



**DONAHUE**  
**ASSOCIATES**  
 COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE/  
 STREET LEVEL RETAIL**

**259 Main Street  
 WINOOSKI, VT**

## SLATE HOUSE

**Busy Main Street Location Suite 100**

**735 +/- SF with 15 Foot Ceilings!!**

**Available August 1, 2026 Fantastic Office, Commercial, Retail or Café!**



### OFFERING SUMMARY

**259 Main Street in Winooski Vermont** is the newest mixed use development to enter Winooski's quickly developing downtown market.

Slate House sits at the corner of Main and Lafountain Streets and features 1 street-level retail space together with 7 residential units in a high-design, attractive building.

The retail space boasts high exposure along a high traffic street, with convenient on-street parking for visitors.

Proximity and accessibility to Interstate 89 via Exit 16 and the large volume of commuters, locals, and travelers on Main Street make this an opportunity not to be missed!

### CONTACT US

### SPACE DETAILS

**Lease Price**—\$2,000 month plus gas, electric, and water.

**Parking**— On street parking on both Main Street and Lafountain Street.

**Zoning**—Gateway (BFS Urban General) —Approved uses are range from restaurant, café, brew pub, retail.

**Traffic**—One of the area's busiest roadways with over 23,000 cars per day.

**Area Population**—Robust day, evening and commuter populations. The nearby 430,000 SF Class A Water Tower Hill Office Park and the city's growth in high density housetops are driving increased visitor numbers.



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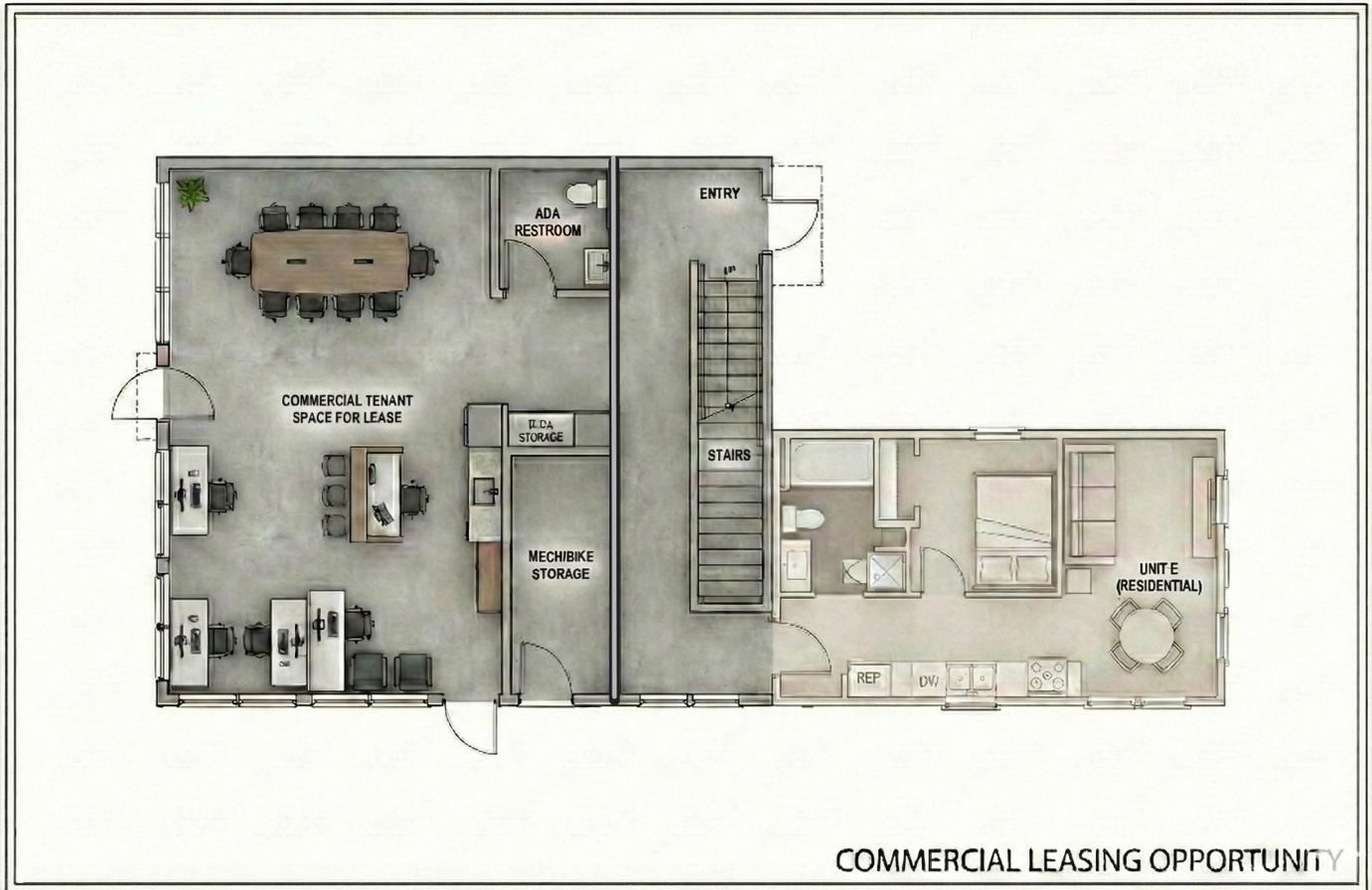


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**FOR LEASE**  
**RETAIL/CAFE/OFFICE**  
259 Main Street Winooski  
High Traffic Street Level Retail  
New Construction  
Modified Mixed Use Building

**FLOOR PLAN**

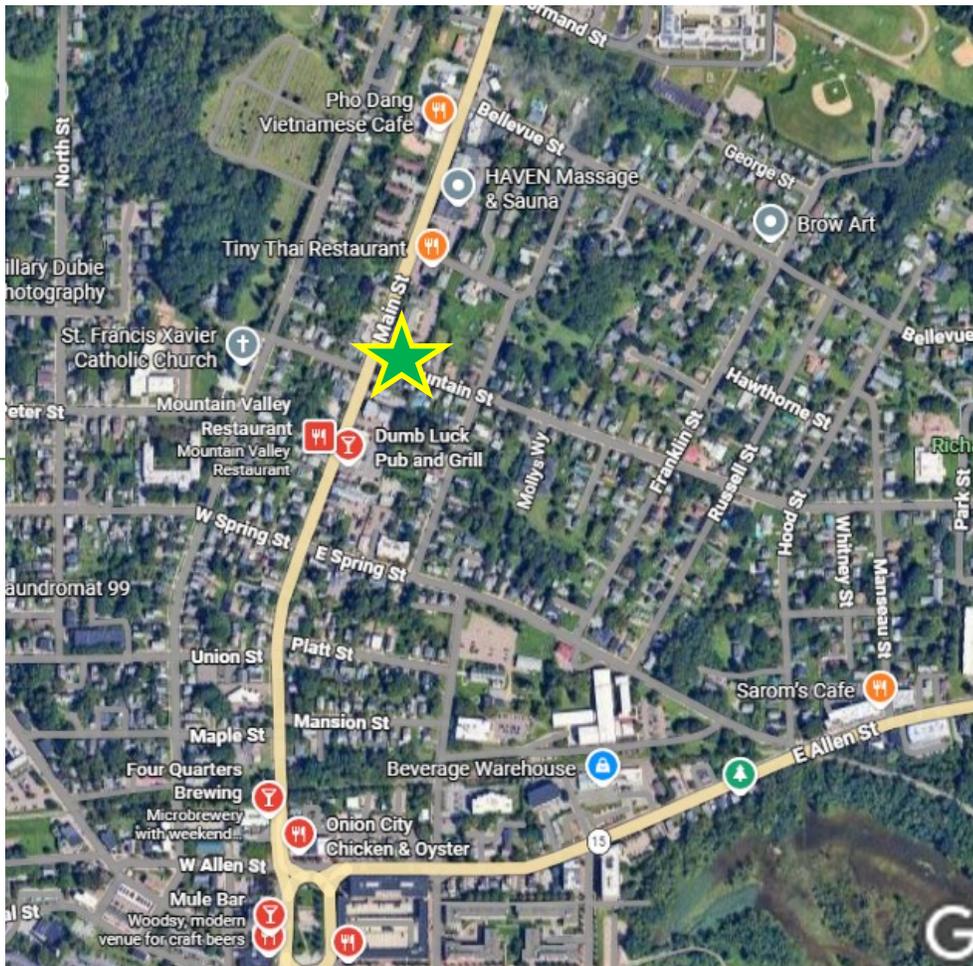


**COMMERCIAL LEASING OPPORTUNITY**



AREA MAP

**FOR LEASE**  
**RETAIL/CAFE/OFFICE**  
259 Main Street Winooski  
High Traffic Street Level Retail  
New Construction  
Mixed Use Building



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