NEDDE
real estate

FOR LEASE

Historic Multi-Tenant Office Building

1,753 – 3,849 +/- SF





1 MILL STREET
BURLINGTON, VERMONT

FERNANDO CRESTA
O: 802.222.0607
C: 802.343.1305
E: FCRESTA@NEDDERE.COM

JAEGER NEDDE
O: 802.735.0753
C: 802.777.0732
E: JNEDDE@NEDDERE.COM

Information contained herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property.

PROPERTY OVERVIEW

1 Mill Street, Burlington
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. Situated along the river provides impressive water views. The building offers lots of windows 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 within a short walk, all in a quiet, safe and clean environment.

SIZE:
Suite 190: 1,753 +/- SF

Suite 290: 1,725 +/- SF

Can be leased together (3,478 +/- SF) or separate

Suite 249: 3,849 +/- SF

Suite 367: 1,261 +/- SF

LEASE RATE:
Suite 190: $14.50/SF NNN ($6.55/SF)

Suite 290: $14.50/SF NNN ($6.55/SF)

Suite 249: $12.50/SF NNN ($6.55/SF)

Suite 367: $14.00/SF NNN ($6.55/SF)

AVAILABLE:
Immediately

PARKING:
Ample; On-site
No additional fee

1 MILL STREET, BURLINGTON, VERMONT

SUITE 190/290

The space features a well-balanced layout with open work areas and private offices, several of which offer views of the river. Additional amenities include a kitchenette, an open conference-style area, and a dedicated exterior entrance for private access, overlooking the Winooski River. Can be leased as two separate levels or all in one suite.

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.

SUITE 249

Large office suite with a current build out of several private offices, conference space and private bathroom.

Offers flexibility for businesses seeking a larger office or a smaller footprint as there is potential to split up.

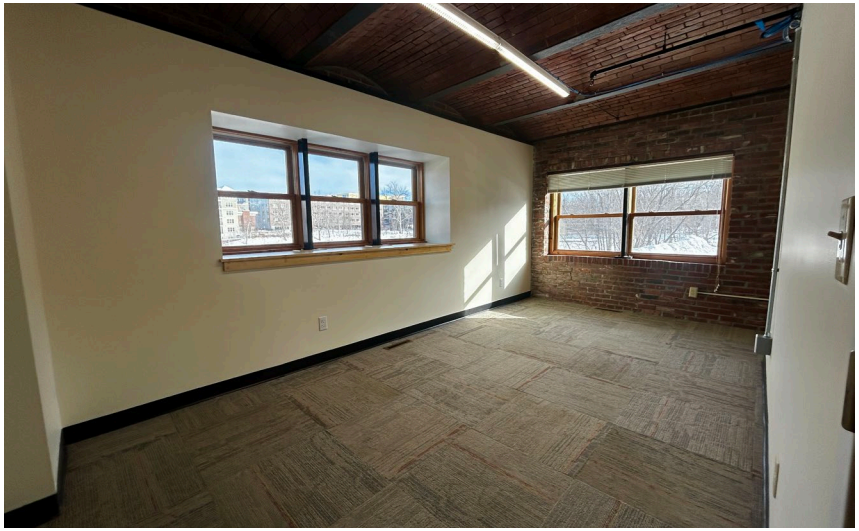
SUITE 367

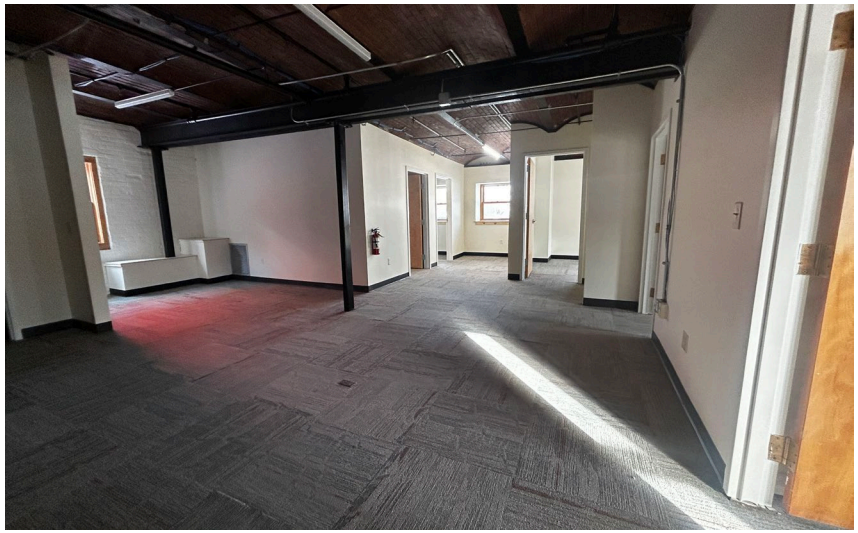
3 room office suite with high ceilings! Two offices have no windows; one has a two large windows. Currently set up for a massage therapist.

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PHOTOS – SUITE 190 & 290







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PHOTOS – SUITE 190 & 290







1 MILL STREET, BURLINGTON, VERMONT

PHOTOS

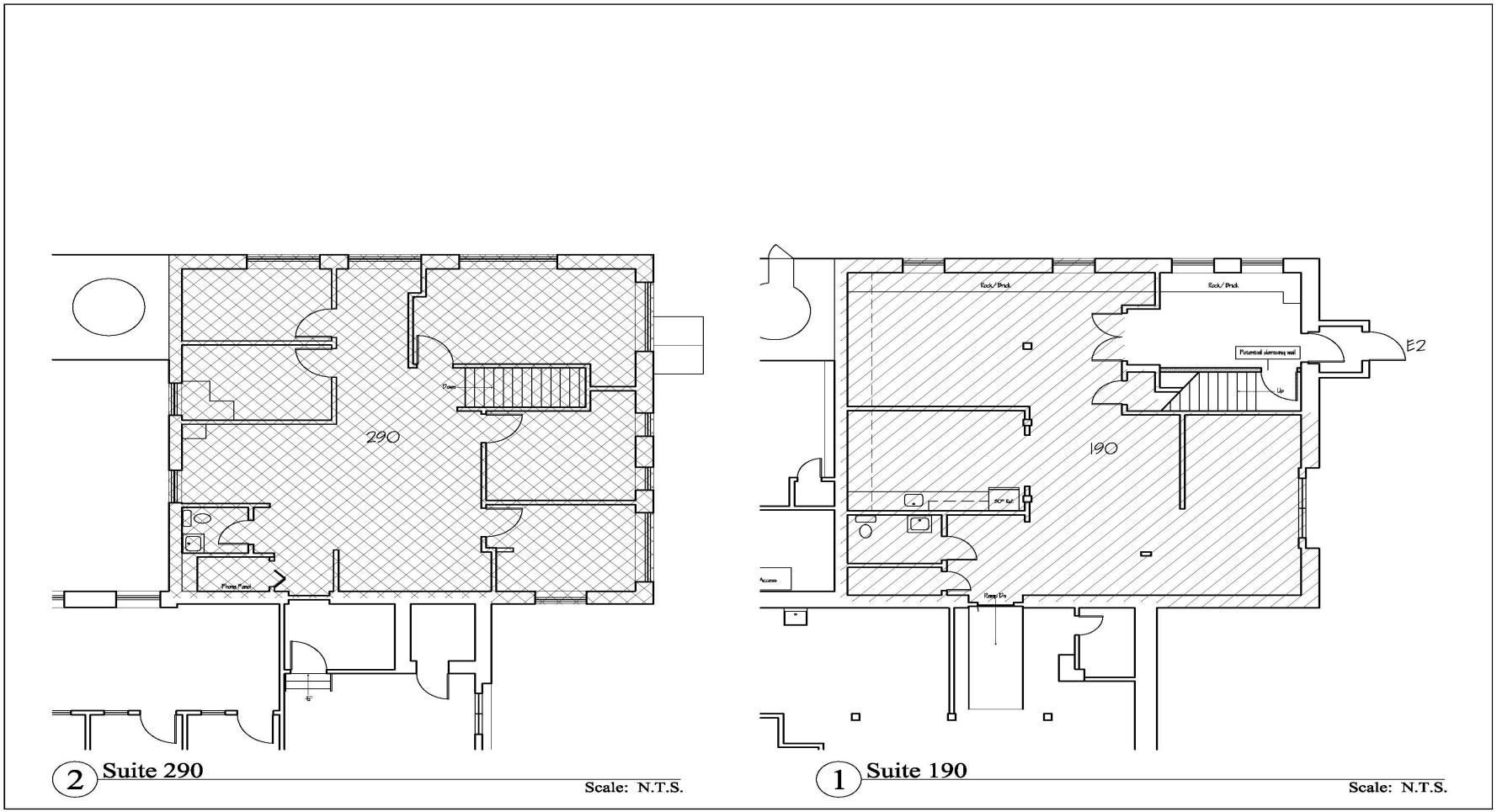






1 MILL STREET, BURLINGTON, VERMONT

FLOOR PLAN – SUITE 190/290



CHACE MILL
RAMSAY GOURD ARCHITECTS
1 Mill Street Burlington, Vermont
PO Box 300 • 7190 Main Street • Manchester Village, VT (802) 362-1480 • FAX (802) 362-0179

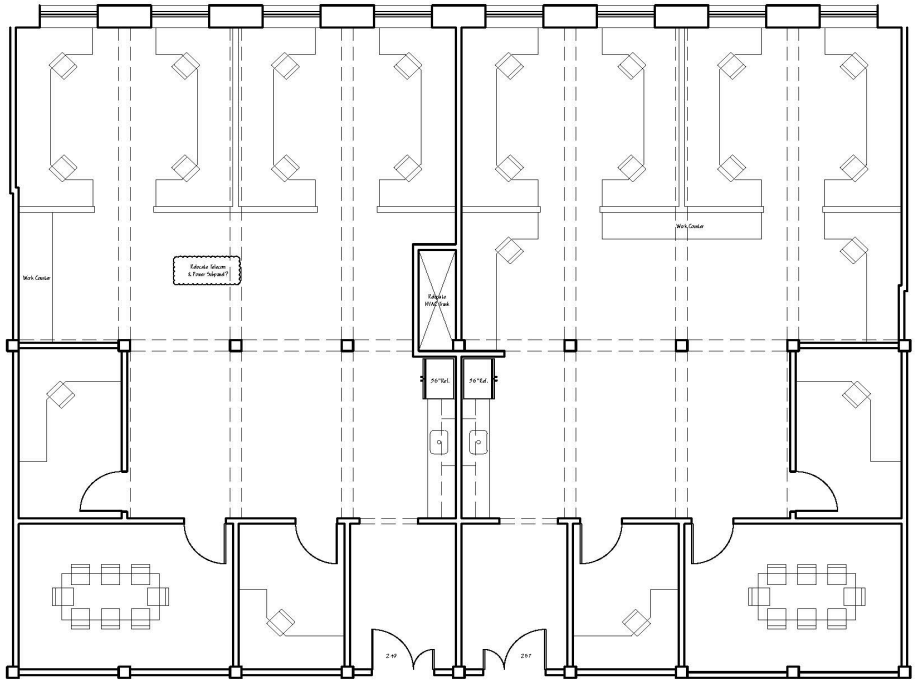
Drawn By: PRK
Date: 02 FEB 2026

Suite 109 & 290

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1 MILL STREET, BURLINGTON, VERMONT

FLOOR PLAN – SUITE 249



1 Second Level Floor Plan - Suites 249 & 257

Scale: 1/8" =1'-0"

Drawn By: PRK
Date: 13 JUL 2026

CHACE MILL
1 Mill Street
Burlington, Vermont

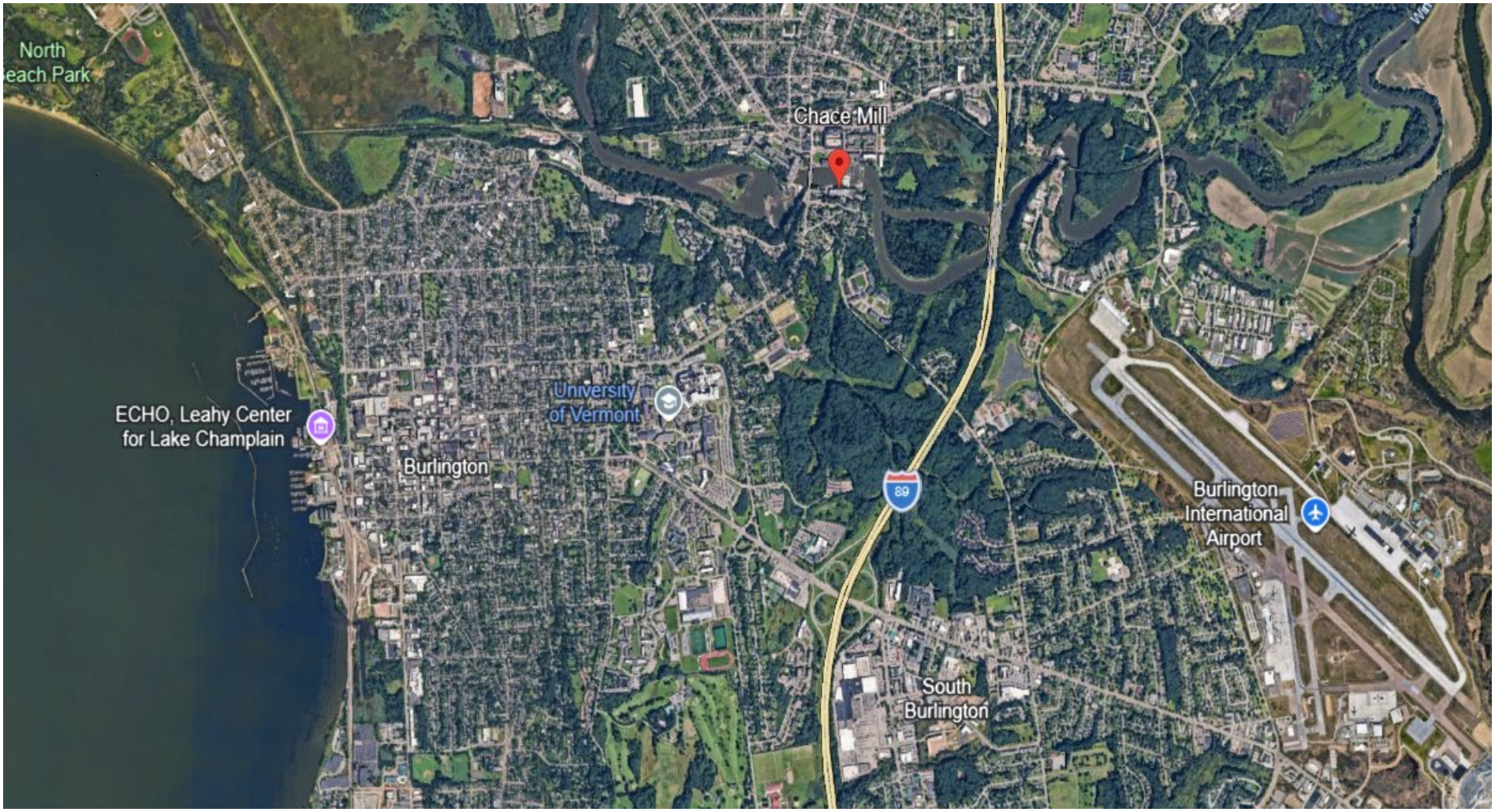
RAMSAY GOURD ARCHITECTS
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Second Level Plan

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MAP LOCATOR



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