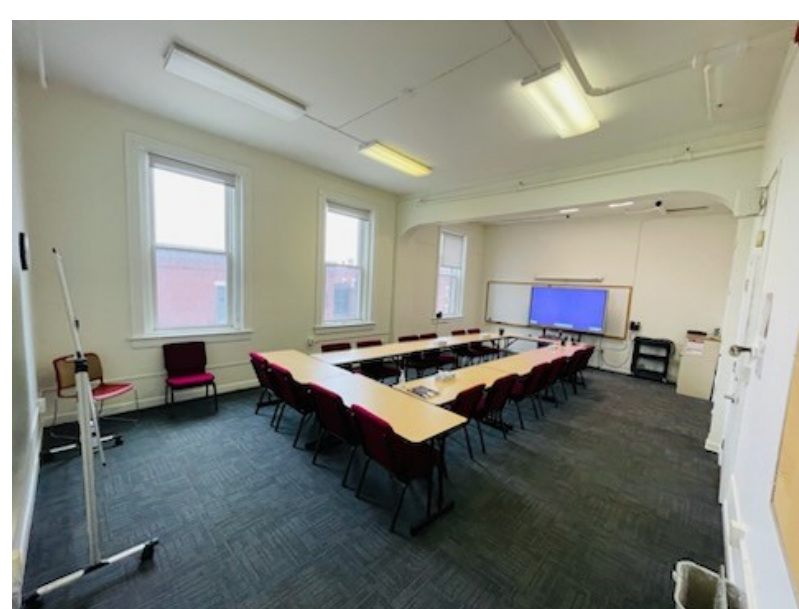
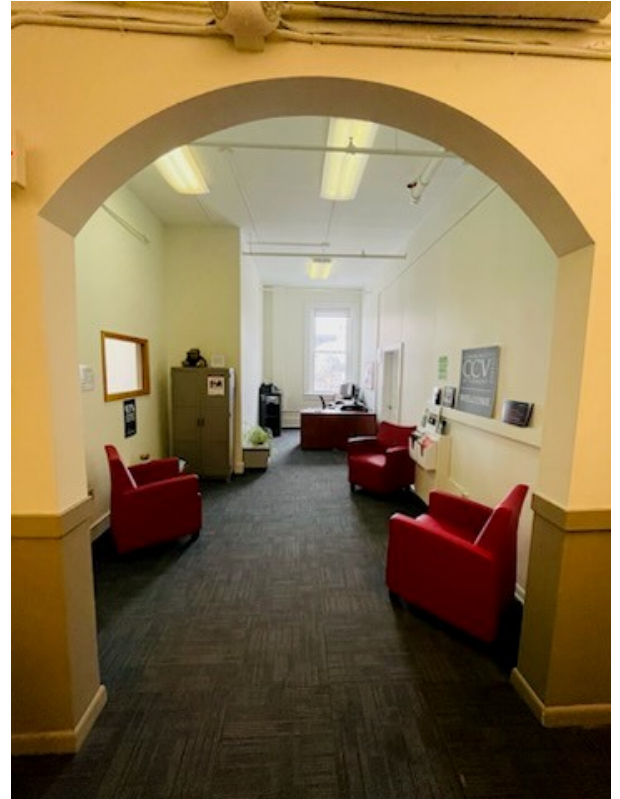


**For Lease: Office/Flex space available in
The Heart of Middlebury 5,766 +/- SF**



In The Heart of Middlebury Battell Block Office Opportunity

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. Space is available September 1st, 2024.



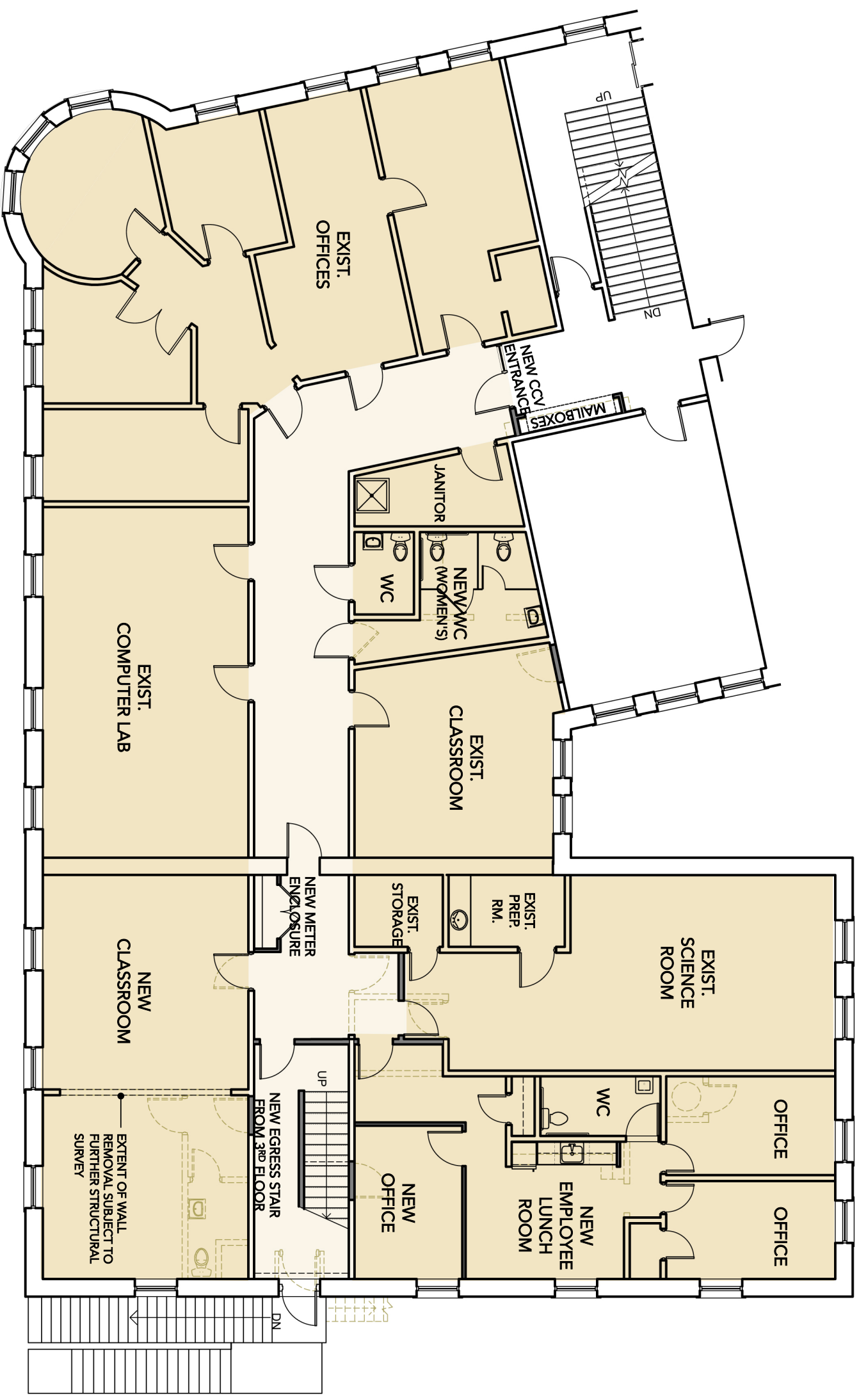
Lease.....\$15.00/SF/NNN

Offered Property Metrics

Property Type Office/Flex

Square Footage..... 5,766





PROPOSED CCV PLAN
 NET AREA: 4,805 SF
 GROSS AREA: 5,766 GSF

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

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

youkel [architecture + development]

747 pine street, Burlington, VT 05401
 t: 802-864 9696 www.youkel.com

© 2017 Copyright Youkel

June 14, 2017