



**DONAHUE ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



### Now Available

- 3,200–30,000 SF
- River Views
- Exposed Brick



**FOR LEASE OFFICE SUITES** **Champlain Mill—20 Winooski Falls Way**  
**Winooski, Vermont 05404**



### SUMMARY

**Available Suites:**

Third Floor: 10,000 - 20,000 +/- SF

Fourth Floor: 4,200 +/- SF

**Overview:** High ceilings, exposed timber beams, great lighting and wonderful views of the Winooski River and downtown Winooski. Great location with on site restaurant, many nearby café's and restaurants and service providers, less than 1 mile from UVM Medical Center, UVM, and St Michael's College. Join Mi9 Retail, Marathon Health, Physician's Computer Company, New Breed Marketing in this vibrant working environment.

### CONTACT US



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**Lease Price:**

Third Floor: \$17/SF NNN plus utilities and parking

Fourth Floor: \$18-\$20/SF NNN plus utilities and parking

**Parking:** Ample covered parking in neighboring garages.

Parking to be available at up to 3 per 1,000 leasable space. Additional at \$90/month per space per month.

**Zoning:** Downtown Core Zoning District - approved uses

include, but are not limited to, General Office, Medical Office, Retail, Recreation and Entertainment.



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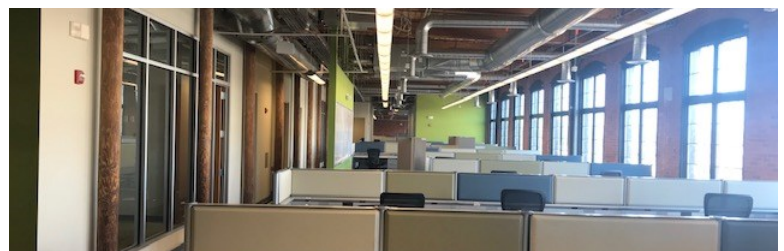
# FOR LEASE/ OFFICE SPACE Champlain Mill, Winooski, VT

## THIRD FLOOR



### 3rd Floor Suites Descriptions:

- A renovated modern space with the charm of the historic building captured. River views, 3-4 offices, conference room, and generous open floor space. Furnished and ready for a new business to take advantage of this turnkey opportunity.
- Open floor plan with high ceilings and large windows providing plenty of natural light.
- Open floor plan that can be combined to create larger suite or leased on its own.
- Overlooking the Winooski River these spaces newly available, exciting opportunities .



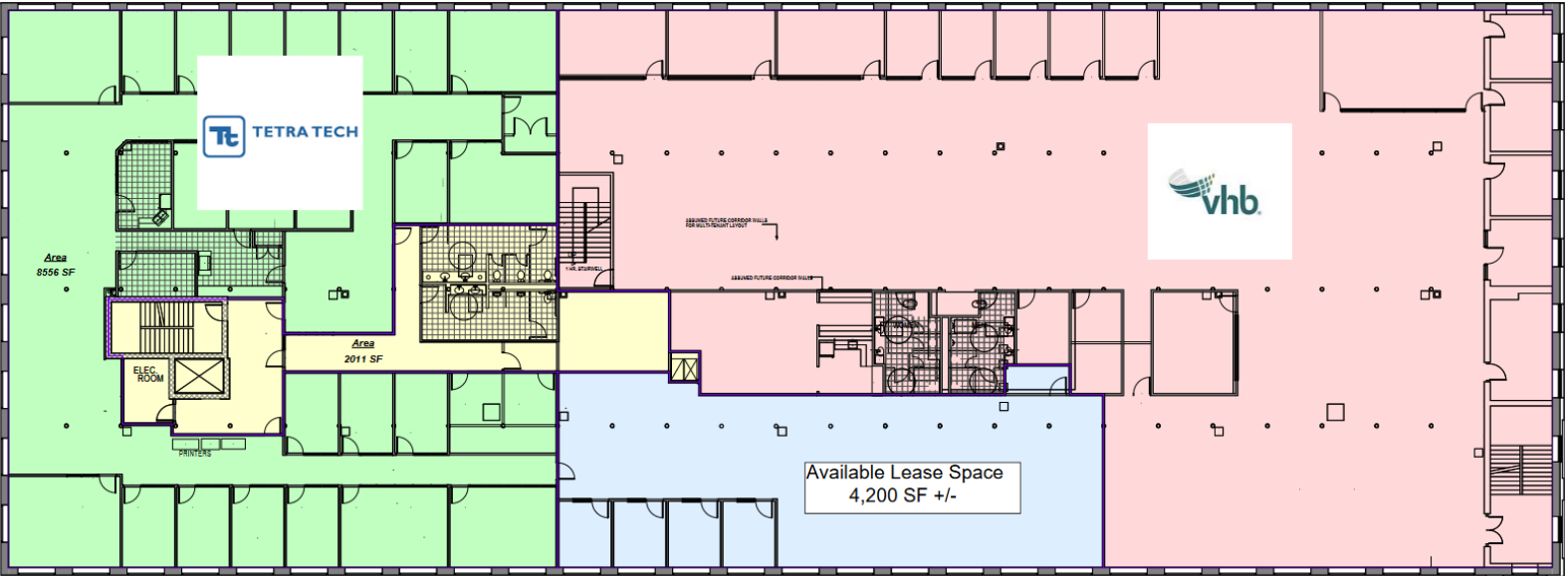




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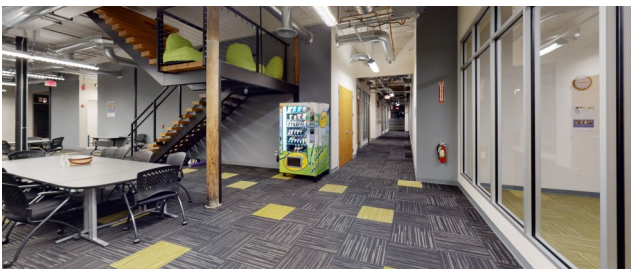
## FOURTH FLOOR



LEVEL 4  
SCALE: 3/32" = 1'-0"

### 4th Floor Suites Descriptions:

- Up to 4,200 SF office space, including multiple private offices, conference rooms, training room, café, and more.
- Opportunity for existing furniture to be included in future lease.



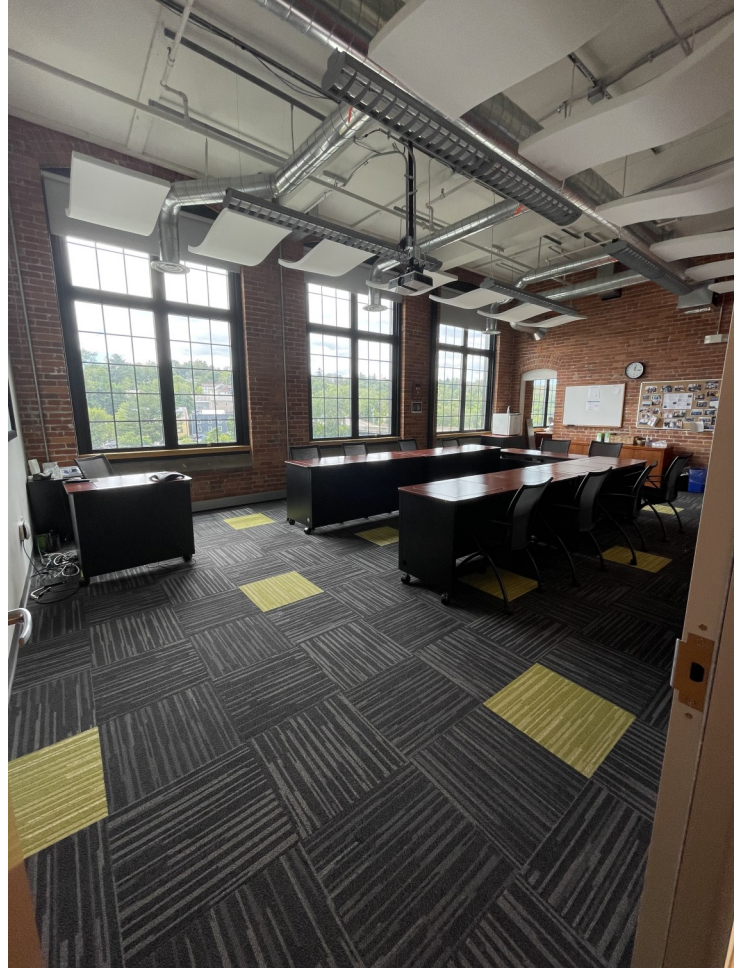




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## PHOTOS



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