

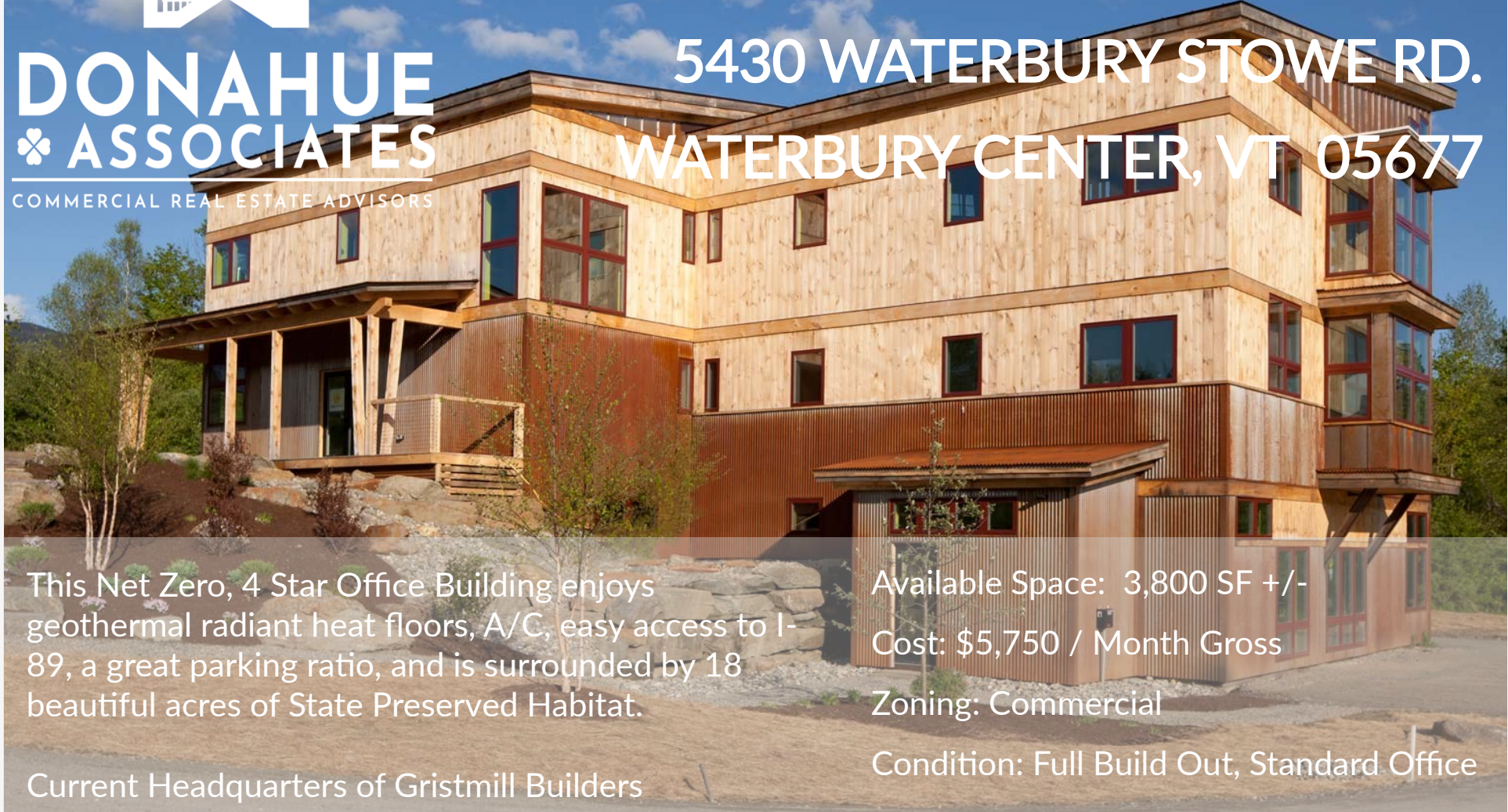


FOR LEASE

DONAHUE
ASSOCIATES

COMMERCIAL REAL ESTATE ADVISORS

5430 WATERBURY STOWE RD.
WATERBURY CENTER, VT 05677



This Net Zero, 4 Star Office Building enjoys geothermal radiant heat floors, A/C, easy access to I-89, a great parking ratio, and is surrounded by 18 beautiful acres of State Preserved Habitat.

Current Headquarters of Gristmill Builders

Available Space: 3,800 SF +/-

Cost: \$5,750 / Month Gross

Zoning: Commercial

Condition: Full Build Out, Standard Office



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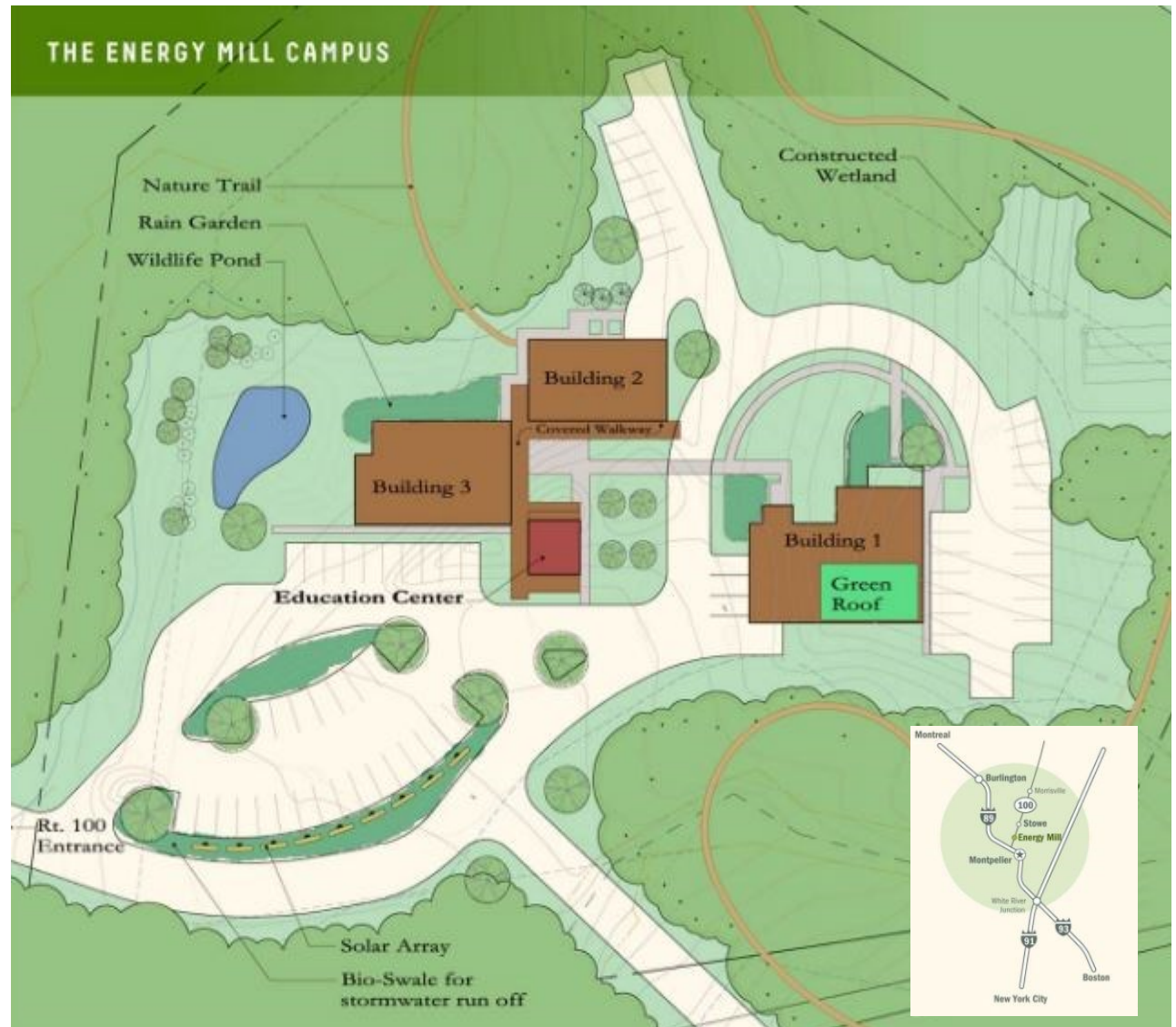
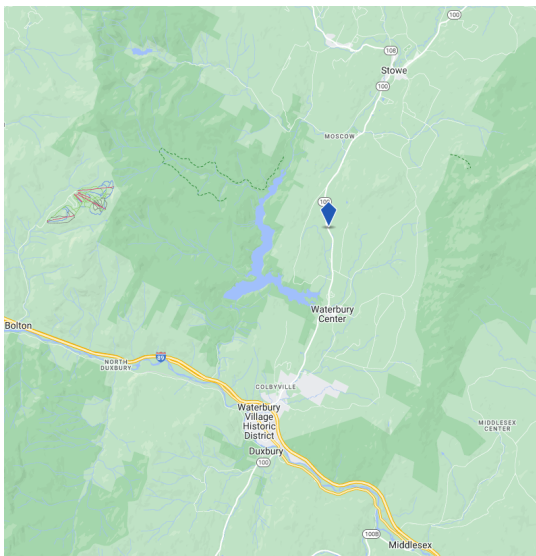
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CAMPUS DETAILS:

- Surrounded by 18 Acres of Preserved Habitat
- Centrally Located on VT Rt. 100
- On VT Rt. 100, 4 Miles North of I-89 Exit 10
- 14,300 SF Building is VT's Largest Net Zero Office Building
- Built in 2011
- Car Charging Station on Campus
- 50 + Parking Spaces



5430 WATERBURY STOWE ROAD

FIRST FLOOR

Print/Copy Room

Light Filled Reception Area

Kitchen, Private Restrooms & Shower Space

Geothermal, Radiant Floor Heating

Central Air Conditioning

High Ceilings & Skylights

3,800 SF +/- Gross Leasable Area

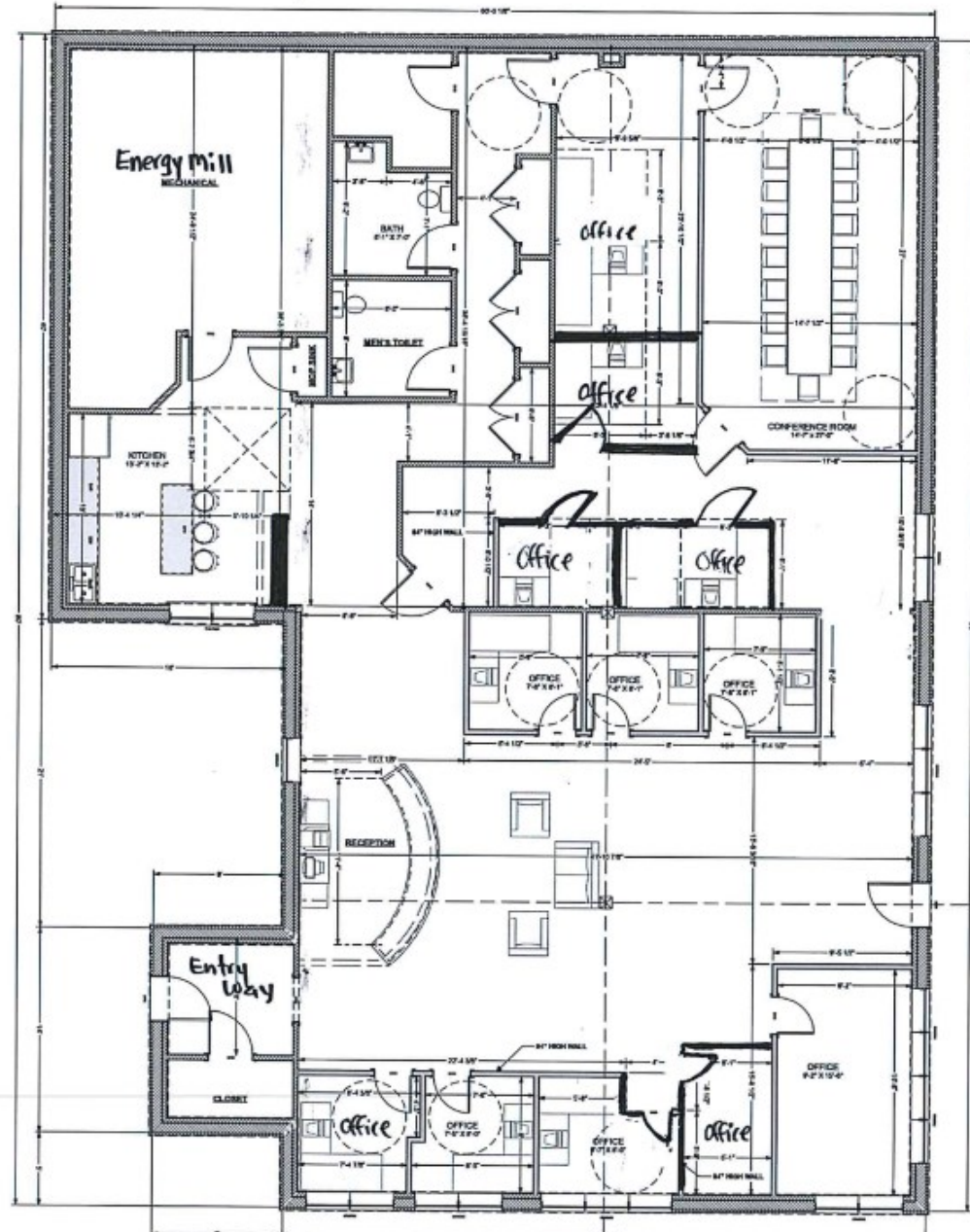


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ENERGY MILL - GROUND FLOOR
ROUTE 100
WATERBURY CENTER

PROPOSED GROUND FLOOR PLAN
SCALE - 1/8" = 1'-0"
7/11/2020

GROUND FLOOR PLAN
SCALE - 1/8" = 1'-0"





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PHOTOS

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