

# 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 150 - 1,712 rsf

Suite 155 - 3,359 rsf

### **AVAILABLE:**

Immediately

### **PARKING:**

On site surface

### **LOCATION:**

Just off Industrial Ave., Williston

### **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.

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

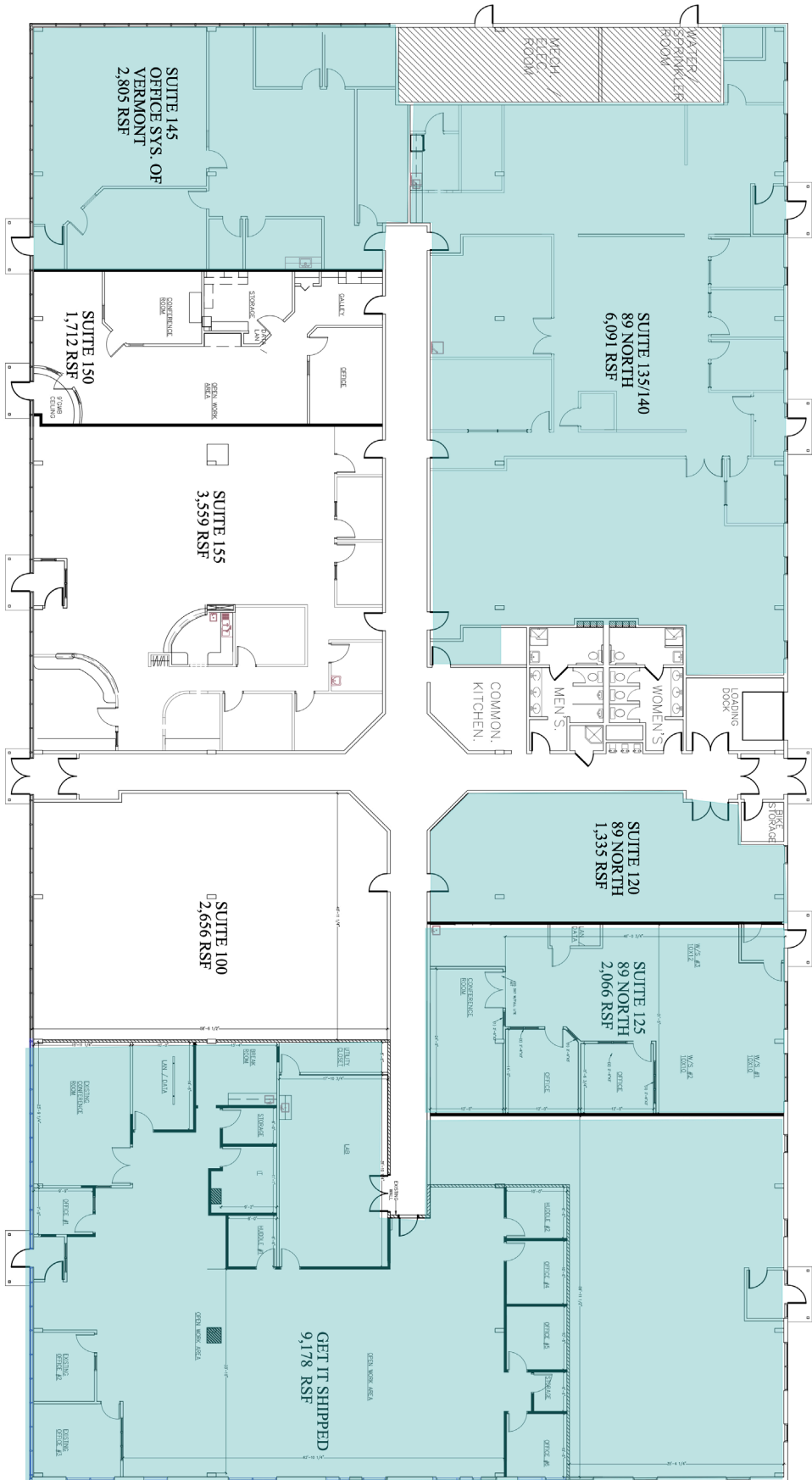
BURLINGTON, VT 05401

www.vtcommercial.com





FLOOR PLAN  
SCALE: 1/8"=1'



<b>ICV</b>	<b>ICV CONSTRUCTION, INC.</b> 30 MAIN STREET, SUITE 401 BURLINGTON, VT 05401	PROJECT:	<b>EXISTING CONDITIONS</b>
		LOCATION:	20 WINTERSPORT LN
		DESIGN BY:	PHAS BY:
		CHECKED BY:	
		REVISIONS:	
		REVISION 1:	
		REVISION 2:	
		REVISION 3:	
		REVISION 4:	
		USABLE SF = 3581	
		PERMANENT SF = 4011	
		SCALE:	AS NOTED
		DATE:	6/22/2022
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