

# FOR SALE

## OFFICE BUILDING IN GORGEOUS VERMONT SETTING

193 Home Farm Way, Waitsfield, VT



Exceptional opportunity to own a 32,467± SF state-of-the-art office building situated on 7.64± acres in the heart of Vermont's picturesque Mad River Valley. Designed with a modern industrial feel, the property features high ceilings, expansive office space, a large employee cafeteria, and warehouse space with a 14' overhead door, creating a flexible environment ideal for a corporate headquarters, technology firm, or creative workspace.

**SIZE:**

32,467 +/- SF on 7.64 +/- Acres

**USE:**

Office / Warehouse / R&D

**PRICE:**

\$2,950,000

**AVAILABLE:**

At Closing

**PARKING:**

On Site - 180+

**LOCATION:**

193 Home Farm Way, Waitsfield, VT

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:

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# OFFICE BUILDING IN GORGEOUS VERMONT SETTING

## Additional Property Information

The campus-style setting includes outdoor gathering and entertainment areas, allowing employees to enjoy the valley's stunning natural surroundings. Located in Waitsfield, VT, the property is minutes from Sugarbush Resort and Mad River Glen, as well as world-class skiing, mountain biking, hiking, and recreation along the Mad River.

The Mad River Valley is known for its vibrant community, exceptional quality of life, and highly educated workforce—making this a rare opportunity to combine business, lifestyle, and outdoor adventure in one of New England's most desirable mountain regions.



## Building Overview

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- Construction: Two- to three-story masonry and steel frame office building
- Building Size: Approximately 32,467 SF (including finished mezzanine areas)
- Age: Approximately 22 years old (per assessment records)

## Exterior Features

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- Foundation: Concrete
- Exterior Walls: Masonry block and metal siding
- Roof: Pitched standing seam metal roof
- Windows: Vinyl frame insulated windows (fixed and roll-out styles)
- Doors: Metal frame glass entry doors plus 14' grade-level overhead door
- Outdoor Amenities: Covered front entry, second-floor porch, and patio off the breakroom

## Interior Features

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- Interior Floors: Carpet tile in office areas; vinyl flooring and concrete in warehouse
- Interior Walls: Sheetrock
- Ceilings: Primarily exposed metal ceilings
- Restrooms:
  - Four multi-fixture bathrooms
  - Two bathrooms include two-stall showers and changing areas
  - Two additional two-fixture bathrooms



## Mechanical & Building Systems

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- Heating: Propane-fired hot water system
- Air Conditioning: Central air conditioning throughout ~90% of building (warehouse not cooled)
- Electrical: 600-amp, three-phase power
- Fire Protection: Fire alarms and fire-rated doors/walls throughout various building sections (no sprinkler system)

## Special Features & Infrastructure

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- Elevator: 2,100 lb capacity elevator
- Generator: Backup generator
- Security / Life Safety: Fire alarm system
- Water System: Well monitoring and UV filtration system



## Premier Corporate Headquarters Setting

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Located in the heart of the Mad River Valley, this 32,467± SF corporate office building situated on 7.64± acres offers an extraordinary opportunity to establish a headquarters in one of New England's most scenic and lifestyle-driven regions.

The building blends modern workplace design with Vermont's signature character. Featuring high ceilings, an industrial aesthetic, and expansive collaborative workspaces, the property creates a dynamic environment ideal for innovation and productivity.

Key property highlights include:

- 32,467± SF office and flex space
- 7.64± acre campus setting
- Large employee cafeteria / gathering space
- Warehouse space with 14' overhead door
- High ceilings and open, industrial-style workspace
- Outdoor entertainment and gathering area
- Ample parking and expansion potential

The campus-style layout allows companies to create a true headquarters environment—combining office, collaboration, and lifestyle amenities in one inspiring location.



## The Mad River Valley Advantage

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The Mad River Valley is widely recognized as one of Vermont's most beloved mountain communities and a year-round destination for outdoor recreation and cultural vibrancy.

Anchored by the towns of Waitsfield, Warren, and Fayston, the valley sits between the Green Mountains and offers unmatched access to recreation and natural beauty.

Within minutes of the property are two of the most respected ski areas in the Northeast:

- Sugarbush Resort – A premier four-season resort with over 4,000 acres of mountain terrain
- Mad River Glen – One of the most iconic and authentic ski mountains in North America



# The Mad River Valley Advantage

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Beyond skiing, the region offers:

- Mountain biking and trail networks throughout the Green Mountains
- Hiking, trail running, and backcountry exploration
- Swimming, tubing, and kayaking along the scenic Mad River
- Cross-country skiing and snowshoeing in winter
- Farm-to-table restaurants, breweries, and artisan food culture
- World-class fall foliage

This lifestyle-driven environment has increasingly attracted entrepreneurs, outdoor brands, technology firms, and remote professionals seeking a balance between career and quality of life.

## Workforce & Demographics

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The Mad River Valley provides access to a highly educated, quality-of-life-oriented workforce drawn to the region's outdoor lifestyle and strong community culture.

Local Demographics (Waitsfield)

- Population: ~1,800
- Median Household Income: ~\$84,000
- Median Age: ~49
- Highly educated population with strong professional and entrepreneurial presence

Regional Workforce

Within a 45–60 minute drive, the property draws from a broader workforce across central Vermont including:

- Montpelier (State Capital)
- Waterbury
- Barre
- Burlington Metropolitan Area

This provides access to a regional workforce of over 200,000 residents, including professionals in technology, design, finance, outdoor recreation, and government.



# A Headquarters That Attracts Talent

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In today's competitive labor market, companies increasingly seek environments that attract and retain top talent through lifestyle and workplace experience.

The Mad River Valley offers a compelling alternative to urban office locations by providing:

- A stunning natural setting
- Exceptional four-season recreation
- A vibrant and authentic Vermont community
- A peaceful yet highly productive work environment

Employees can spend the morning collaborating in a modern office, the afternoon biking or hiking mountain trails, and the evening enjoying farm-to-table dining in one of New England's most picturesque valleys.

## Regional Access

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Despite its serene mountain setting, Waitsfield offers convenient access to major Vermont population centers.

Approximate travel times:

- Montpelier, VT (State Capital) - 35 minutes
- Burlington, VT - 50 minutes
- Burlington International Airport (BTV) - 50 minutes
- Interstate 89 - 25 minutes

Burlington provides a regional hub for business, healthcare, and education, anchored by the University of Vermont and a thriving technology and startup ecosystem

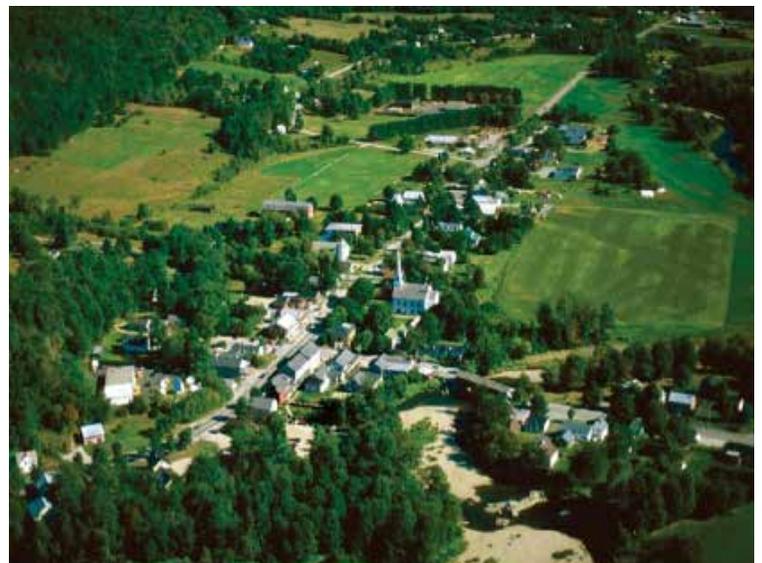


## The Opportunity

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This property presents a rare opportunity to establish a corporate headquarters in one of the Northeast's most inspiring environments.

With its state-of-the-art building, campus setting, and unparalleled lifestyle amenities, the property offers companies the ability to create a workplace where productivity, creativity, and quality of life converge.









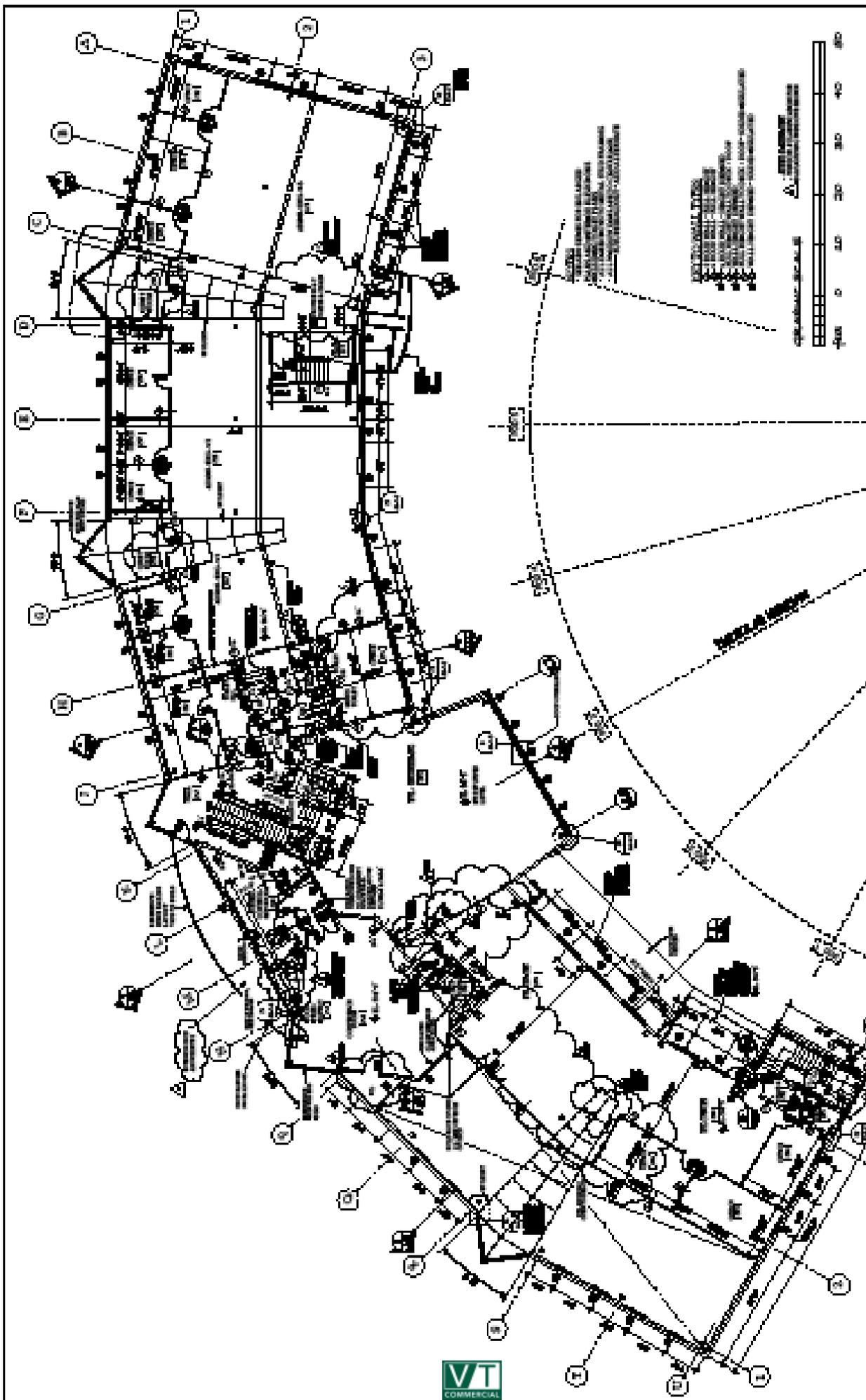












<p>DATE: 10/15/2014          DRAWN BY: [Redacted]          CHECKED BY: [Redacted]</p>	<p>PROJECT: [Redacted]</p>	<p>CONSTRUCTION          PLAN - 2ND FL.</p>		<p>SECTION FOR SCISSOR          STAIR BUILDING</p>	<p>DATE: 10/15/2014          DRAWN BY: [Redacted]          CHECKED BY: [Redacted]</p>	<p>A.1.1.1</p>
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# Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

## **RIGHT NOW YOU ARE NOT A CLIENT**

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

## **You May Become a Client**

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

## **Brokerage Firms May Offer**

### **NON-DESIGNATED AGENCY or DESIGNATED AGENCY**

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

### **THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY**

#### **I / We Acknowledge Receipt of This Disclosure**

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[ ] *Declined to sign*

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Consumer

\_\_\_\_\_  
Date

[ ] *Declined to sign*

9/24/2015

