

NOW LEASING · SPRINGFIELD, VERMONT

100 RIVER STREET

Mixed-Use Commercial Campus on the Black River

Retail · Restaurant · Recreation · Office · Warehouse / Light Manufacturing

74,800 SF available · 14 spaces from 1,310 to 14,016 SF

100riverstreet.com

74,800

SF AVAILABLE

14

SPACES

1900

HISTORIC MILL

VT-11 / I-91

CORRIDOR ACCESS

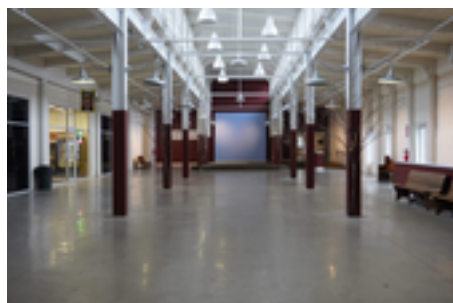
The Property

Originally built by the Fellows Gear Shaper Company, 100 River Street is Springfield's largest commercial campus, set on the Black River in the middle of downtown. Springfield Medical Care Systems (North Star Health) anchors the property under a lease running through 2029, alongside the Springfield Art & Historical Society, Blackwell Ink, UpLevel Foods and The Hair Studio by Kt.

Roughly 74,800 SF remains available across 14 spaces - storefronts, a riverfront restaurant, gym and recreation space, professional suites and heavy-floor warehouse. Ownership will build to suit.

WHY 100 RIVER STREET

- Anchor medical tenant in place through 2029
- Heavy floors + freight access for production
- Riverfront setting for restaurant and rooftop
- Active building - events and classes weekly
- Central Business District zoning
- Ample on-site parking



The Great Hall - interior common space



A community event in the Great Hall



Riverfront restaurant - concept rendering

LEASING CONTACT

Vanessa Rebentisch

Springfield On The Move · (802) 885-1527 · springfielddonthemove@gmail.com

100riverstreet.com

100 River Street, Springfield, VT 05156

Available Space

14 spaces · 74,800 SF · Contact for pricing · Build to suit · Brokers protected

SPACE	SIZE	NOTES
RETAIL / STOREFRONT		
Great Hall storefront - West	5,184 SF	Ground floor, street frontage
Great Hall storefront - East	2,832 SF	Ground floor, Great Hall access
FOOD, BEVERAGE & RECREATION		
Riverfront restaurant	4,869 SF	Black River frontage, outdoor potential
Warehouse open to rooftop	6,912 SF	Taproom / sports bar concept
Rooftop area	4,608 SF	Open-air, river and hill views
Gym / recreation space	8,100 SF	Behind the storefronts, high ceilings
WAREHOUSE / LIGHT MANUFACTURING		
Warehouse - along alley	14,016 SF	Largest span, freight access
Former production space	10,305 SF	Prior brewing/production use
Warehouse - rear	9,215 SF	Loading access
Carriage House - lower bays	2,430 SF	Garage-door storage bays
OFFICE, MEDICAL & SPECIALTY		
First-floor riverfront space	1,859 SF	River-facing, near medical anchor
Boiler Building with loft	1,833 SF	Standalone character building
Wellness suite	1,330 SF	Fit-out for wellness / practitioner use
Former Visiting Nurse suite	1,310 SF	Turnkey professional office

ALSO AVAILABLE - GREAT HALL EVENT SPACE (5,600 SF)

Hourly and daily event rental with a published rate sheet - 100riverstreet.com/events.html



Great Hall - storefront corridor



Storefront frontage



Shell space - build to suit

Availability per the September 2026 rent roll. Some spaces deliver as environmental remediation completes through 2027 - ask about timing.

Schedule a tour: **Vanessa Rebentisch** · (802) 885-1527

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Brokers protected. Build-to-suit considered.