FOR LEASE

LIGHT-FILLED OFFICE/SHOWROOM SPACE

20 Wintersport Lane, Suite 145, Williston, VT



This beautiful corner suite has walls of floor to ceiling glass, and is highly visible from Industrial Avenue, with ADT of 18,000 +/- cars/day. Formerly in use as an office furniture provider, the current layout is a mix of open space, two private offices, a large conference room, kitchenette, server and storage room. There is common access within the building to a shared full kitchen, and the bathrooms are equipped with a separate shower/changing/locker room. There is three-phase power available, bike storage on-site, and a common shipping and receiving area with outside access and large double doors. Building is located adjacent to Synergy Fitness and the Simply Divine Café, and is also close to the bike path and a municipal park. Easy access and parking for clients and employees.

SIZE:
2,805 +/- SF

USE:
General office; service retail, manufacturing and distribution, warehousing, R&D

PRICE:
$12.50/SF NNN plus electricity (NNN $7.08/SF (incl natural gas), electricity $2.49/SF)

AVAILABLE:
Immediately

PARKING:
Ample, on-site, at no charge

LOCATION:
Williston, VT

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

VT COMMERCIAL

For more information, please contact:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







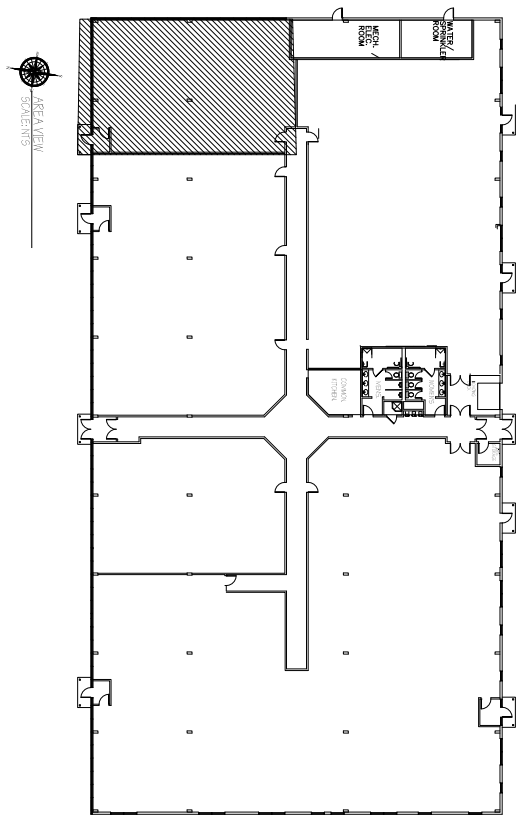


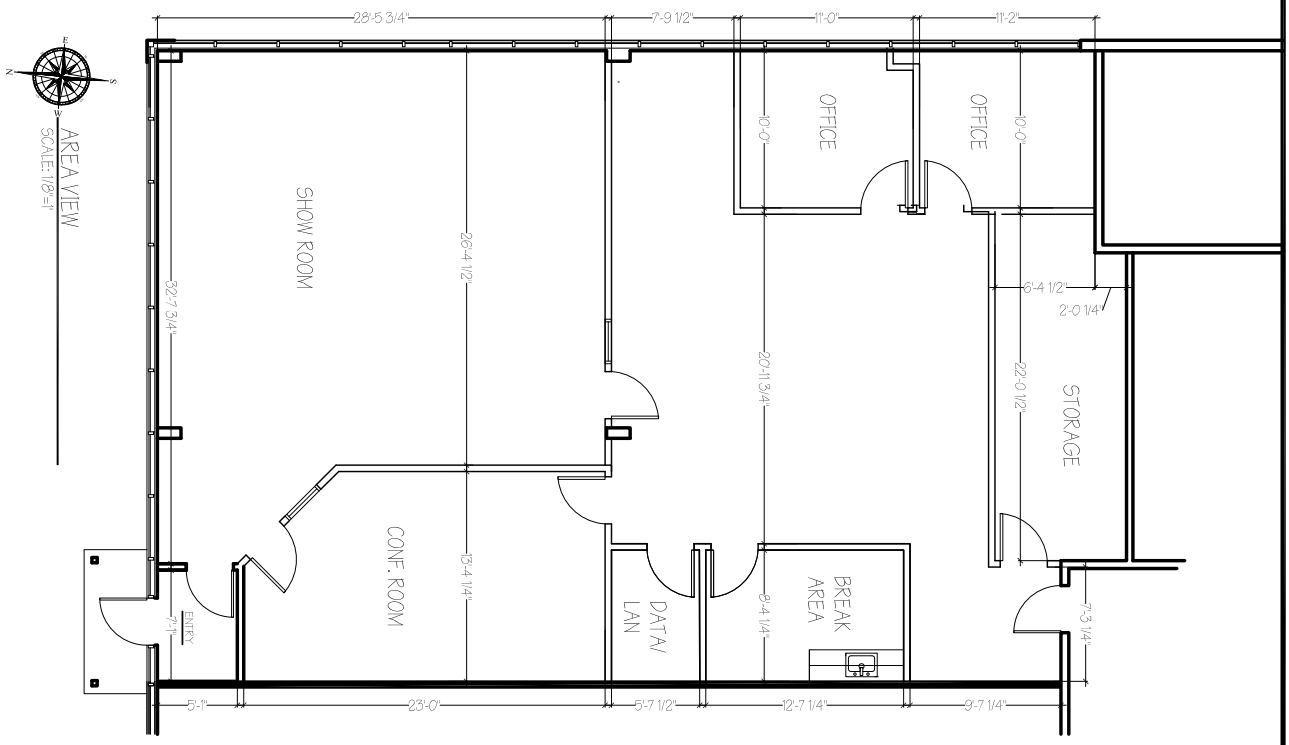





EXIT







SCALE: 1/8" = 1'-0"	REVISIONS:	DRAWN BY:	PROJECT: SUITE 145 EXISTING CONDITIONS
DATE: 11/19/2025	REVISION 1	FINALS BY:	
PAGE: A-1.45	REVISION 2	CHECKED BY:	LOCATION: 20 WINTER SPORT LANE, S. BURLINGTON
	REVISION 3		
	REVISION 4		
	USABLE S.F.=		
	RENTABLE S.F.=		

VT COMMERCIAL

ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401