



**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

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www.donahueassociatesvt.com

**FOR LEASE/  
OFFICE SPACE**

401 Water Tower Circle,  
Colchester, VT 05408



## SUMMARY

### Available Suites:

**2nd Floor:** Suite 3— 1,980 SF

**3rd Floor:** Suite 301—3,768 SF

### Overview:

Two beautifully designed and appointed suites located off main lobby and 3rd floor with several offices, kitchenette, conference rooms, and more.

Located in The Office Park at Water Tower Hill, 401 greets visitors with a high end lobby with modern finishes, glass door entries, high-speed infrastructure, security system, and more.

**Lease Price:** \$16.00/SF NNN (est.\$7.53/SF, Utilities \$2.38)

**Parking:** Ample on-site

**Zoning:** COM—Office Building. Approved uses include, but are not limited to, general office, research/lab facility, medical office, personal or business services.

## CONTACT US

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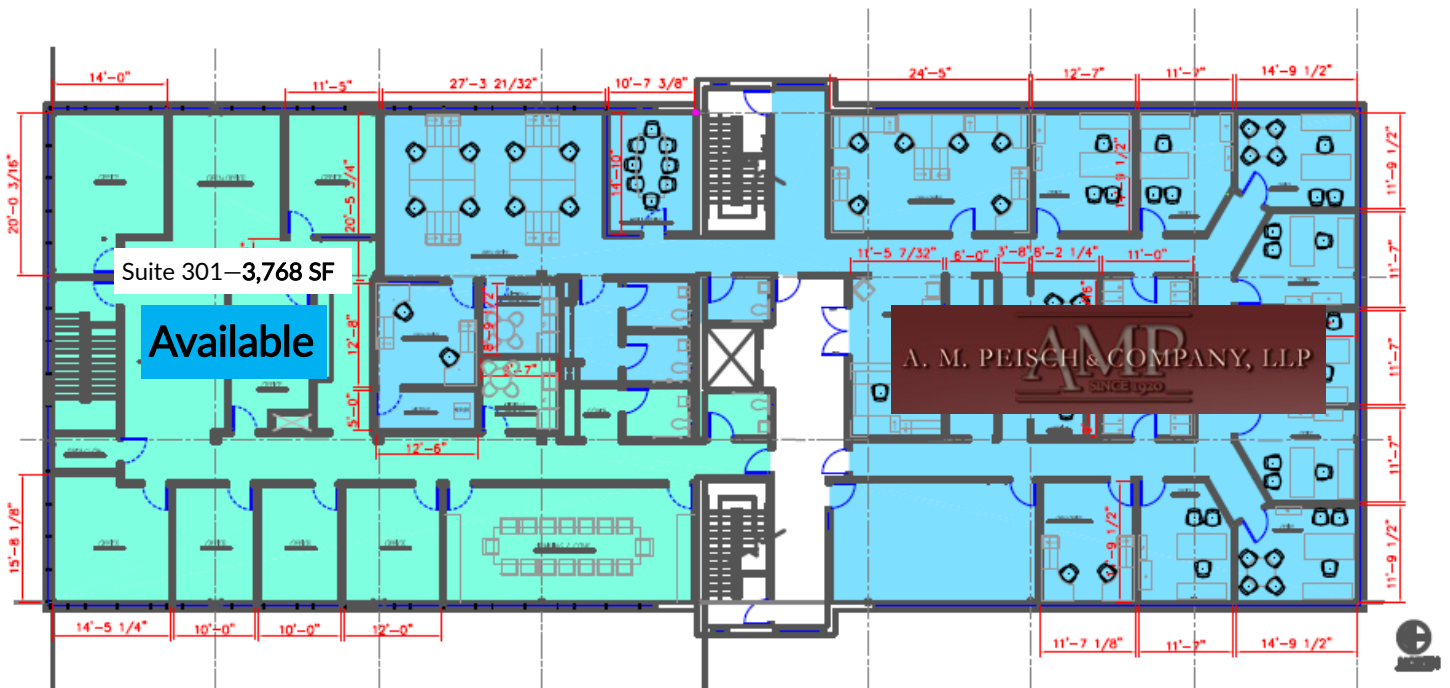
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## FLOOR PLAN 2nd FLOOR



## FLOOR PLAN 3rd FLOOR

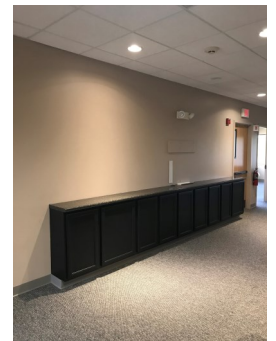
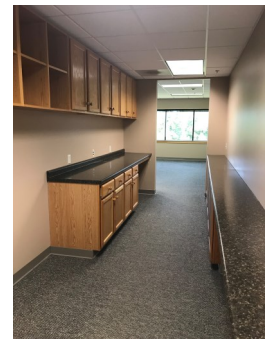




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### PHOTOS



*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*