



## Very Motivated Landlord!

276 East Allen St, Winooski, VT

|                  |                                 |                   |                                       |
|------------------|---------------------------------|-------------------|---------------------------------------|
| <b>Location:</b> | The Sawmill, 276 East Allen St. | <b>Available:</b> | Now                                   |
| <b>Use:</b>      | Office                          | <b>Parking:</b>   | On-site                               |
| <b>Size:</b>     | Up to 7,300 +/- sf              | <b>Price:</b>     | \$9 - \$11.00 / sf NNN<br>(\$2.38/sf) |

The Sawmill is a two-story masonry office building with an attractive stucco exterior designed to meet the needs of office, R&D and general business requirements of the area. This building was built 75 years ago to operate as a sawmill and has been fully restored with attractive sandblasted beams and columns throughout. It features a two-story atrium entrance with 3,646 square feet on each floor, for a total of 7,292 square feet. The building configuration offers the flexibility for multi-tenant floor plans while maintaining a design to accommodate full floor, full wing, or full building users. The Sawmill is conveniently located just off Route 15 at Exit 15 of I-89.

**Call or email Jed Dousevicz or Linda I Letourneau for more information:**

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802-343-2107 [linda@vtcommercial.com](mailto:linda@vtcommercial.com) [www.vtcommercial.com](http://www.vtcommercial.com)

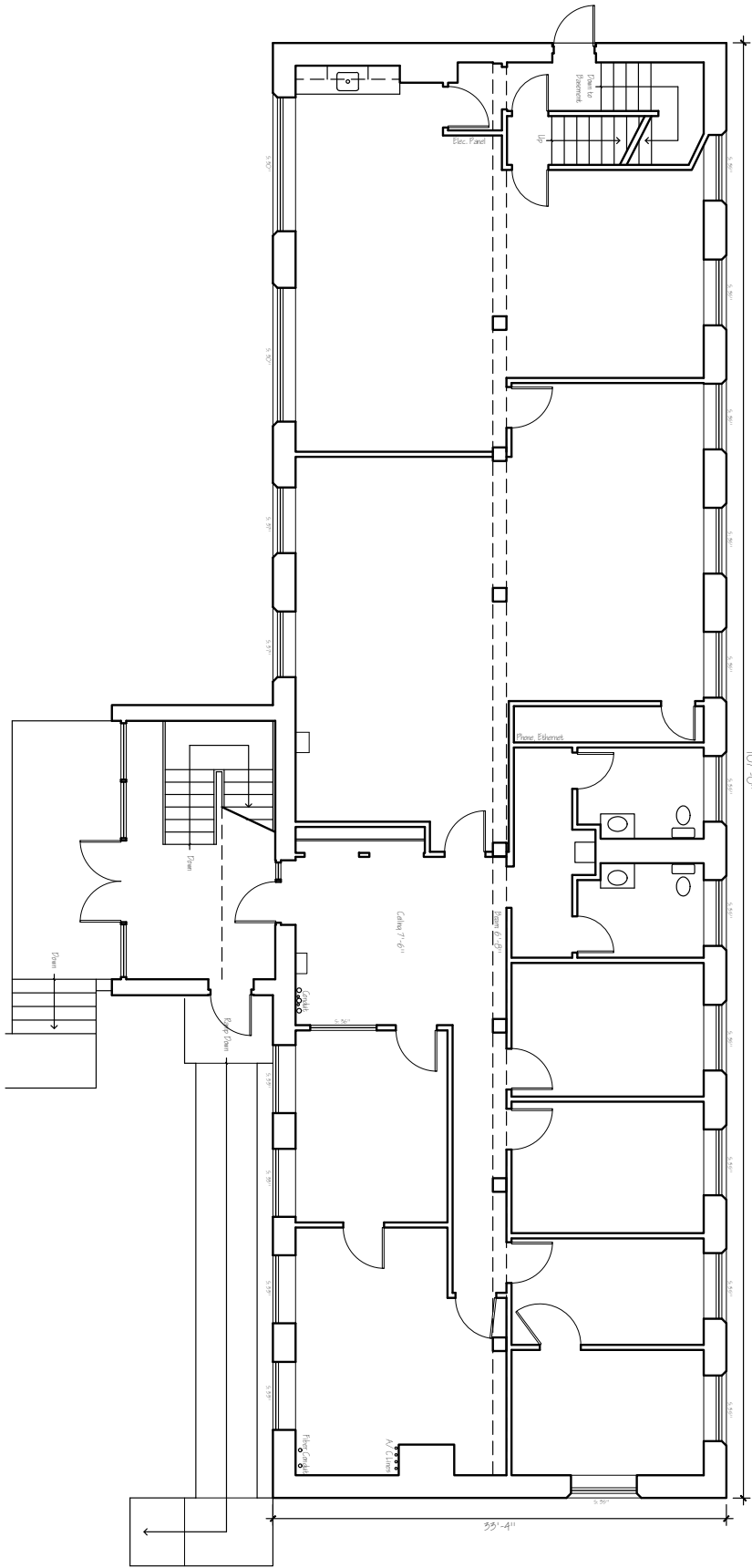
186 College Street, Burlington, Vermont 05401

Information contained herein is believed to be accurate, but is not warranted.  
This is not a legally binding offer to sell or lease.

EXCLUSIVELY LISTED FOR LEASE

- Class “B” office space – Up to 7,300 +/- sf
- We will provide fit-up to the tenant’s specifications
- \$11.00 per square foot
- Easy access to I-89
- Fiber optic and Comcast available throughout the building
- Parking included
- Bronze tinted insulated glass
- Property Taxes \$ 1.26 per square foot (based on 7/14 – 6/15 tax bill)
- Operating Expenses \$ 1.28 per square foot
- 4-Zone HVAC





Scale: 1/8" = 1'-0"

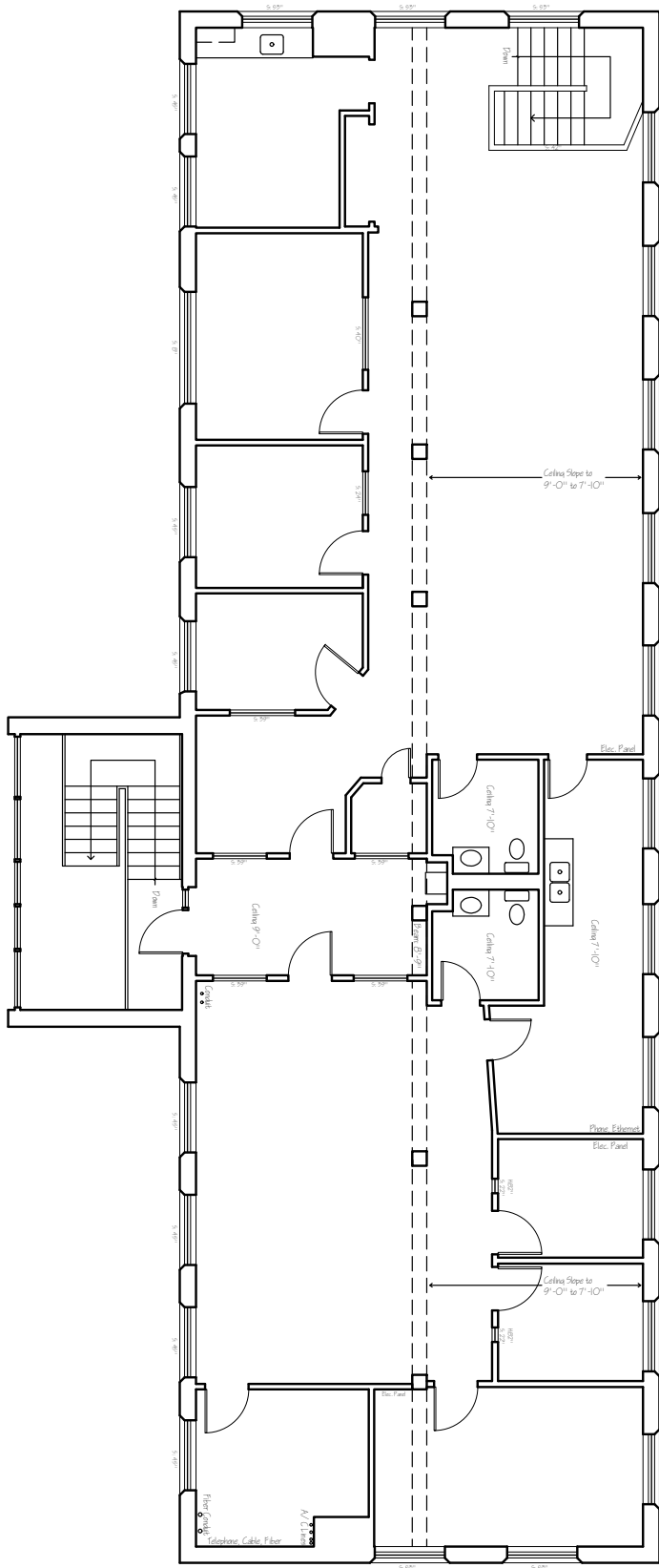
A-1

Ground Fl.



**HILLSIDE PROPERTIES**  
276 East Allen Street  
Winooski, Vermont

Drawn By: JH  
Date: 03.04.06



Scale: 1/8" = 1'-0"

**A-1**  
Second Flr



**HILLSIDE PROPERTIES**  
276 East Allen Street  
Winooski, Vermont

Drawn By: PJ  
Date: 03 AUG