



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

10 EAST ALLEN STREET WINOOSKI, VT



This Class A, high-efficiency building features beautiful workstations, offices, meeting and conference rooms, and gorgeous mountain and Winooski River views.

Amenities include: onsite gym, men's and women's locker rooms, bike and general storage, outdoor patio for meals and events, on-site cafeteria with coffee bar, beverages, prepared meals, and catering services.

First floor conference and meeting rooms available for small or larger groups of 50 + people.

Current Tenants: VSAC, Vermont National Guard, PedsOne, Systems & Software, Vermont Public.

Area Tenants—Waterworks Food & Drink, Asian Bistro, Misery Loves Company, Sneakers Bistro, Our House Bistro, Papa Franks Italian Restaurant, and Four Quarters Brewing.

Available Spaces -

1st floor— 4,938 SF Suite

2nd Floor—14,600 SF

Price: \$22-\$24.00/SF Gross plus parking.

Comments: Newly renovated space with mix of open and private offices and conference rooms. Large community style kitchen. Cubicles and workstations available with lease.

- First floor common meeting room available for all Tenant use. Includes small kitchenette, projector and meeting displays.
- Communal meeting/conference rooms in various sizes on first and fourth floor.
- Café on 4th floor with catering potential.
- Café seating for 70+, outdoor patio seating. Available for tenant company gatherings.
- Gym on 4th floor with lockers, showers, and full cardio and other equipment.



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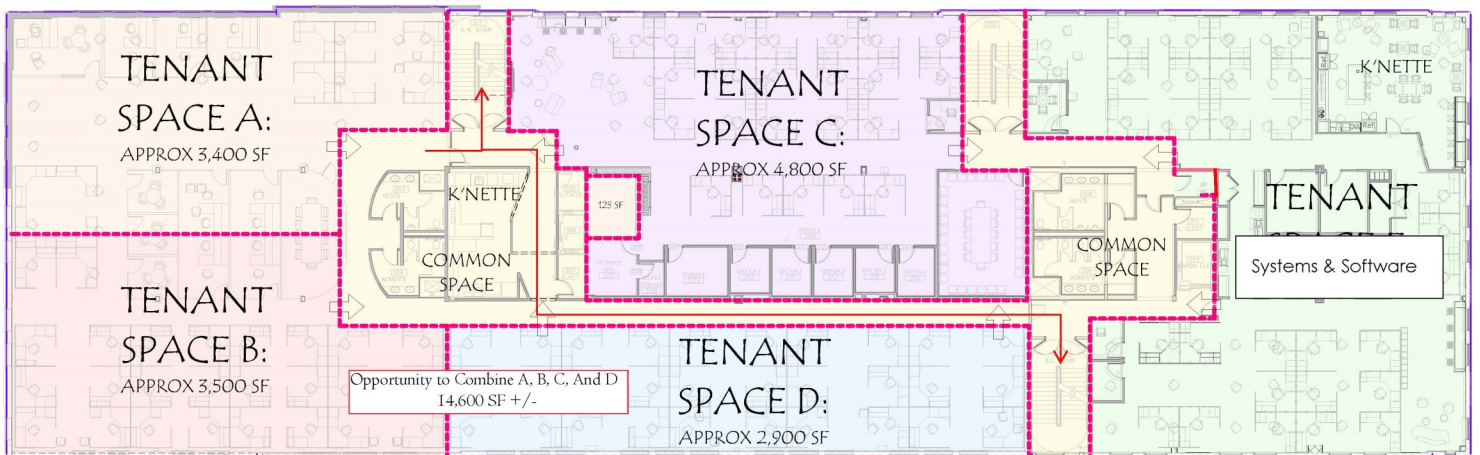
10 East Allen Street
Winooski, VT

1st Floor Plan



2nd Floor Plan

Available Spaces—2,900—up to 14,600 SF



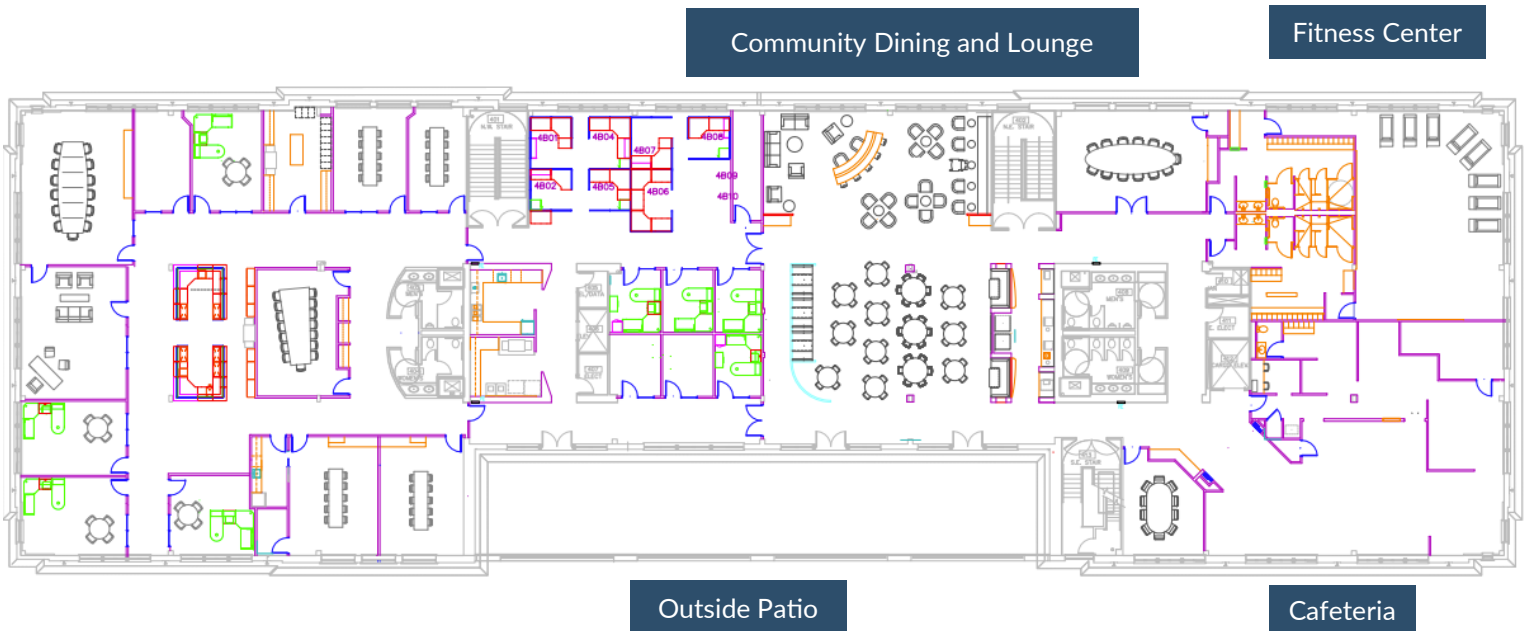


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Fourth Floor—Plan



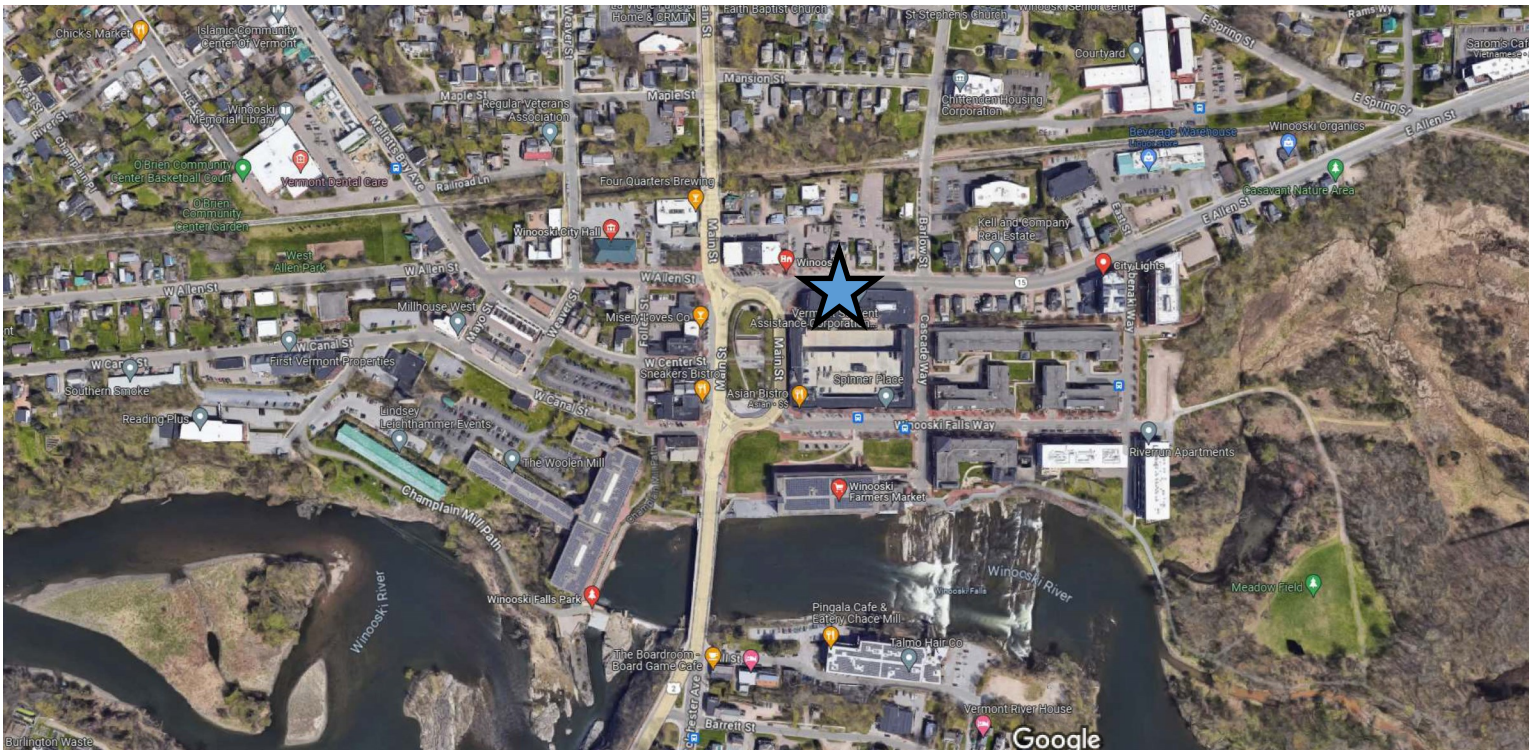


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Winooski Area Map



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