

FOR LEASE

Historic Multi-Tenant Office Building

2,760 - 6,140 +/- SF



110 West Canal Street
WINOOSKI, VERMONT

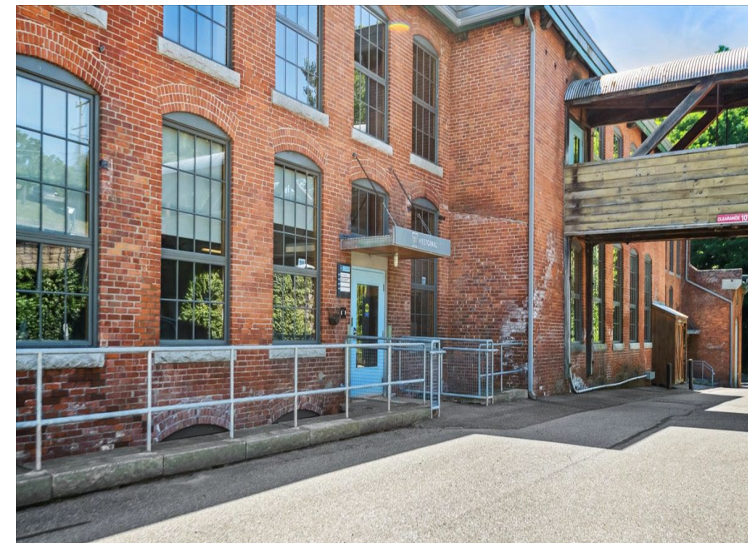


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PROPERTY OVERVIEW

110 West Canal Street, Winooski
Versatile Flex/Office Space

Originally constructed as a mill, this historic property offers timeless architectural character paired with flexible interior layouts ideal for modern office use. The short width of the building offers lots of natural light which compliments the high ceilings, giving visitors an impressive welcome.

Positioned just minutes from I-89, this property provides excellent access to downtown Winooski, I-89, and the Burlington metro area.

Come enjoy the shops and restaurants that Winooski offers in a quiet, safe and clean environment.

SIZE:

Suite 201: 2,760 +/- SF

Suite 301: 3,000 - 6,140 +/- SF

LEASE RATE:

Suite 201: \$14.50/SF NNN (\$8.85/SF)

Suite 301: \$14.50/SF NNN (\$8.85/SF)

AVAILABLE:

Immediately

PARKING:

Ample; On-site
No additional fee



110 West Canal Street, WINOOSKI, VERMONT

NEDDE REAL ESTATE

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SUITE 201

Suite 201 offers 2,760± SF of light-filled office space overlooking the Winooski River basin. Exposed brick, wood beams, high ceilings, and architectural lighting create a warm, inviting workspace, while large, operable windows enhance the suite's bright and airy feel. Enjoy a peaceful riverside setting with the convenience of free on-site parking, nearby bus service, and an easy walk to downtown Winooski's shops and restaurants.



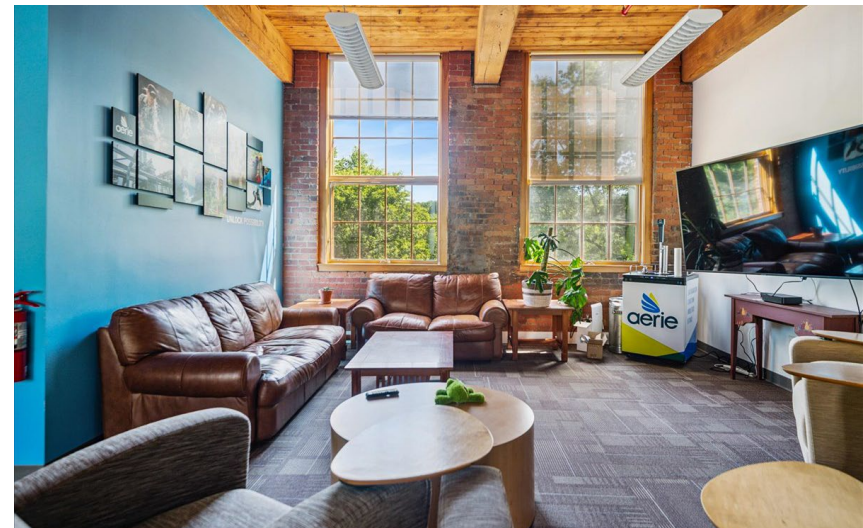
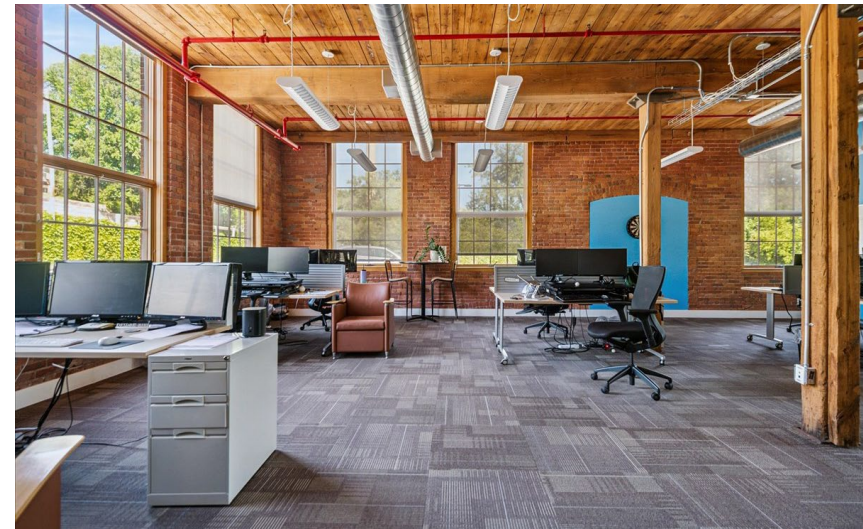
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SUITE 301

This well-appointed, top-floor office suite pairs abundant natural light with beautiful views of the Winooski River, with multiple private offices, conference rooms, and a large kitchen area.

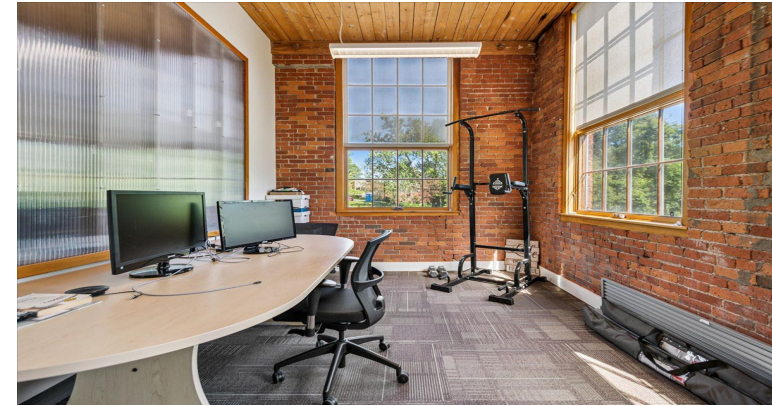
Available as a full 6,140± SF suite or split in half, Suite 301 offers flexibility for businesses seeking a larger office or a smaller footprint. Its quiet riverside setting and easy access to downtown Winooski, I-89, and the Burlington area make it an attractive place to establish or expand your business.

PHOTOS – SUITE 201



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PHOTOS – SUITE 201



110 West Canal Street, WINOOSKI, VERMONT

PHOTOS – SUITE 301



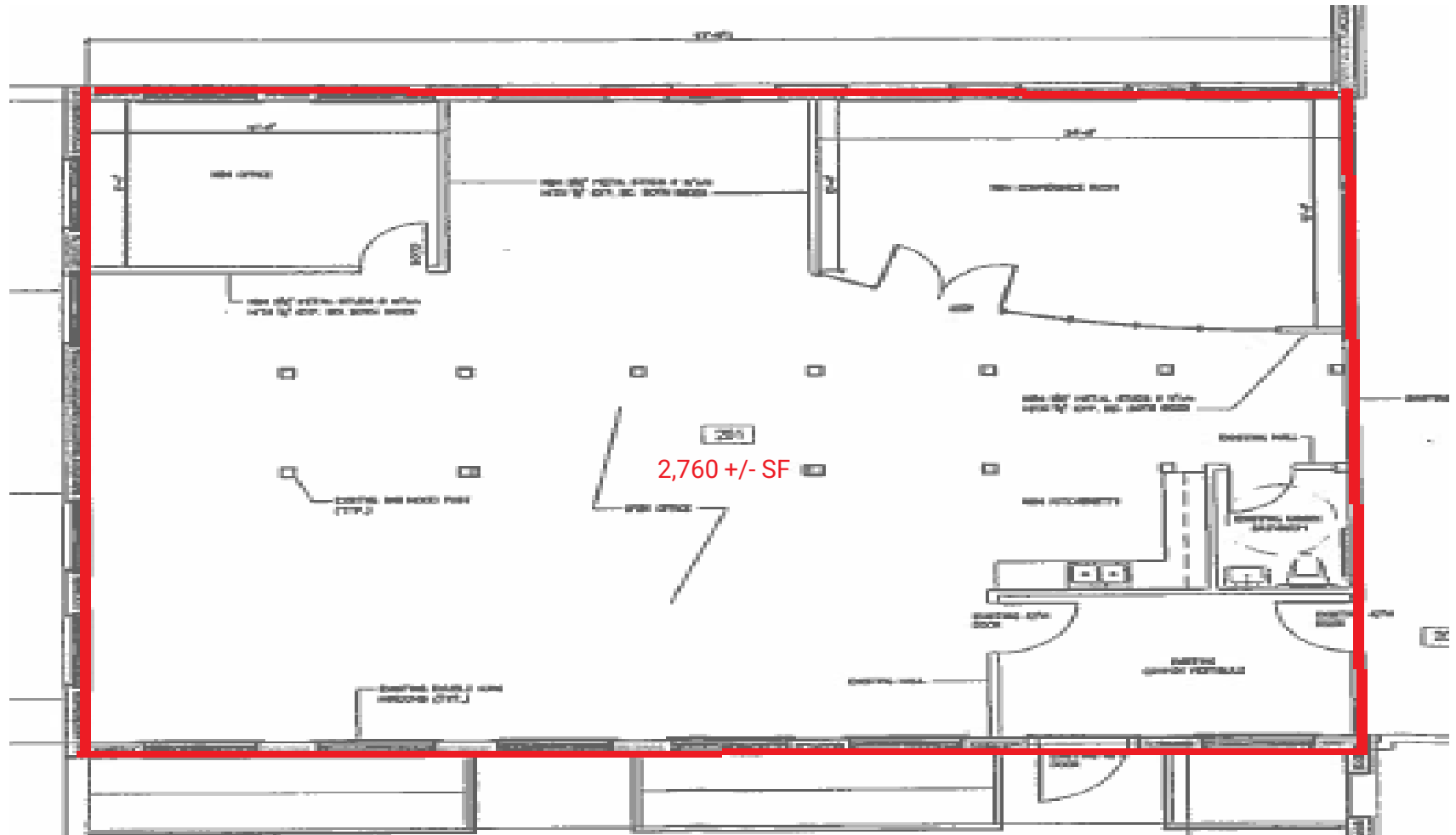
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PHOTOS – SUITE 301



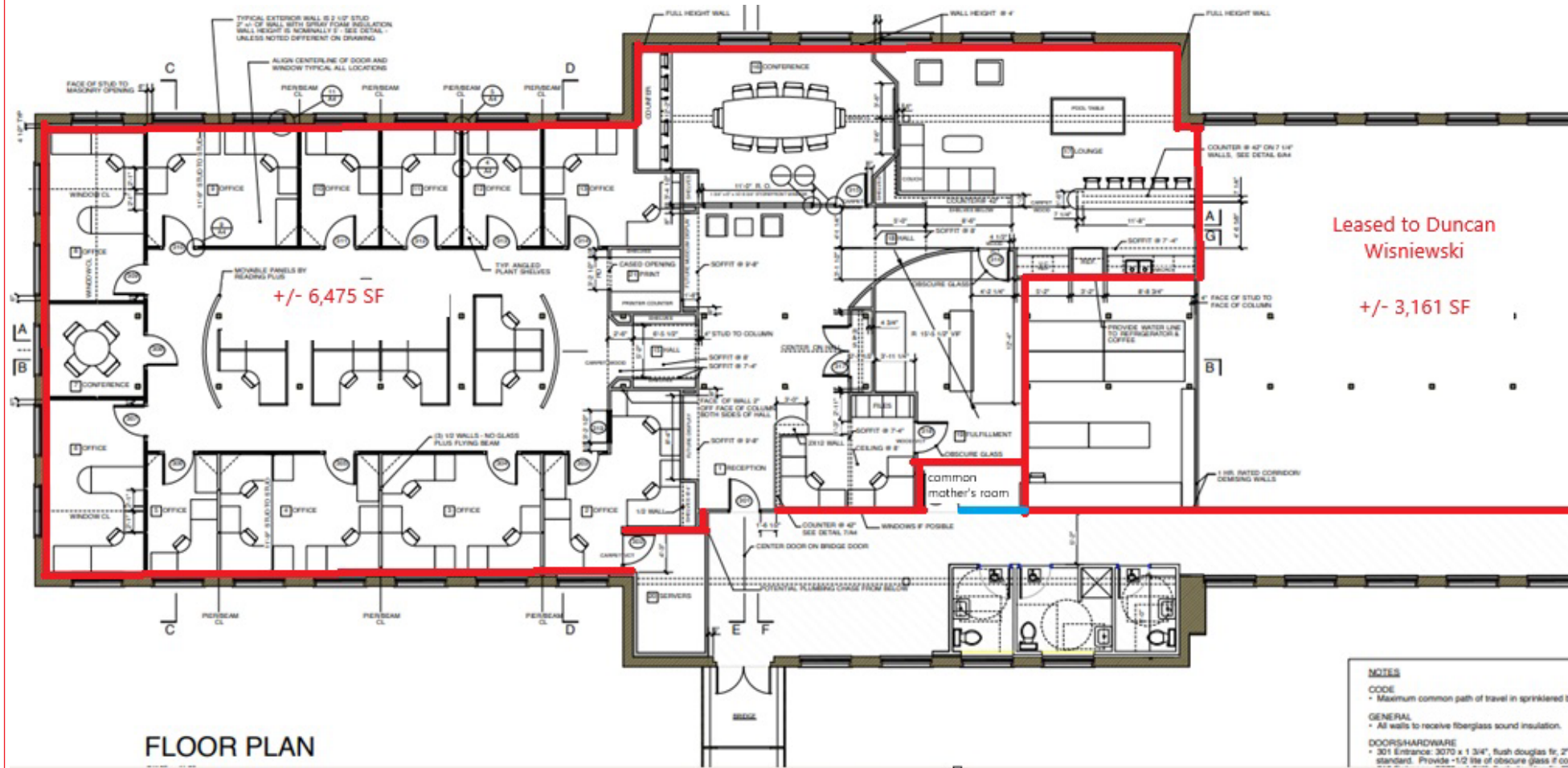
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FLOOR PLAN – SUITE 201



110 West Canal Street, WINOOSKI, VERMONT

FLOOR PLAN – SUITE 301



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