



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

FOR LEASE OFFICE SPACE

2300 St George Road
Williston, Vermont

SUMMARY

First Floor—1,955 SF

Third Floor — Up to 15,484 SF

Newly renovated space with high end tech style finishes, open areas with work station and team collaboration spaces, large conference room with built in display and presentation equipment, large café area, and up to 15 glass fronted office/meeting spaces. Natural light complimented with LED lighting throughout. 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 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—\$17.50/SF NNN (est. \$6.82/SF) plus utilities

Third Floor—\$20/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 lease 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.

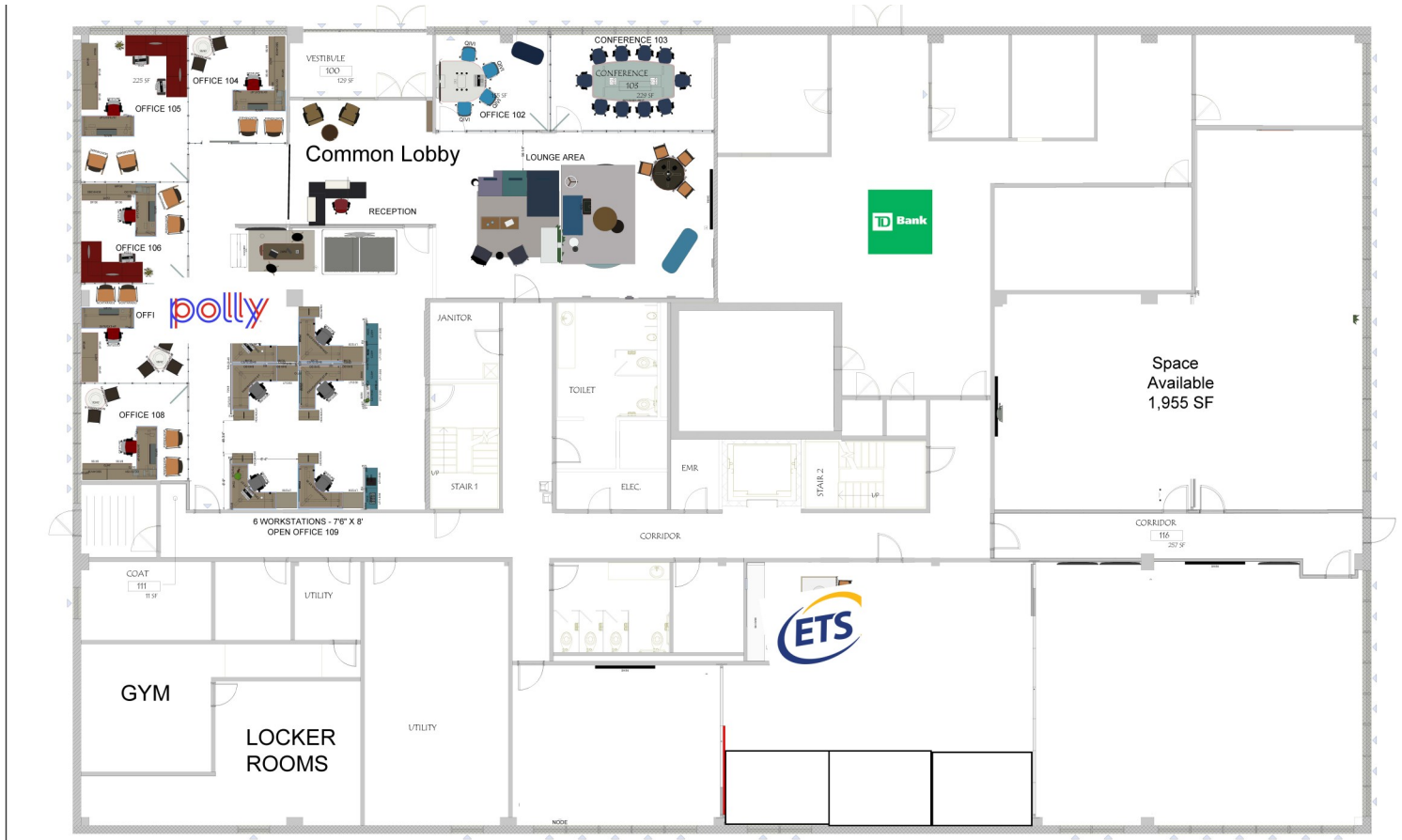




FOR LEASE/OFFICE SPACE

2300 St. George Road
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FIRST FLOOR - SUITE PLAN



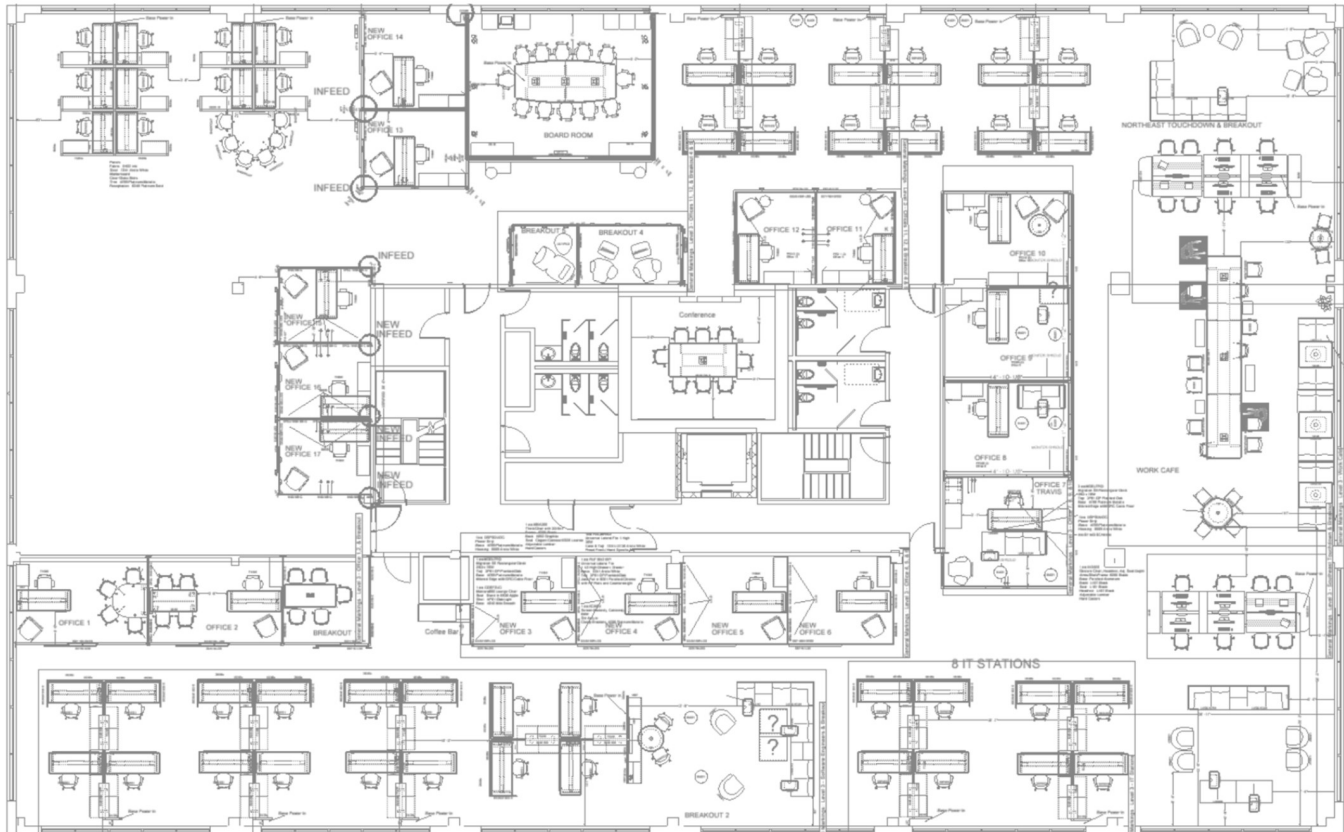
Great suite on the first floor, fully renovated, and just recently made available. Lots of glass, ample natural light, open flex space., training area



FOR LEASE/OFFICE SPACE

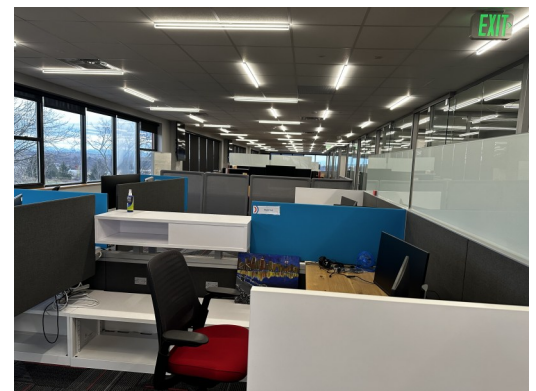
2300 St. George Road
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THIRD FLOOR - SUITE PLAN



3rd Floor - EXISTING

Up to 15,654 SF of newly renovated office space with combination of 15 glass fronted offices and meeting rooms, a large high tech conference room, and expansive open kitchen/lounge/collaboration space. Red Thread design and sourced furniture throughout to be offered to tenants as lease or purchase.





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THIRD FLOOR - PHOTOS



Team Collaboration Area



Office Space



Conference Room



Open Kitchen Collaboration Area



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THIRD FLOOR - PHOTOS



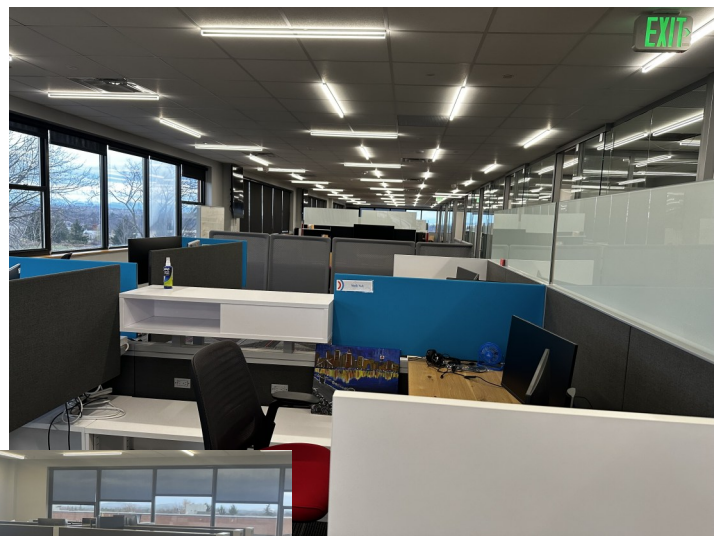
Small Meeting Space



Team Space/Office Space



Game Area



Work Station Spaces



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AREA MAP - TAFT CORNER - WILLISTON - VERMONT

