

FOR LEASE

FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / INCUBATOR

20 Wintersport Lane, Williston, VT



Recently renovated to meet the changes in demand for flex office / R&D / light industrial space, this energy efficient 30,000 sf conveniently located building offers innovative designs to accommodate numerous distinctive working environments. Shared common bathrooms with showers; common kitchen area; shared receiving door for large size shipments. This building is a great value providing an affordable but modernized working environment for growing companies. Ample free parking. The Landlord's In-house construction and design team can customize each space for any specific individual tenants needs.

SPACES:

Suite 100 - 2,656 rsf

Suite 105 - 6,422 rsf

Suite 110 - 2,267 rsf

Suite 125 - 2,066 rsf

Suite 150 - 1,712 rsf

RATES:

Suites range from \$11.50 to \$14.50 nnn depending on the space and fit up needs.

**nnn's run approximately \$4.65 psf plus utilities.

AVAILABLE:

Immediately

PARKING:

On site surface

LOCATION:

Just off Industrial Ave., Williston

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:

YVES BRADLEY / BILL KIENDL

802-363-5696 / 802-238-2048

yb@vtcommercial.com / bk@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

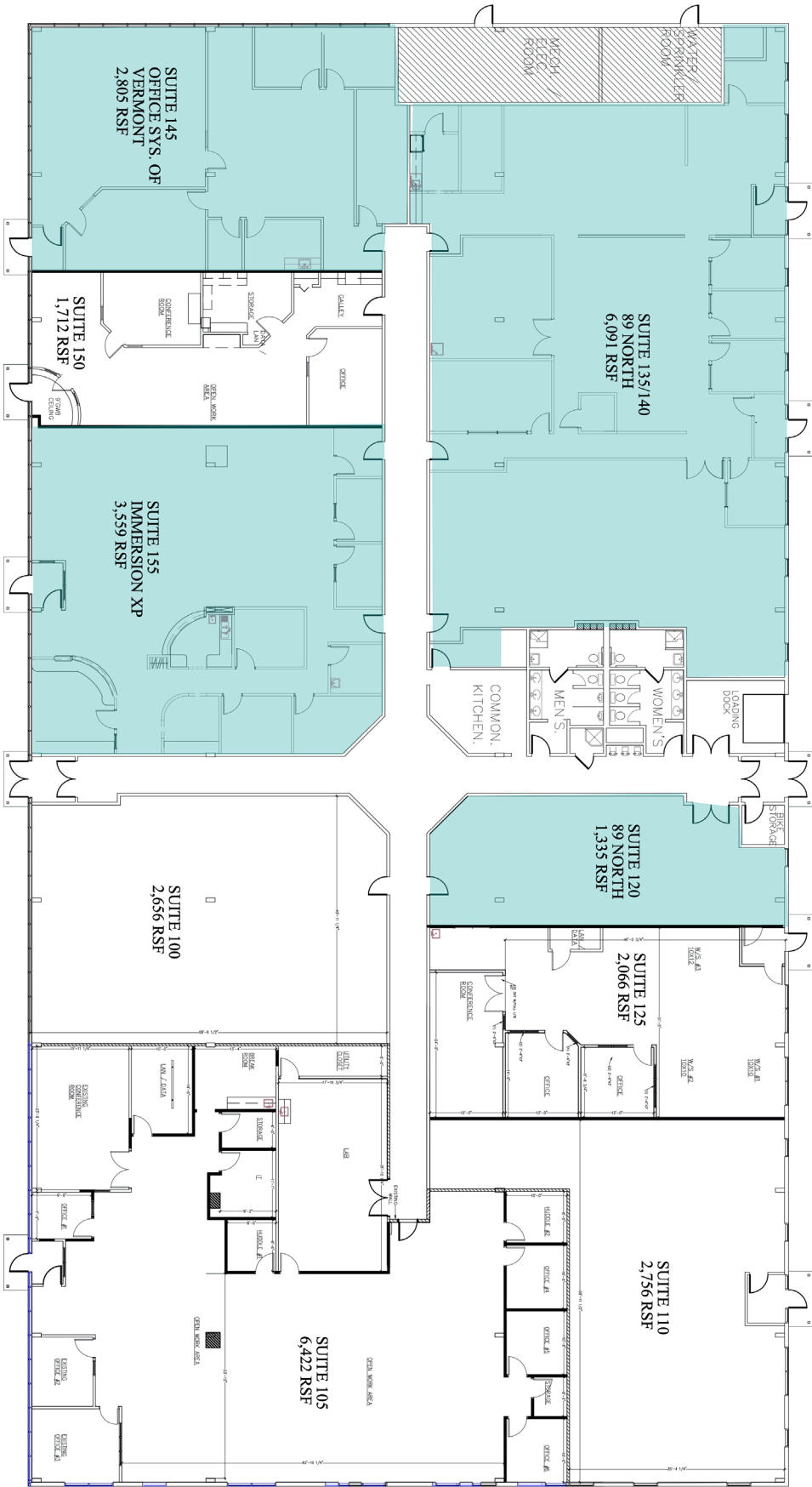
BURLINGTON, VT 05401

www.vtcommercial.com





FLOOR PLAN
SCALE: 1/8"=1'



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|----------------------|----------|----------|
| REVISIONS: | DATE: | SCALE: |
| REVISION 1 | 6/2/2021 | AS NOTED |
| REVISION 2 | | |
| REVISION 3 | | |
| REVISION 4 | | |
| USABLE S.F. = 3581 | | |
| RENTABLE S.F. = 4011 | | |

| | |
|--------------|----------------------------|
| DESIGNED BY: | PROJECT: |
| DRAWN BY: | EXISTING CONDITIONS |
| CHECKED BY: | LOCATION: |
| | 20 WINTERSPORT LN |



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

