



- 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**

#### **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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# DOUSEVICZ DEVELOPMENT - REAL ESTATE - CONSTRUCTION

### FOR LEASE/OFFICE SPACE

2300 St. George Road Williston, VT 05495

### **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.

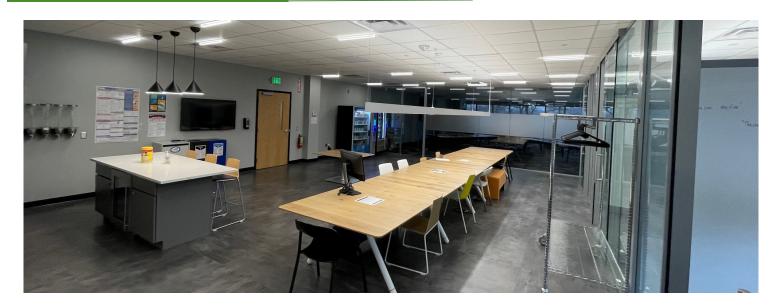




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### FIRST FLOOR - PHOTOS



**OPEN KITCHEN COLLABORATION AREA** 







**Small Training** 





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### AREA MAP -TAFT CORNER -WILLISTON -VERMONT





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