



CHACE MILL 1 Mill Street | Burlington, VT 9/11/2017

FOR LEASE

Affordable “Old Mill” Spaces at the Chace Mill

Description

This historic 90,000 SF old mill building has been converted to mixed commercial use and is primarily office/lab/RD and studio space today. On site café and on site parking. Burlington address!

Location

On the Winooski River in Burlington.

Features & Amenities

- Some with river views
- Loft style class B office/funky flex spaces
- Old mill ambiance
- Walking distance to downtown Winooski
- On site parking/signage

PROPERTY TYPE	Office/Flex
SIZE	181 GSF to 6,819 GSF
LEASE RATE	See list on reverse side

Contact

Linda I. Letourneau

- C** 802.343.2107
- E** linda@vtcommercial.com
- O** 802.864.2000, ext. 17

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Space #	Size (GSF)	Lease Rate* Includes NNN	Description
110	1,467	\$1650*/mo Combo TBD \$10/SF NNN	First floor, three offices, former lab with sink. Wood flooring, no ac. Former Urban Moonshine (open to installing HVAC system with long term lease 5 years rate \$12.50/SF NNN)
175	254 GSF	\$300*/mo \$10.67/SF NNN	Single office with common kitchenette & bathrooms. No windows. Riverside, porch entrance. available now.
179	181 GSF	\$300*/mo	A Single office with exposed ledge, use of common kitchenette and bathrooms. No window. Available now
267	1,976 GSF	\$2,603 */mo \$12.30/SF NNN	7-8 offices with open area. Riverside w/ river views. Carpet flooring. Available JAN 2018
270/272-278	3,040 GSF GORGEOUS SPACE!!	\$TBD \$8/SF NNN "as is"	Wood floors, private entrance, exposed brick and beams. lots of sunshine! New large windows! New HVAC system \$13.50/SF NNN. Available 60-90 days
365	4,183 GSF	\$10/SF NNN *mo (as is) \$4705.87 mo	Top Floor River Side! Great river views! Multiple offices with windows facing the river, a couple conf rooms, open area, internal offices, kitchenette, bathrooms.
356	1,786 GSF	\$1600*/mo (as-is) \$7.25/SF NNN	Wide open space with high ceilings, wood flooring & windows. Currently No AC but tenant could have a stand up unit exhausting out the window. Ready now. ***New HVAC improvements with long term lease at an increased rate of \$12.50/FS NNN. Available 90 days
RL29 ARTIST & Wellness space OR Small businesses.	Singles spaces in a shared collective environment. THE CHACE MILL collective	\$275-\$700 single/mo	Large lower level space on the river side with its own entrance. New idea of creating a space for local artist, wellness and small businesses. Polish concrete flooring, exposed wood beams and ceilings. Some stone walls. Spaces are leased by the room with shared kitchen and informal meeting spaces.

* =plus % of utilities. On site parking and signage. Lease is written on a NNN basis, NNN is estimated @ \$3.50/SF.