

# FOR SUBLEASE

## FULLY FURNISHED OUTSTANDING SUBLEASE OFFICE SPACE!

The Champlain Mill, 20 Winooski Falls Way, Winooski, Vermont



Perched high above the banks of the Winooski River, this spectacular fourth floor space is located in the historic Champlain Mill. With exposed timber beams, brick walls, very large operable windows, high open ceilings, and an inviting work atmosphere, the space can accommodate many different potential uses. There is a plethora of near-by dining establishments, walkways along the river, shuttle service to the University of Vermont which is less than one mile away, and easy access to the Burlington International Airport. The abundance of natural light, views of the city and the river, and a completely furnished floor with numerous private offices and open work areas make this some of the best available space in the Greater Burlington Area!

**SIZE:**

Up to 33,000 square feet; can be subdivided

**PERMITTED USE:**

Office and retail

**PRICE:**

\$22.00/sf gross plus utilities

**AVAILABLE:**

Immediately

**PARKING:**

Available in city garage at an additional cost

**LOCATION:**

The Champlain Mill, 20 Winooski Falls Way, Winooski

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



For more information, please contact:

TONY BLAKE

802-864-2000

[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)







