



**DONAHUE**  
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COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE**  
**Office/Medical**

**6 North Main Street**  
**Waterbury, VT 05456**



- Exciting Medical/Professional Office Space
- Subdividable into 2 smaller suites
- One site parking in a downtown location

#### SUMMARY—6 North Main Street Waterbury, Vermont

**Overview:** Downtown Waterbury office space formally occupied by Mansfield Orthopedics with several exam rooms, x-ray room, and much more. Lower level offers space for yoga, Pilates, office or retail. On Site parking available.

**The Neighborhood:** Located in downtown Waterbury on US Route 2/North Main Street with opportunity to walk to restaurants, shops, and more. Close proximity to I-89, Exit 10.

#### Lease Spaces Available

**1st Floor: 3,200 SF @ 6,500 month plus electric**

**Lower Level: 1,200 SF @ \$1,000 plus electric**

**Parking:** Ample on-site

#### CONTACT US



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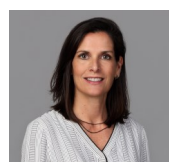
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**INTERIOR PHOTOS OF EXISTING SPACE**



**EXTERIOR PHOTOS**



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.

**Donahue & Associates | 65 Main St. Suite 202 | Burlington, Vermont | (802) 862-6880**

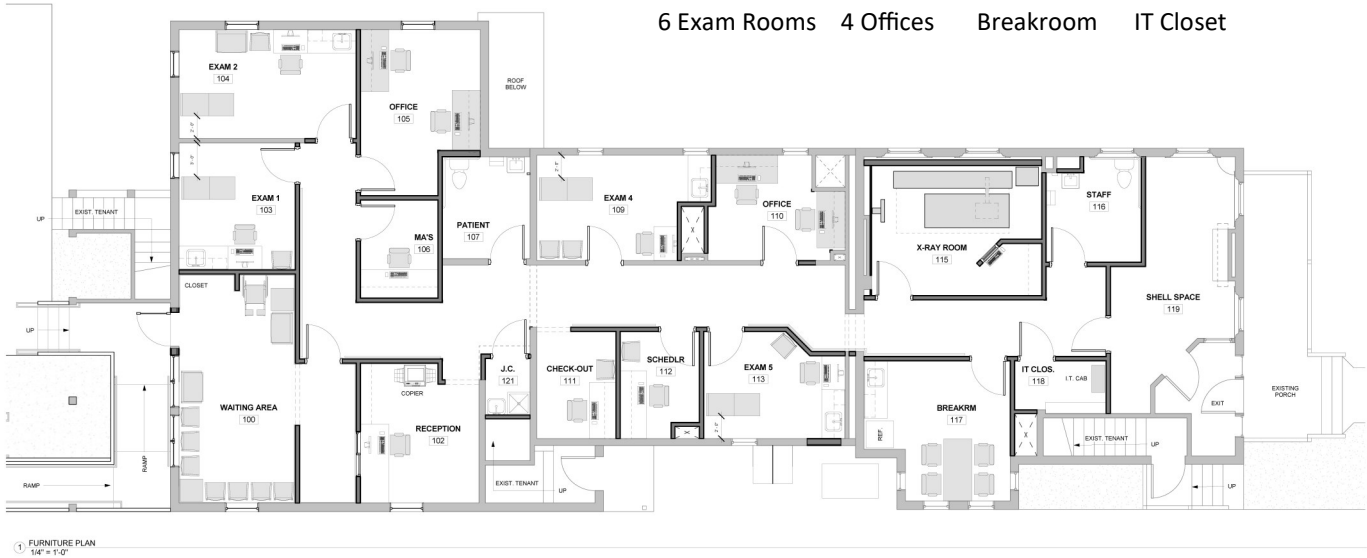


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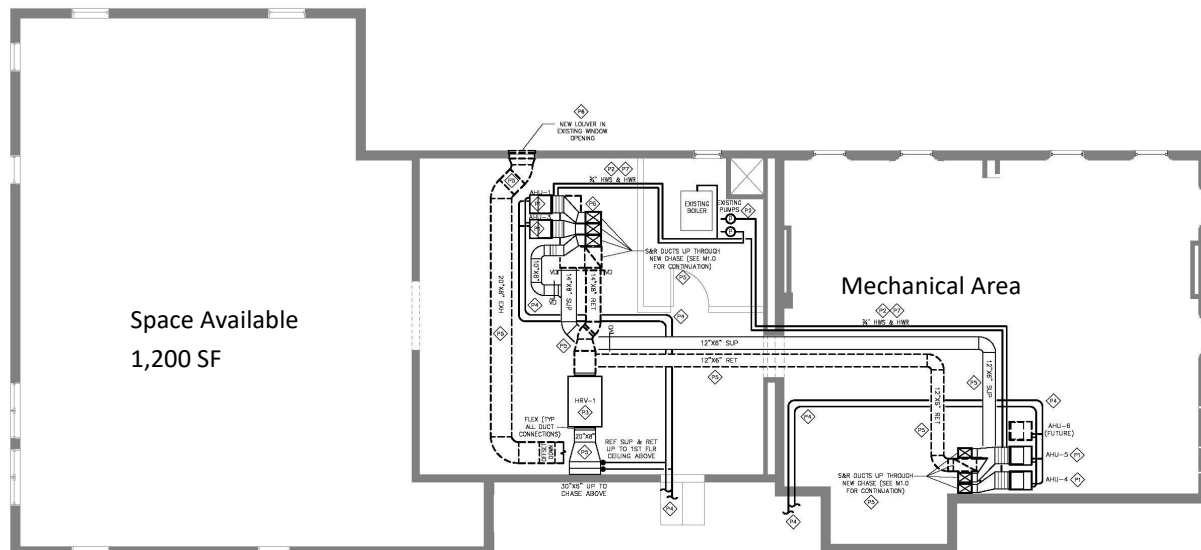
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## FIRST FLOOR PLAN

3,200 SF Reception Waiting Room (8-10) 2 ADA Bathrooms  
6 Exam Rooms 4 Offices Breakroom IT Closet



## LOWER FLOOR PLAN



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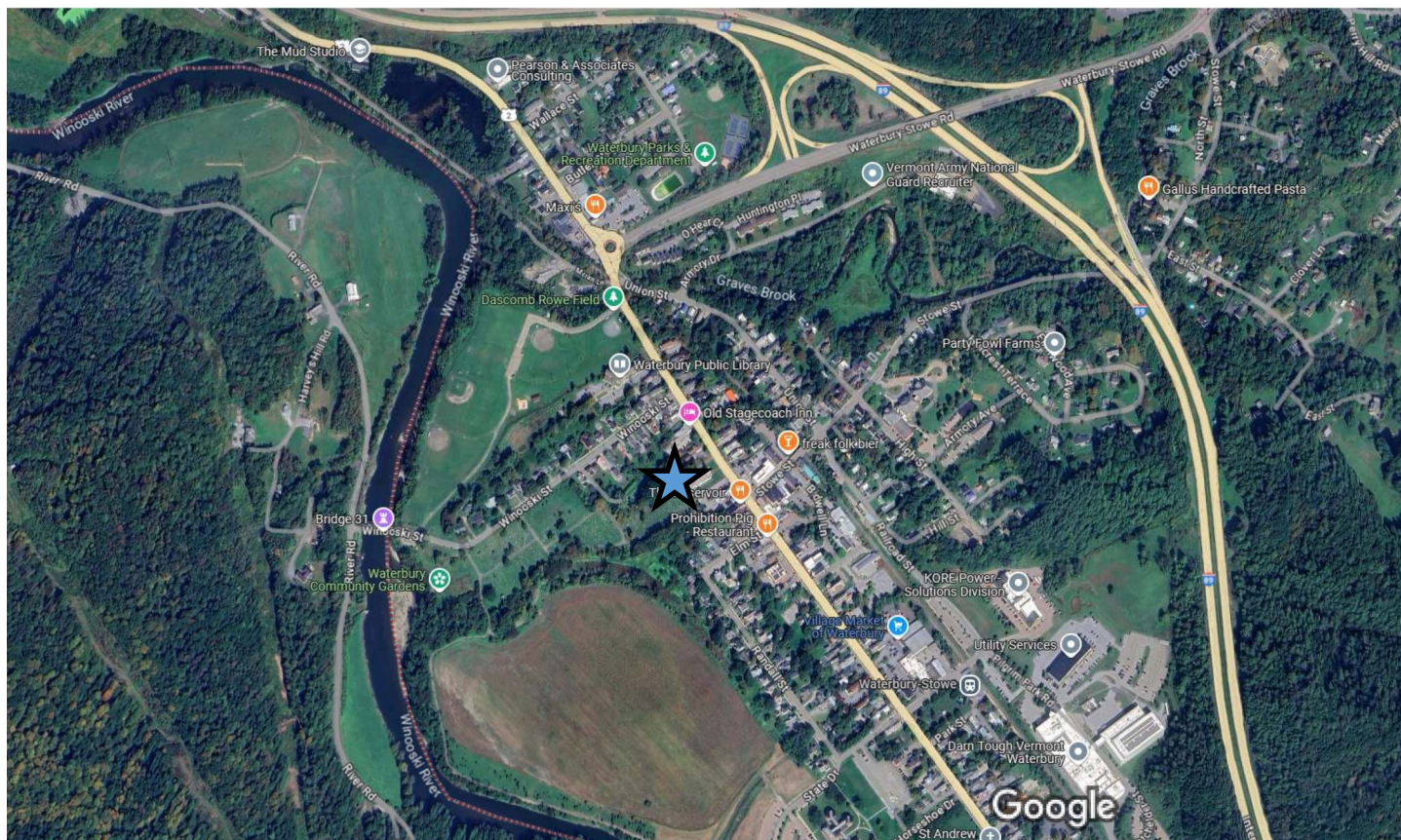
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**WATERBURY AREA MAP/EXIT 10 INTERSTATE 89**



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