



**DONAHUE  
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

# 302 Mountain View Drive, Colchester



## Offices for lease in Vermont's Premier Office Park!



### OVERVIEW

302 Mountain View Drive is a Class A office property in Vermont's premier office park with unparalleled views of Lake Champlain. These offices are bright, modern, well managed, and conveniently located directly off I89's Exit 16.

### AVAILABLE TO LEASE

**SUITE 100:** 932 SF - This beautiful light filled small office suite is the perfect solution for any business. Reception, open area, kitchenette, and 2 offices.

Lease Rate: \$16 SF NNN (Est. \$11.12/SF) plus electric.

**SUITE 201:** 306 SF - The 2nd floor is largely occupied by Baystate Financial, a division of Mass Mutual Life Insurance Company. A small office space is available for lease with access to the building's western-facing balcony, allowing tenants to enjoy views of Lake Champlain and the Adirondacks.

Lease Rate: \$20 SF NNN (Est. \$11.12/SF) plus electric.

**SUITE 301:** 2,478–3,208 SF - This third floor suite boasts beautiful views of Lake Champlain and the Adirondacks, and has multiple offices. Option to expand the office space to 3,208 SF.

Lease Rate: \$16.50 SF NNN (Est. \$11.12/SF) plus electric.

### CONTACT US

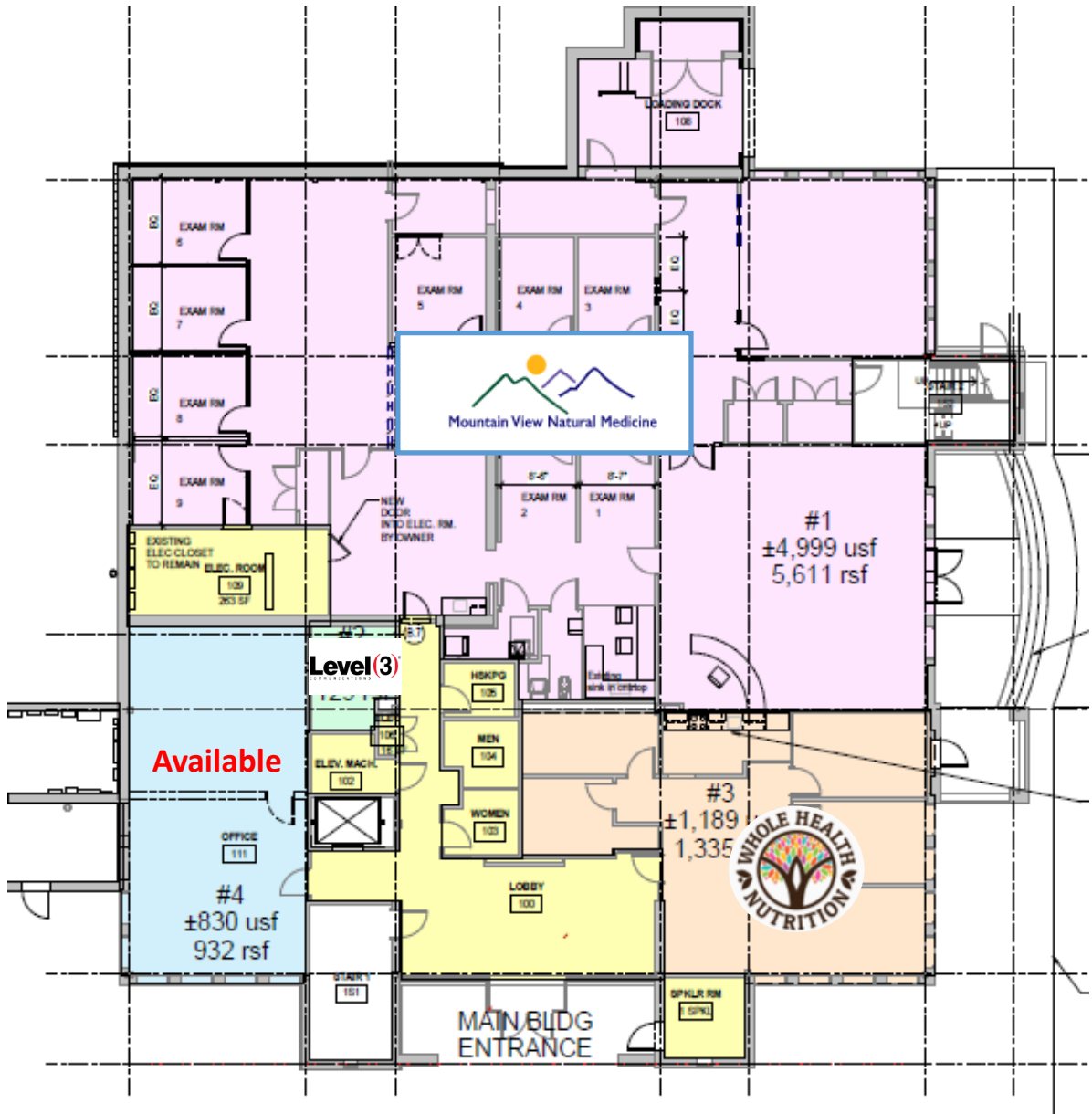


Mike Provost  
Mike@donahueassociatesvt.com  
Office—(802) 862-6880



**LEVEL 1 FLOOR PLAN**

**Suite 100**



**WATER TOWER HILL 302 MOUNTAIN VIEW DRIVE**  
**LEASABLE AREA PLANS LEVEL 1**  
**COLCHESTER, VERMONT**



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For Lease  
Class A Office

302 Mountain View Drive  
Colchester, Vermont

LEVEL 2 FLOOR PLAN

Suite 201







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For Lease  
Class A Office

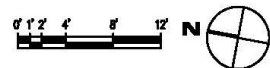
302 Mountain View Drive  
Colchester, Vermont

LEVEL 3 FLOOR PLAN

Suite 301



Available:  
2,478 SF  
With option  
to expand  
to 3,208 SF





For Lease  
Class A Office

302 Mountain View Drive  
Colchester, Vermont

PHOTOS







For Lease  
Class A Office

302 Mtn. View Drive  
Colchester, Vermont

AREA MAPS

