

FOR LEASE

**Office/Flex Space  
In the heart of  
Middlebury**

**351 SF – 5,766 SF**



**10 MERCHANTS ROW  
MIDDLEBURY, VERMONT**



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OVERVIEW

Don't miss the chance to feature your business right in the hustle and bustle of downtown Middlebury, walking distance to Middlebury College with beautiful river views. Located in the historic Battell Block building, this space features a mixture of individual offices, larger meeting spaces, and multiple different suite configurations.

The property is serviced by local property management and located in a perfect downtown location. Previously home to Community College of Vermont, this gorgeous office/flex space has many possibilities.

The second and third floors of the Battell Block are upscale apartments.

RATE AND SIZE(S)

**SIZE**

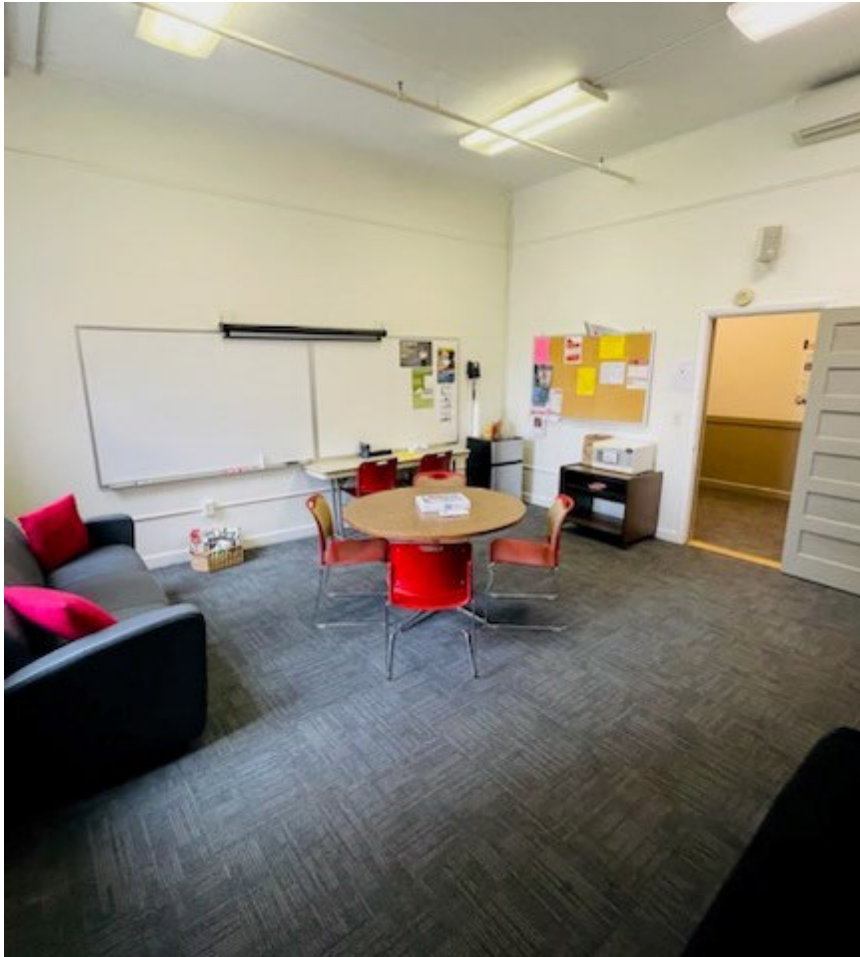
5,766 SF - Can be split into smaller suites. Rates are gross + electric and include loss factor.

| <b>SUITES</b> | <b>SIZE</b> | <b>RATE</b> |
|---------------|-------------|-------------|
| #223          | 1,348 SF    | \$2,763     |
| #224          | 624 SF      | Leased      |
| #225          | 492 SF      | \$820       |
| #226          | 432 SF      | Leased      |
| #227          | 911 SF      | \$1,518     |
| #228          | 915 SF      | \$1,525     |
| #229          | 1,080 SF    | \$1,800     |



**BATTELL BLOCK** | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

PHOTOS



**BATTELL BLOCK** | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

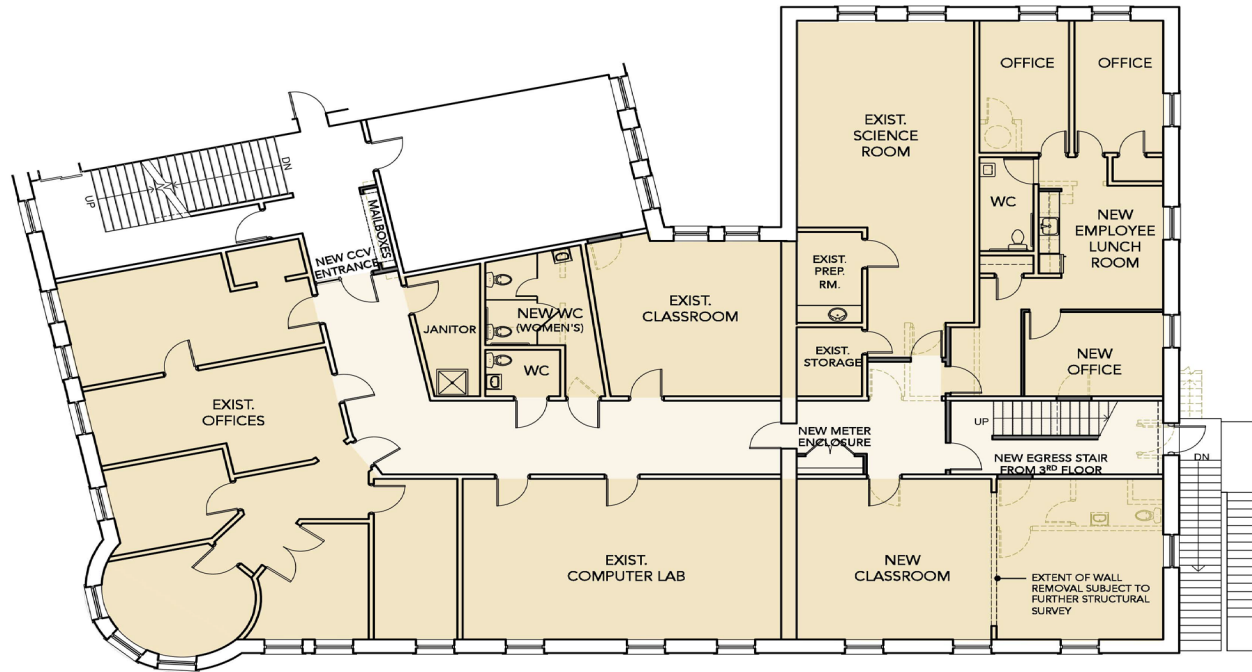


PHOTOS



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FLOORPLANS



PROPOSED CCV PLAN

NET AREA: 4,805 SF  
GROSS AREA: 5,766 GSF

**Battell Block | Middlebury, VT**  
**Proposed CCV Plan** SCALE: 3/32" = 1'-0"

**youkel** [architecture + development]

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LEGEND  
--- WALLS / DOORS TO BE DEMOLISHED  
— NEW WALLS

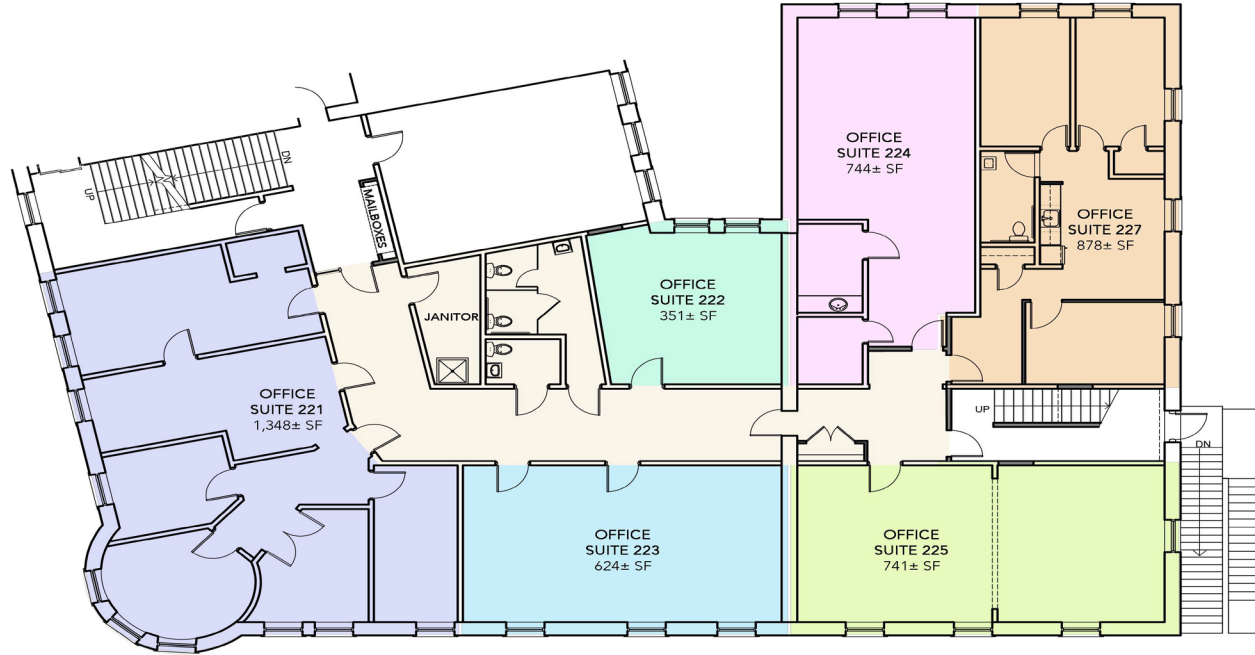
June 14, 2017

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**BATELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT**

FLOORPLANS



SECOND FLOOR OFFICE SUITES

NET AREA: 4,686± SF (office area)  
GROSS AREA: 5,766± GSF

**Battell Block | Middlebury, VT**  
**Second Floor Office Suites** SCALE: 3/32" = 1'-0"

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