

## **OFFICE SPACE FOR LEASE**

**204 Union Street – First Floor – Bennington, VT 05201**



### **About the Property:**

This historic downtown building was completely renovated in 2015 and has approximately 1,500 sq ft of first-floor office space for lease. The space includes one extra-large office, three smaller offices, a large reception area, a conference room, a bathroom, and a small common space. It shares an upstairs kitchenette and more common space with the second-floor office tenants. A financial services firm has occupied it for the past ten years, and law offices previously occupied the space.

Within walking distance to downtown restaurants, cafes, shops, library, town offices, and more.

### **What is Included:**

The rent includes heating, electrical, hot water, trash removal, off-street parking, real estate taxes, and snow removal (including shoveling). Each office and conference room has a window AC unit.

### **Date Available:**

March 1, 2026

### **Rent:**

\$3,125/month (approximately \$25.00/sq ft) – minimum 2-year lease

A security deposit equal to one month's rent plus the first month's rent is due before occupancy.

### **Additional Information:**

All lease prospects must complete an application outlining past rental information, personal references, employment information, and a credit/background check.

### **Inquiries:**

Rental inquiries may be made to James Williams at [james@williamsfinancial.net](mailto:james@williamsfinancial.net) or 802-345-0347.















