37 Talcott Rd.—Williston, VT

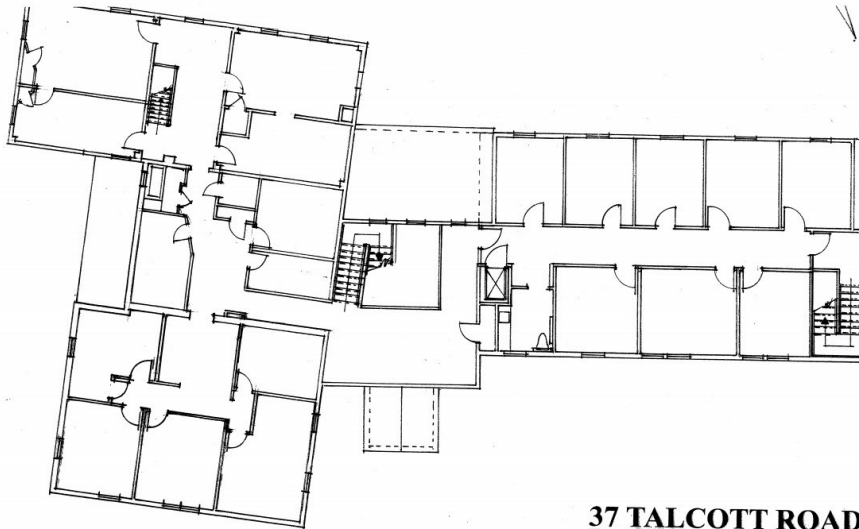
FLOOR PLAN



FIRST FLOOR PLAN

37 TALCOTT ROAD
WILLISTON VERMONT

DAVID HENSKOWITZ
451-5769



SECOND FLOOR PLAN
1/8" = 1'-0"

37 TALCOTT ROAD
WILLISTON VERMONT

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.



FOR LEASE—OFFICE BUILDING

37 Talcott Rd.—Williston, VT

PHOTOS



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