



**DONAHUE**  
**ASSOCIATES**

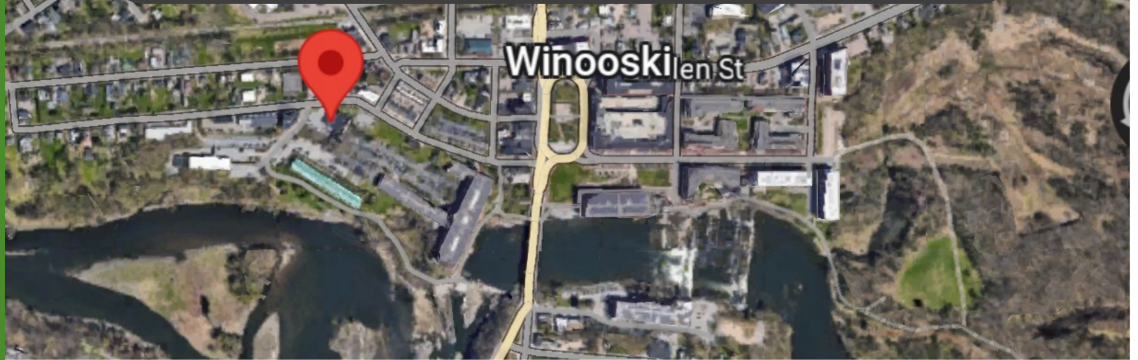
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

[www.donahueassociatesvt.com](http://www.donahueassociatesvt.com)

**FOR LEASE/  
OFFICE SPACE**

**94 W Canal Street  
Winooski, VT 05404**



## SUMMARY

### Available Suites:

**Unit 1: 4,640SF**

**Unit 5: 2,200SF (can be combined)**

**Unit 3: LEASED!**

**Availability:** Vacant and ready for new tenant

### Description:

First floor office space with mix of open space and private offices, kitchenette, bathrooms, and conference rooms. Excellent location, historic building, with free, onsite parking!

**Lease Price:** \$11-12/SF NNN (\$4/SF) plus gas/electric

**Parking:** Free, onsite

**Zoning:** Central Business District, C-1  
Approved Uses (P) Conditional Uses (CU)

[Article-II---Zoning-Districts---11062023 \(winooski.vt.gov\)](http://winooski.vt.gov/Article-II---Zoning-Districts---11062023)

## CONTACT US

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**INTIRIOR PHOTOS Unit 1**



**INTIRIOR PHOTOS Unit 5**







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## Floor Plans

