

# 28 Park Avenue Williston, VT 05495

**\$2,500**

/Month  
(per unit gross + utilities)

**9,248**

Total Square Feet  
(4 units of 2,312 sf)

**56**

Parking Spots

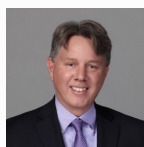


## Overview

Freestanding 2 story flexible office building with multiple possibilities. Consisting of 9,248 sf and situated on 1.01 acres. It's currently configured for one tenant but easily can be converted into 4 units consisting of around 2,312 sf each. Ideal for general office, medical, dental, physical therapy, mental health, shared space, or flex space. Plenty of parking with 56 spots and easy access into the building from entrances on 3 sides.

**Special Lease Rate** - \$2,500/month per unit gross plus utilities.

Contact  
Us Today



**Mike Provost**

(802) 862-6880

Mike@donahueassociatesvt.com

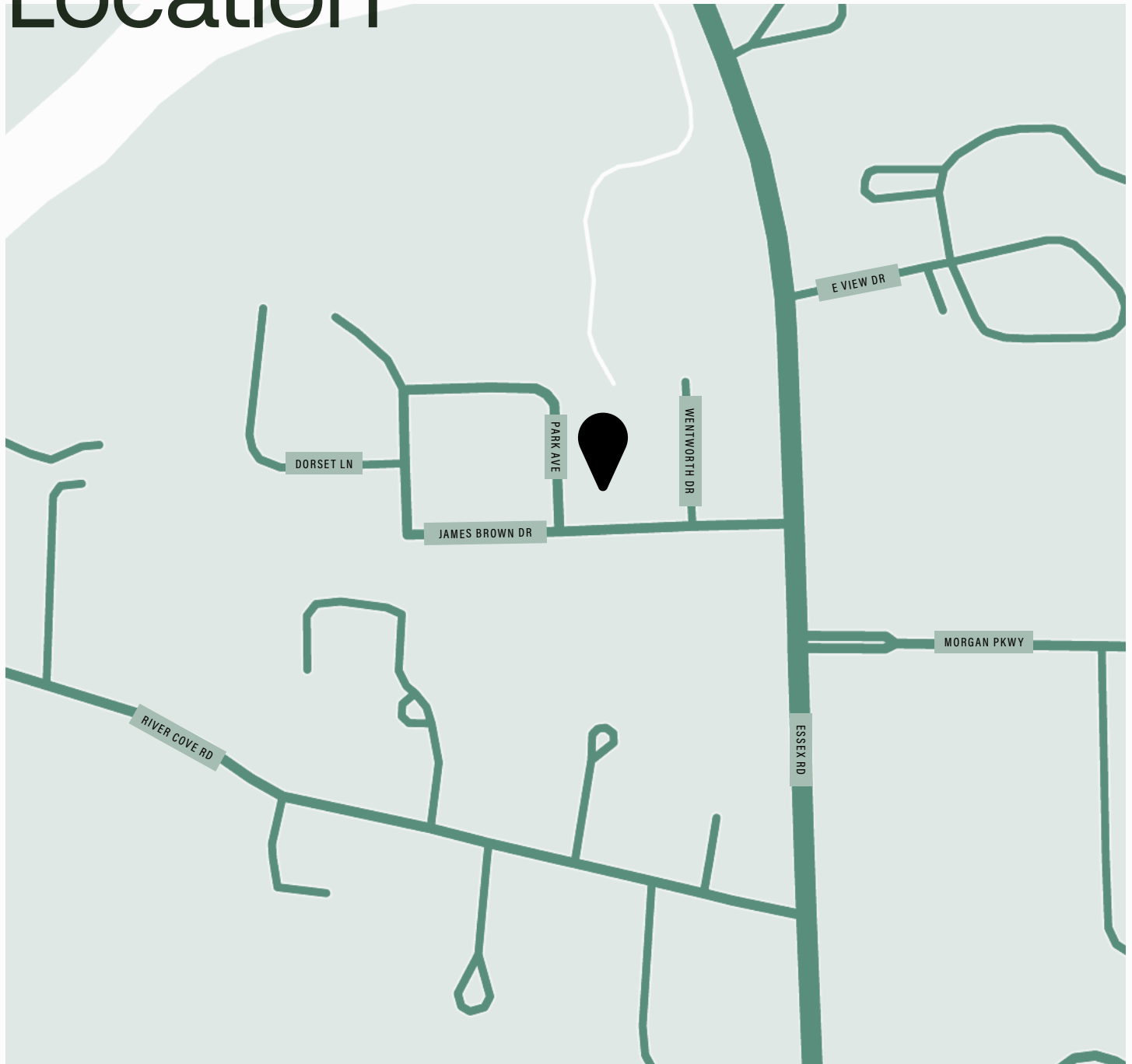
donahuessociatesvt.com

# Office Space For Lease

28 Park Avenue, Williston, VT 05495



# Location



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.

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# Exterior

Front



Rear



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# Office Space For Lease

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# Lower Level

## Existing Conditions

2 Small Reception Areas & Waiting Room

9 Exam Rooms

1 Xray Suite

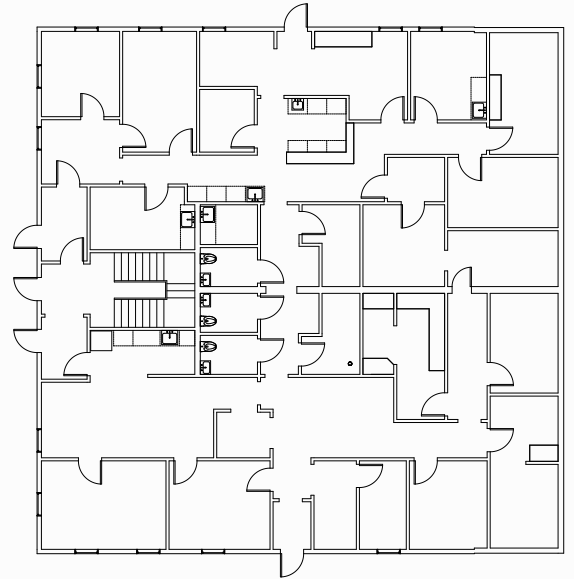
1 Lab Area

1 Kitchen Area

2 Medium Provider/Clinical Areas

2 Individual Offices

3 Restrooms



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# Office Space For Lease

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# Lower Level

## Possible Fit Plan

2 Small Reception Areas & Waiting Room

9 Exam Rooms

1 Xray Suite

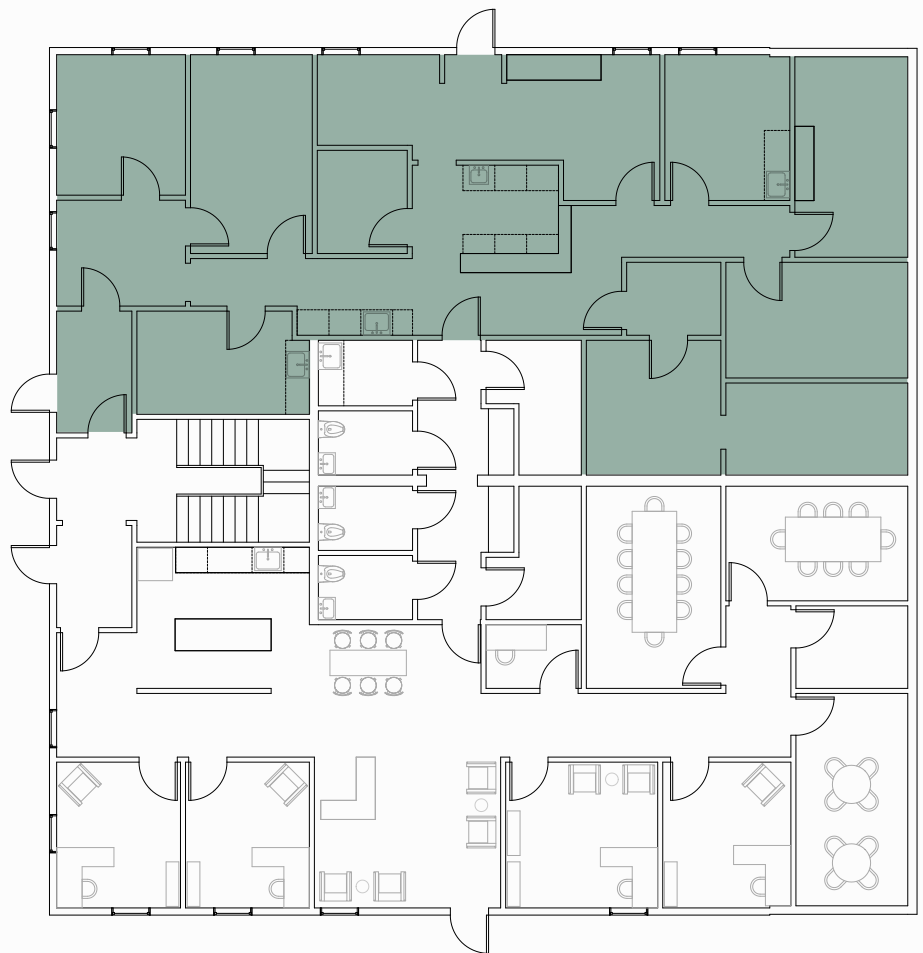
1 Lab Area


1 Kitchen Area

2 Medium Provider/Clinical Areas

2 Individual Offices

3 Restrooms



 Existing Office Suite

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# Office Space For Lease

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# Upper Level

## Existing Conditions

14 Exam Rooms

1 Lab Area

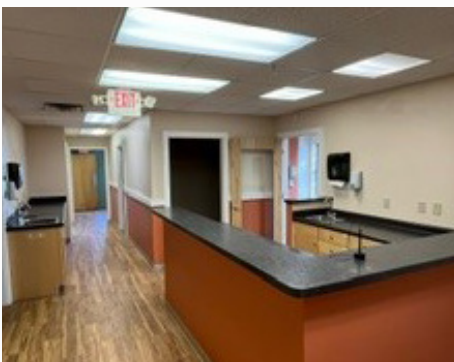
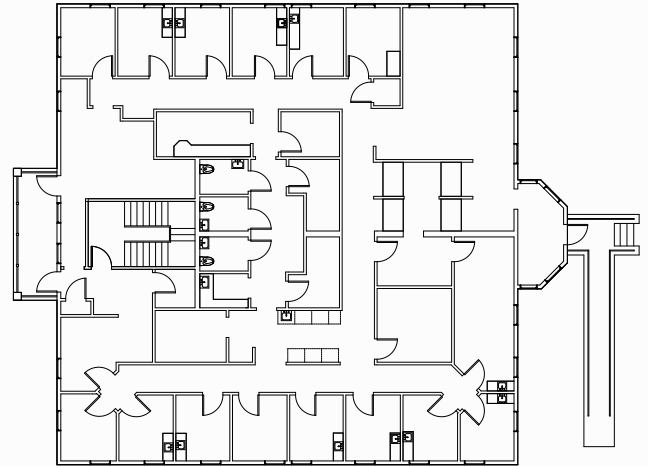
2 Large Provider/Clinical Areas

3 Individual Offices

3 Restrooms (1 with Shower)

1 Nurse's Station

1 Large Waiting Area & Reception



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# Upper Level

## Possible Fit Plan

### UNIT 1

1 Large Waiting Area & Reception

1 Kitchen

1 Break Area

2 Conference Rooms

3 Restrooms (shared between units)

4 Individual Offices

Outdoor Balcony (shared between units)

### UNIT 2

1 Large Waiting Area & Reception

1 Kitchen

1 Break Area

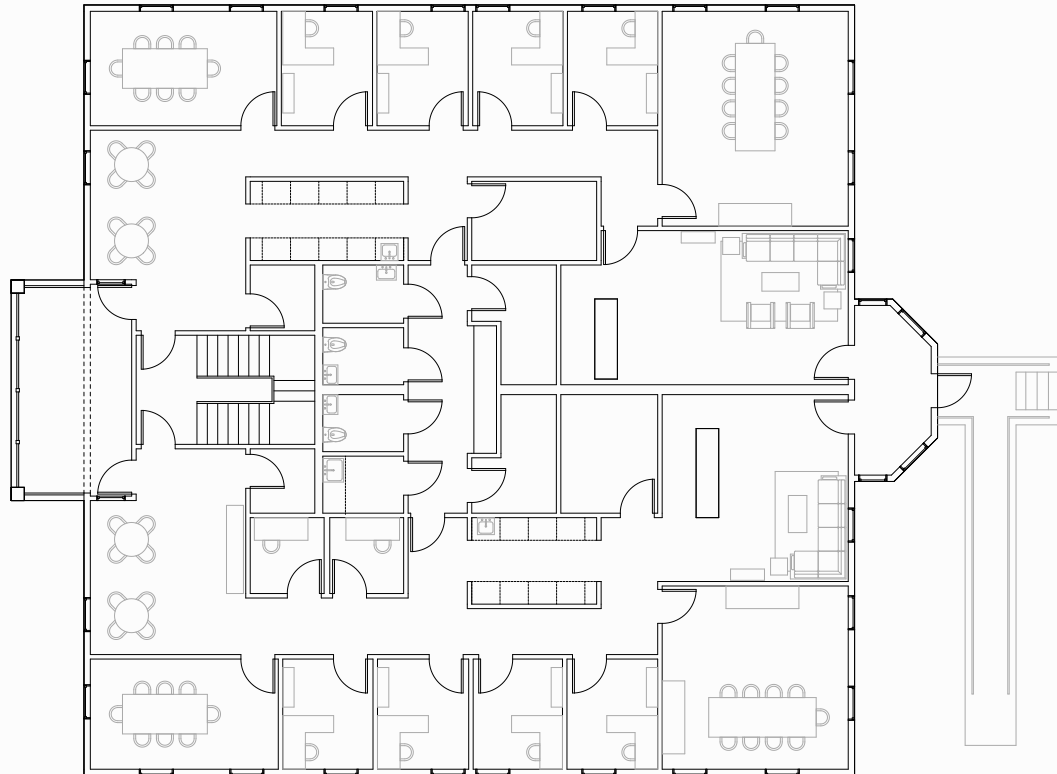
2 Conference Rooms

3 Restrooms (shared between units)

4 Individual Offices

2 Private Video Conference Rooms

Outdoor Balcony (shared between units)



# Office Space For Lease

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# Upper Level

## Possible Fit Plan

1 Large Waiting Area & Reception

1 Kitchen

3 Break Areas

2 Conference Rooms

4 Individual Offices

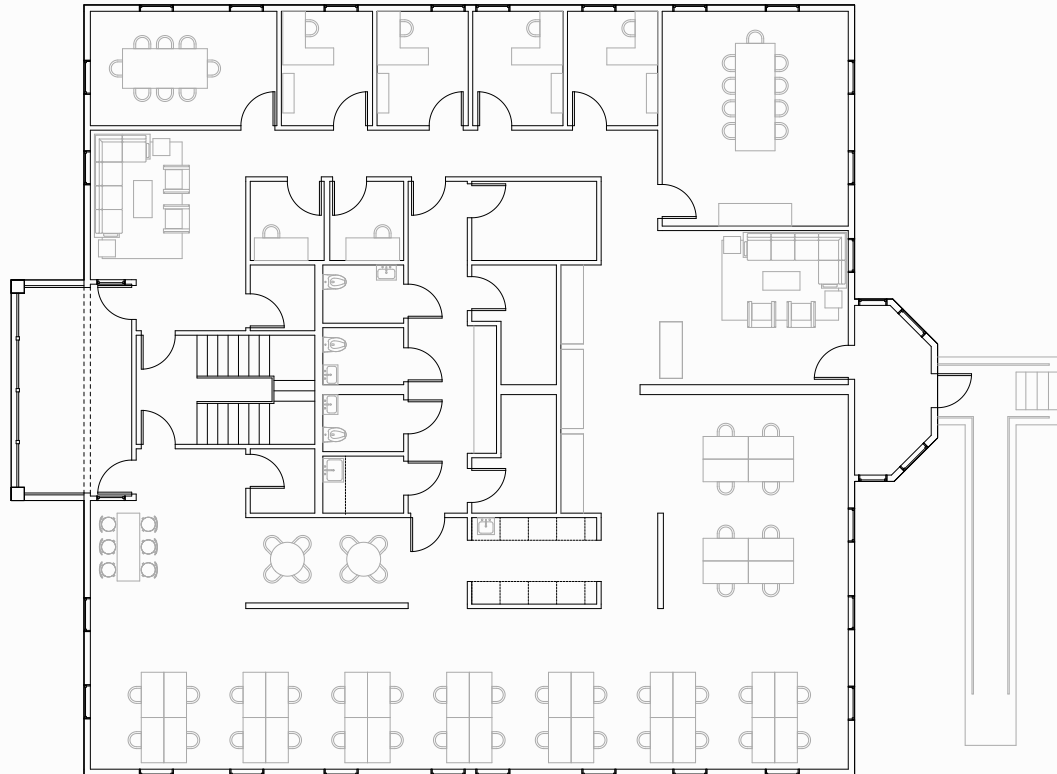
2 Private Video Conference Rooms

3 Restrooms

Open Office Area

1 Wellness Room

Outdoor Balcony



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