



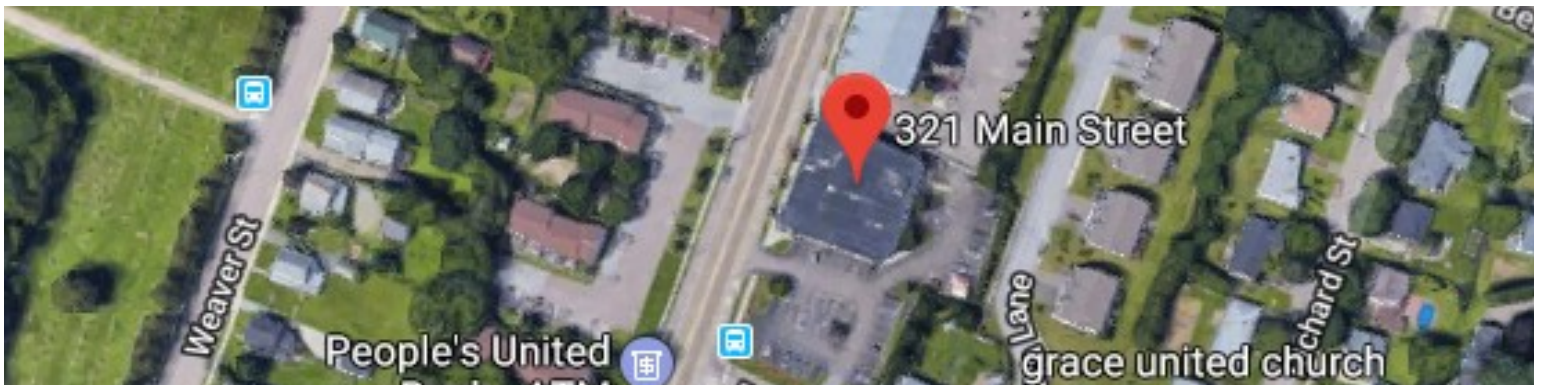
DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
OFFICE/
MEDICAL SPACE**

**321 Main Street,
Winooski, VT 05404**



SUMMARY

Available Suites:

- **Suite 210:** \$875/month Gross
Suite 202: \$675/month Gross

Rent includes all utilities including internet, weekly cleaning, kitchenette/breakroom, use of 2 waiting rooms, elevator, & a locked storage area in the basement

Parking: Ample on-site

Zoning: Gateway—Urban. Approved uses include, but are not limited to, general office, family care/daycare, personal service, retail, healthcare facility, and medical office.

Overview:

Come join an exciting mix of wellness tenants at 321 Main Street in Winooski.

This is a great opportunity for psychiatrists, psychiatric nurse practitioners, psychologists, licensed clinical mental health counselors, social workers, speech language pathologists, massage therapists, other medical office users or general office users. Tenants have easy access to downtown Winooski and I-89.

CONTACT US

Donahue & Associates

(802) 862-6880

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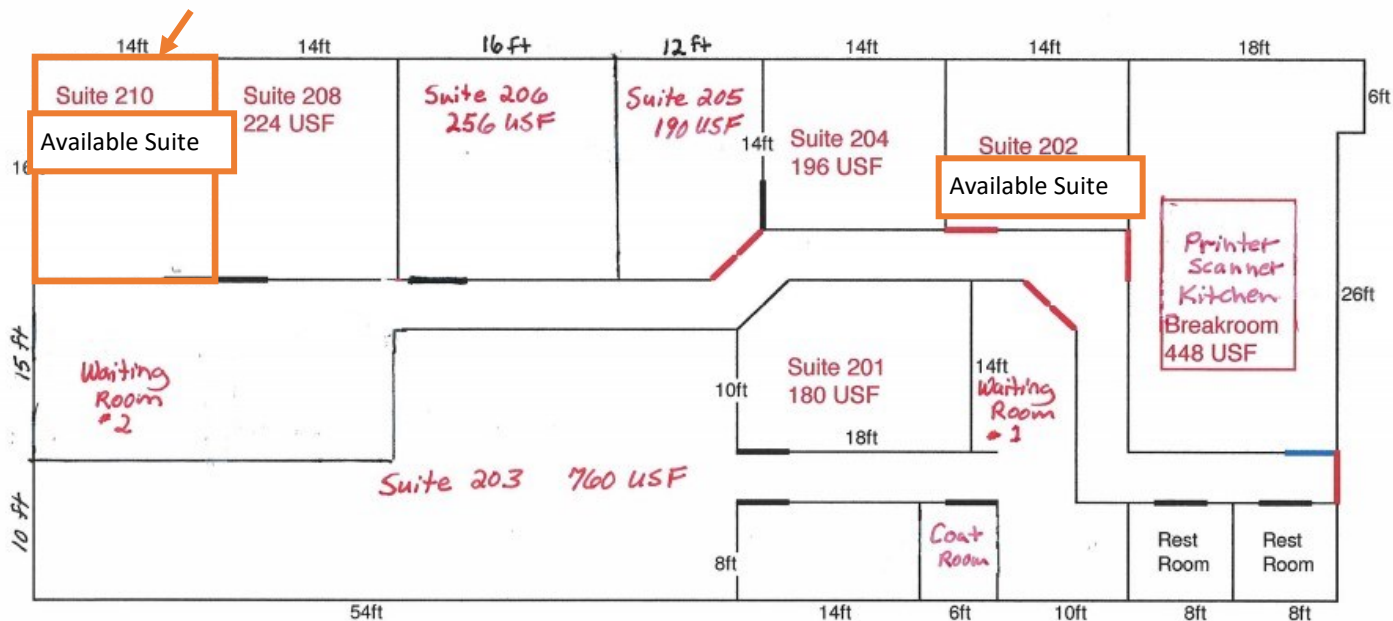


Meg McGovern

Meg@donahueassociatesvt.com

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FLOOR PLAN



SUITE AMENITIES

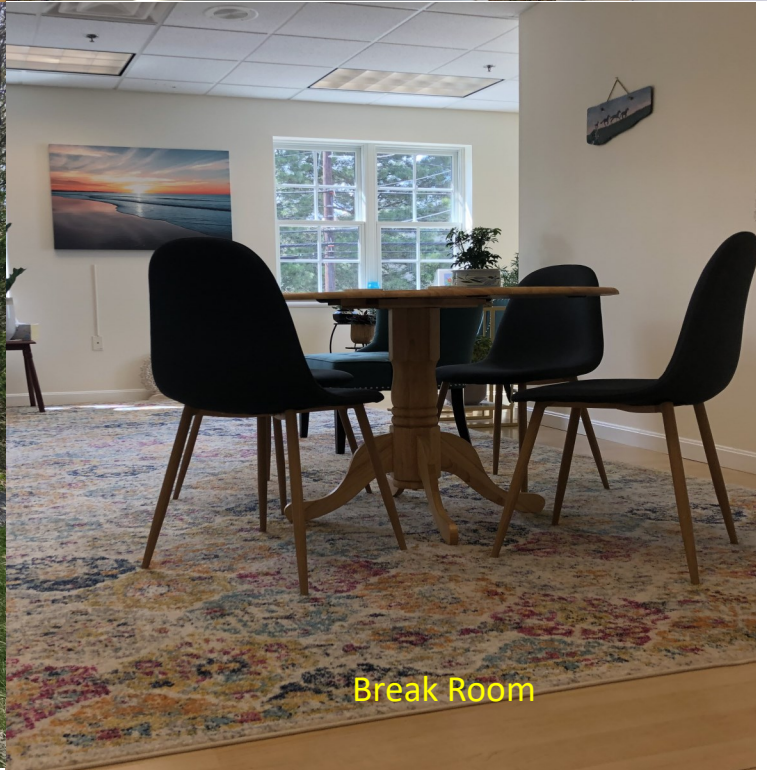
- Internet included
- Privacy shades for interior windows
- Elevator access and ADA accessible space
- Cleaning services
- Shared waiting area
- Shared break room with kitchen.
- Basement storage
- On-site Parking



FOR LEASE/ OFFICE SPACE 321 Main Street, Winooski, VT

PHOTOS

Suite 210



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.