



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

DOUSEVICZ
DEVELOPMENT • REAL ESTATE • CONSTRUCTION



- High level finish
- Modern tech furnishings
- On site amenities, walkability

FOR LEASE OFFICE SPACE

2300 St George Road
Williston, Vermont

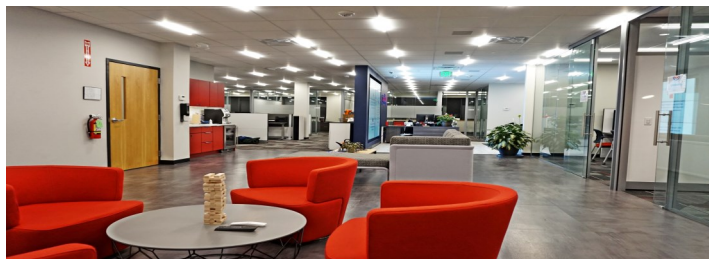
SUMMARY

OVERVIEW

First Floor — Up to 3,667 SF

Newly renovated space full furnished and ready for your company to occupy. Large open training or flex area, two glass walled offices, and smaller training room. Natural light complimented with LED lighting throughout, lounge/kitchen area, and more. Available for immediate tenant occupancy.

With close proximity to I 89 Exit 12, shopping, and restaurants, this excellent Taft Corners location is ready for a software, IT, or creative economy company. Key-card dedicated entry, glass walls and ample parking are just some of the reasons to love working at this freshly renovated space.



CONTACT US



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LEASE RATE

First Floor—\$16/SF NNN (est. \$6.82/SF) plus utilities

Parking: On site at ratio of 5/1,000 SF at no additional charge

Existing Furniture—All newly appointed office space, furnished with Red Thread office demountable offices, collaboration and conferencing tables with the potential for new tenant to utilize or acquire.

Amenities— Includes on site health and wellness facility and showers.

Zoning: TCZD—Taft Corners Form Based Code District— Multiple commercial and residential mixed use possibilities. Potential uses include general office space, research/lab facility, medical office, personal, or business services.



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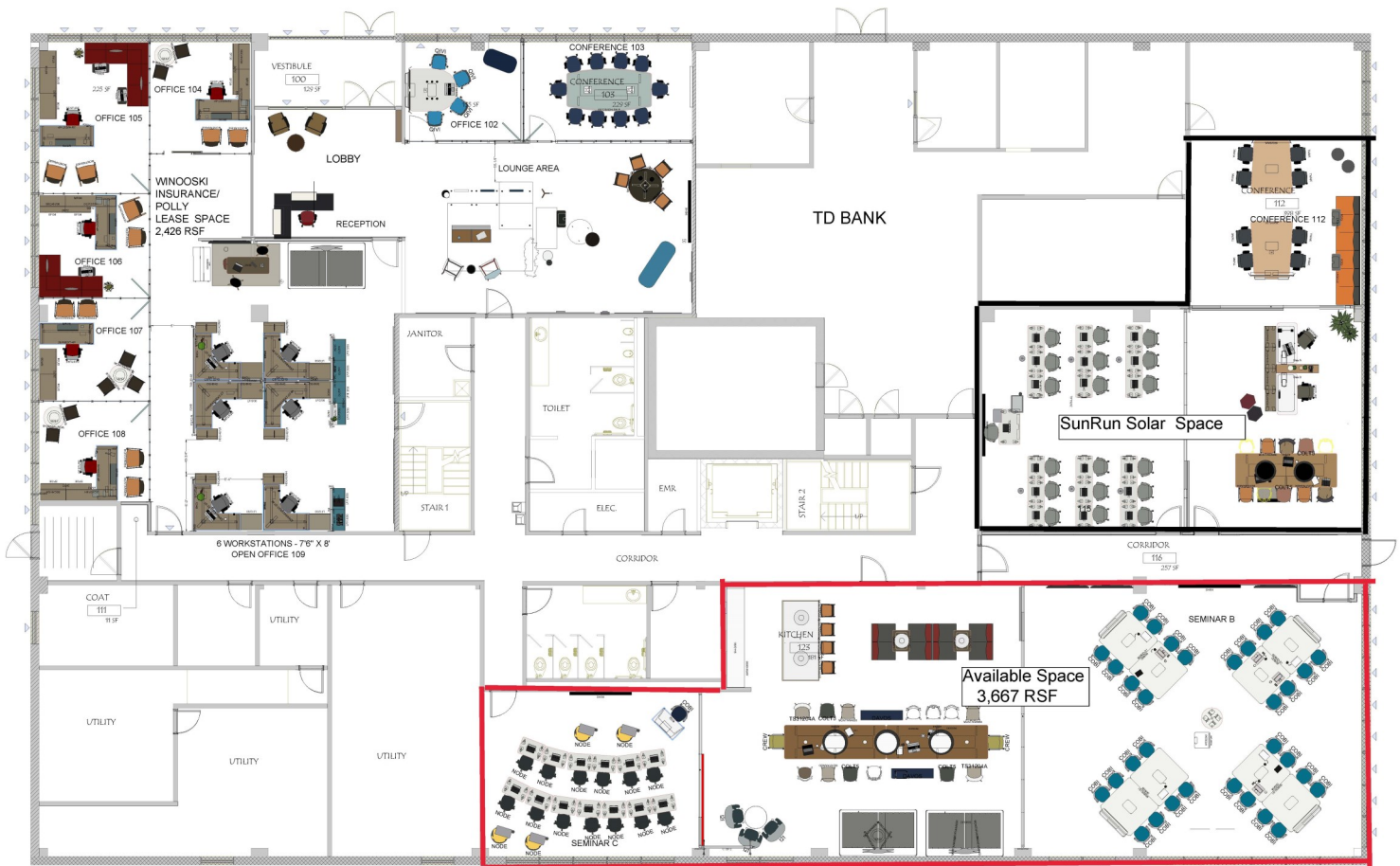
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FIRST FLOOR - SUITE PLAN



LEVEL 1

Up to 3,667 SF of newly renovated office/conferencing space with combination of large meeting and break out training rooms, two glass walled private offices, and large open kitchen/lounge/collaboration space. Red Thread design and sourced furniture throughout to be offered to tenants.



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FIRST FLOOR - PHOTOS



OPEN KITCHEN COLLABORATION AREA



Common Conference in Lobby



Small Training

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AREA MAP - TAFT CORNER - WILLISTON - VERMONT

