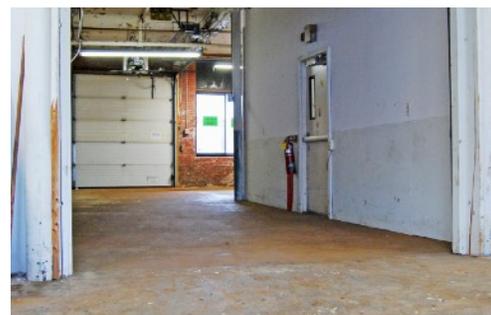
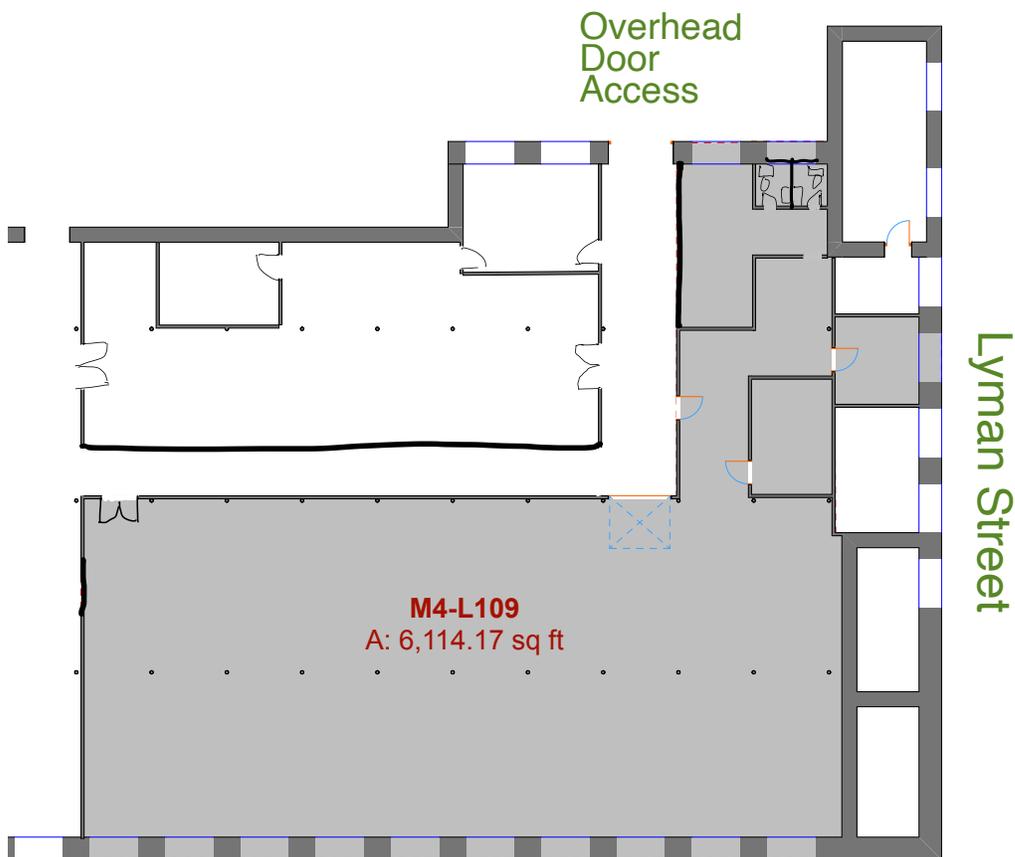


# Mill 4-L109 At Open Square

6,100 sq. ft., shared loading dock/overhead door



Approximately 6,100 square feet, flooded with natural light, directly overlooking the 2nd level canal on the lower level of Mill 4. Lease term of five (5) years. Approximately 5,700 square feet for production/packaging/storage PLUS a few office spaces. Amenities include ground floor, storefront access, parking off Lyman Street, steam heat, insulated windows, very low electricity rates & access to a shared loading dock and overhead door with quick access to regional highways. Space is not appropriate for businesses that produce odors or noise and we require excellent credit.

Open Square is the vibrant home to 40+ business and retail tenants, and an event space—all sharing the same great atmosphere and amenities. Due to on-site renewables (two hydro-electric turbines), our building is Zero Net Energy and is therefore the greenest location for your business. This clean site also features high traffic visibility via Race Street (approx. 10,000 cars/day) and Lyman Street (approx. 5,000 cars/day). Email interest to: [marketing@opensquare.com](mailto:marketing@opensquare.com)