

# OFFICE/RETAIL—FOR LEASE

## 156 COMMERCE ST, WILLISTON, VT



### Affordable & Professional Office Space in an Excellent Location

#### AVAILABLE—1st FLOOR SUITE

2,905 SF 1st floor office suite with 4-6 private offices and open meeting or studio style work areas. Access to multiple high speed internet providers.

#### OVERVIEW

Conveniently located office building within close proximity to Route 2, Route 7, and Interstate 89 via Exit 12.

Situated between Williston's Taft Corners, Maple Tree Place and the Burlington International Airport. Nearby restaurants and shops include Texas Roadhouse, Chili's, Ninety Nine, Longhorn Steakhouse, Panera Bread, US Post Office, UPS Store and Staples.

#### LEASE PRICE

\$11/SF Gross or \$2,662 per month

#### PARKING

Ample on-site

#### ZONING Industrial Zoning District West (IZDW)

Approved uses include: Construction, Manufacturing, Wholesale/Retail Trade, Motor Vehicle and Parts Dealer, Manufactured Home Dealer, Child Day Care Services, Transportation and Warehousing, Telecommunications Facilities, Scientific Services, Technical Services, Death Care Services, Drycleaning and Laundry, Linen and Uniform Services, Pet Care, Caterers, and Public Administration.

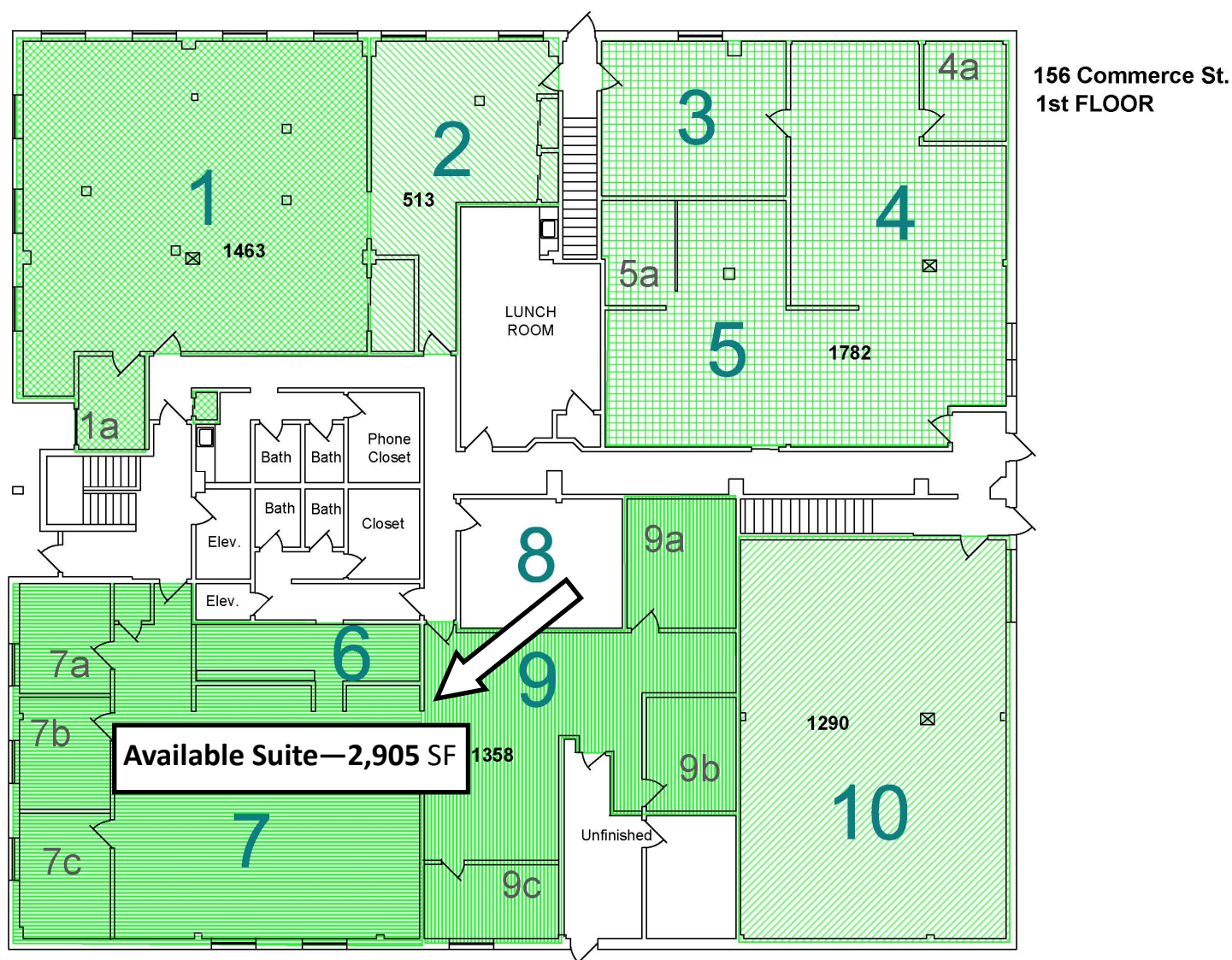
#### CONTACT US



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## Floor Plan—1st



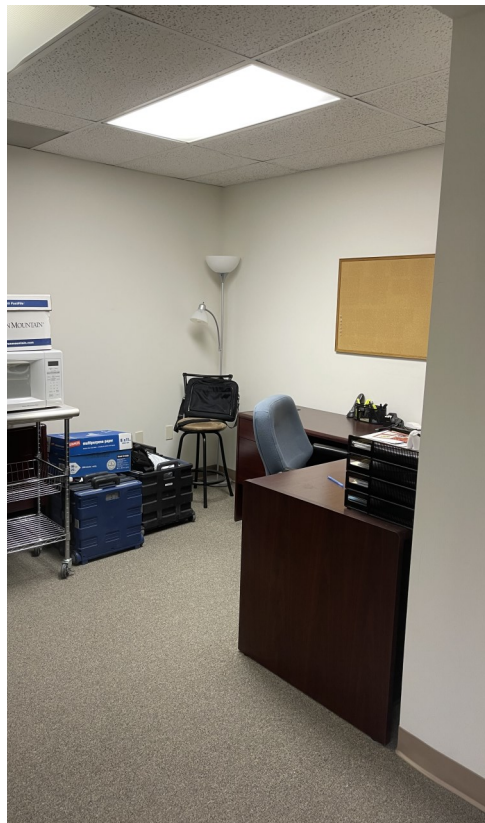




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## Photos







# FOR LEASE/ OFFICE & RETAIL SPACE

## 156 Commerce Street, 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.*