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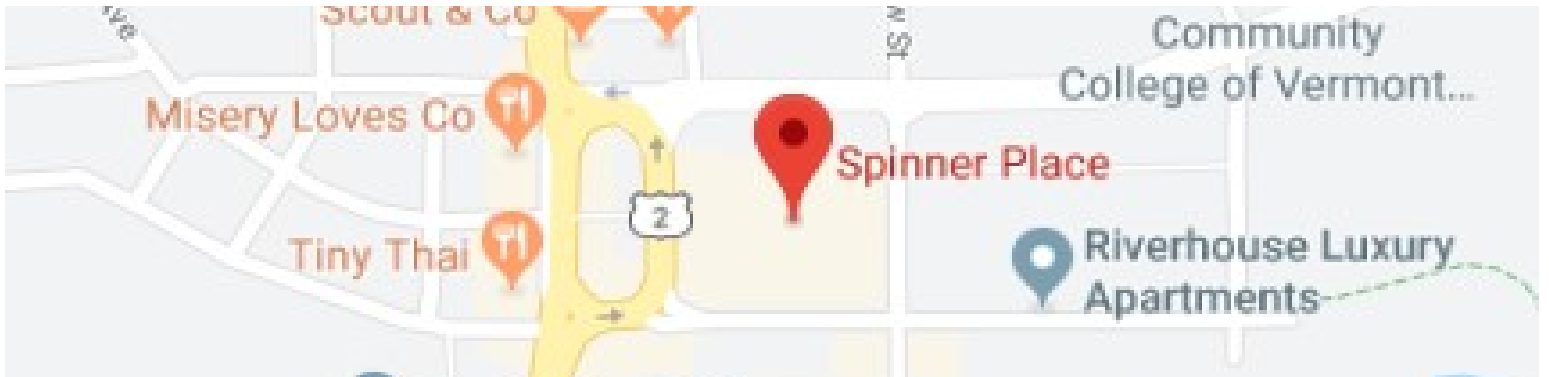
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
RETAIL SPACE**

**Spinner Place
Winooski, VT 05404**



SUMMARY

Available Suites:

41 Main St—office/storage, 3 bay sink, hand wash, 1 bathroom
Lift between spaces. 1,409 SF.

Overview:

Spinner Place is located in the business hub that is downtown Winooski. These are spacious office and retail spaces in a location that attracts significant traffic!

- Spinner Place is a successful residential and retail development in a distinguished downtown setting.
- Walking distance from the Cascades and Riverhouse Luxury Apartments. New hotel and apartments under construction.
- High daily automobile and foot traffic (over 30,000 cars).
- High street visibility.

Lease Price:

\$12.50/SF NNN (est. \$6.82) SF including gas/trash)

Parking: Garage parking nearby (\$) and street parking.

Zoning: Downtown Core Zoning District: approved uses include, but are not limited to, General Office, Medical Office, Retail, Recreation and Entertainment.

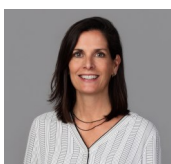
There is no hood/ansul system for restaurant uses, in any of the spaces.

CONTACT US

Donahue & Associates

(802) 862 - 6880

www.donahueassociatesvt.com



Meg McGovern

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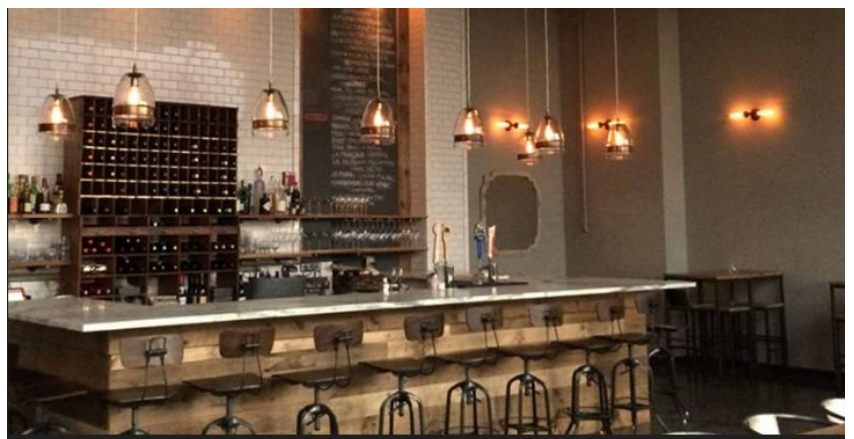
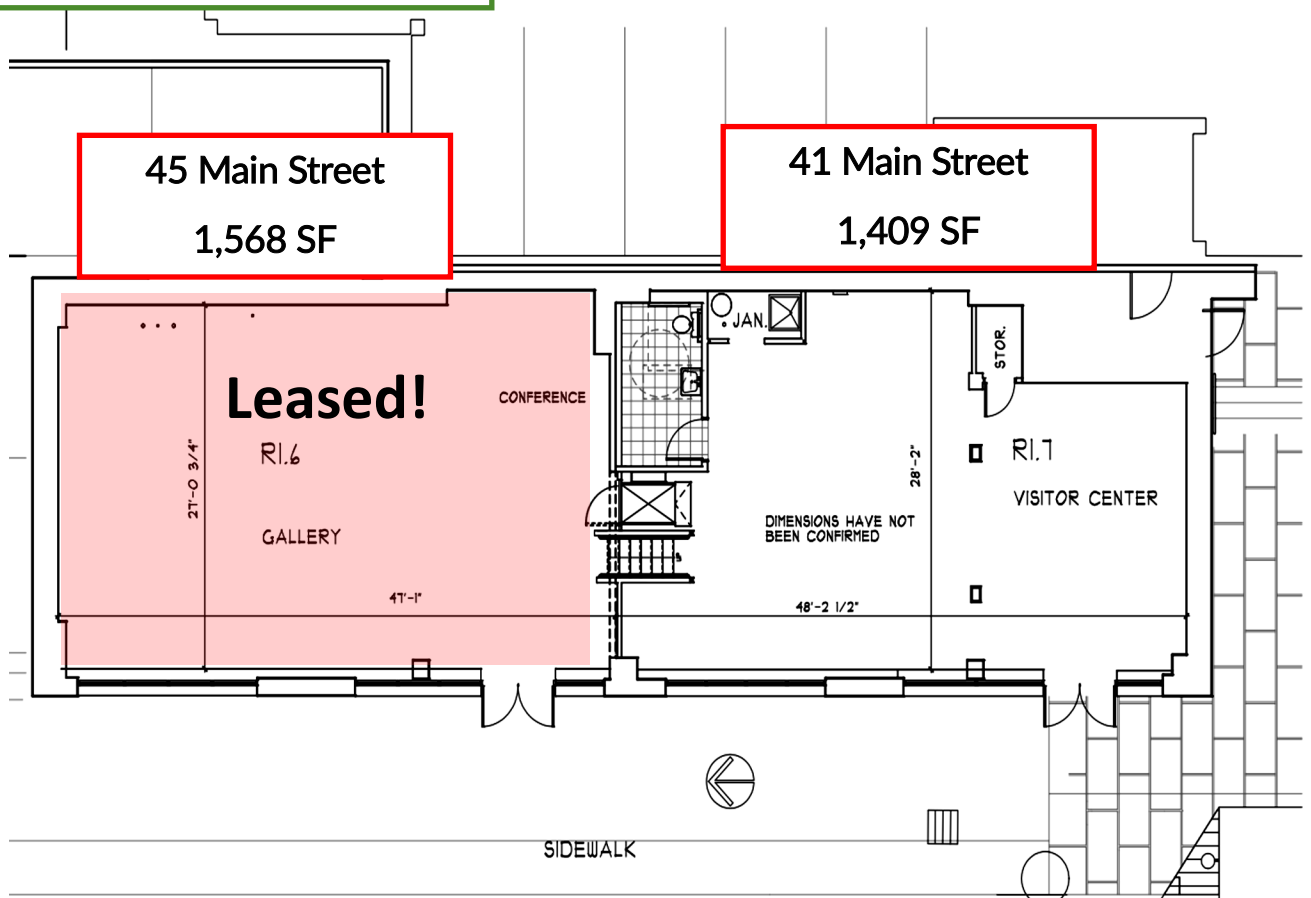
FOR LEASE/
RETAIL SPACE

SPINNER PLACE

41 & 45 Main Street

FLOOR PLANS

41 & 45 Main Street



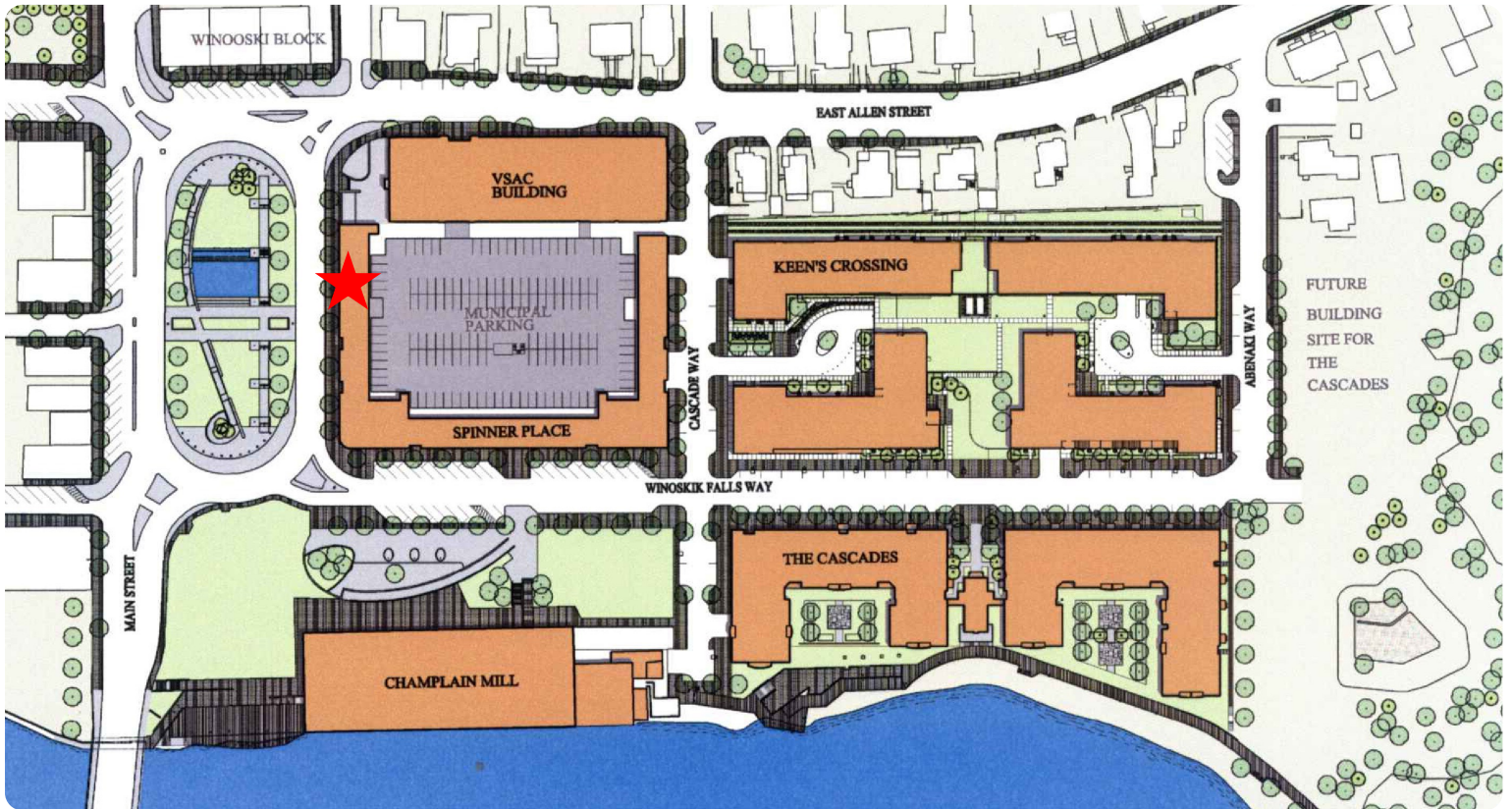


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FOR LEASE/ **SPINNER PLACE**
 RETAIL SPACE

25 Winooski Falls Way, Suite 110
 41 & 45 Main Street

SURROUNDING TENANTS





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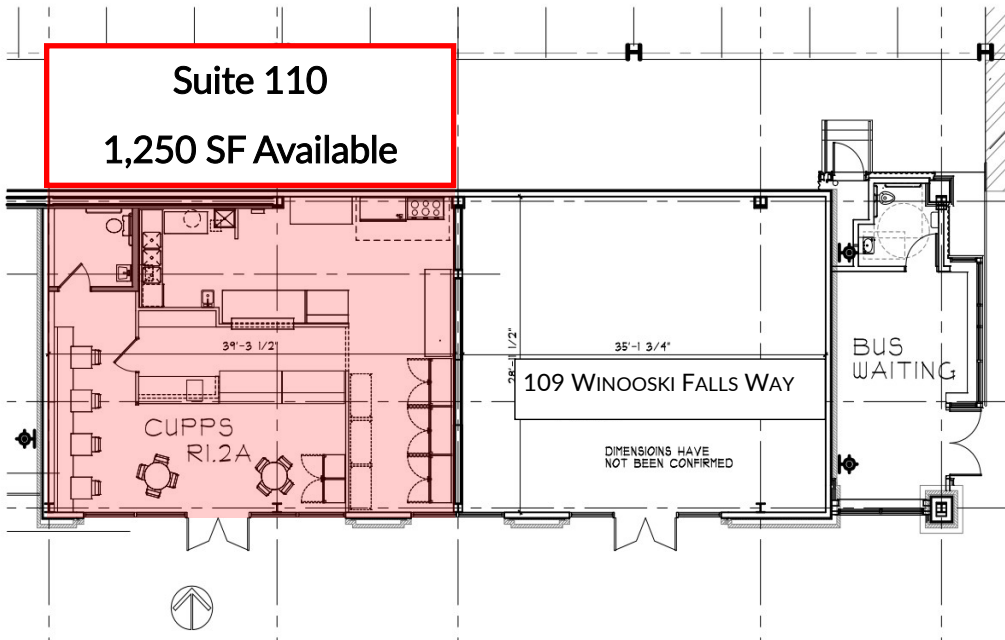
FOR LEASE/
 RETAIL SPACE

SPINNER PLACE

25 Winooski Falls Way, Suite 110

FLOOR PLANS

25 Winooski Falls Way, Suite 110



**GARDNER
 KILCOYNE**
 architects

Champlain Mill
 20 Winooski Falls Way # 24
 Winooski, Vermont 05404
 Phone 802 655 0145
 Fax 802 655 7983
 www.gkarchitects.com

Spinner
 Place
 Retail

HallKeen Corp.

Winooski
 Vermont

Proj. No.:
11-25

Des. Title:
 RI.2
 LAYOUT

Scale:
 1/8"=1'-0"
 Date:
 1-31-12
 Rev:

Drawn by:
 BG

SHEET No.

RI.2

