

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.

Space is available September 1st, 2024.



BATTELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

RATE AND SIZE(S)

SIZE

5,766 SF - Can be split into smaller suites

LEASE RATE

\$15.00/SF NNN (entire suite)

SMALLER SUITES

SIZE

RATE

351 SF	\$720.00/month
624 SF	1,280.00/month
741 SF	\$1,518.00/month
744 SF	\$1,525.00/month
878 SF	\$1,800.00/month
1,348 SF	\$2,763.00/month

* Rents are absolute gross

PHOTOS



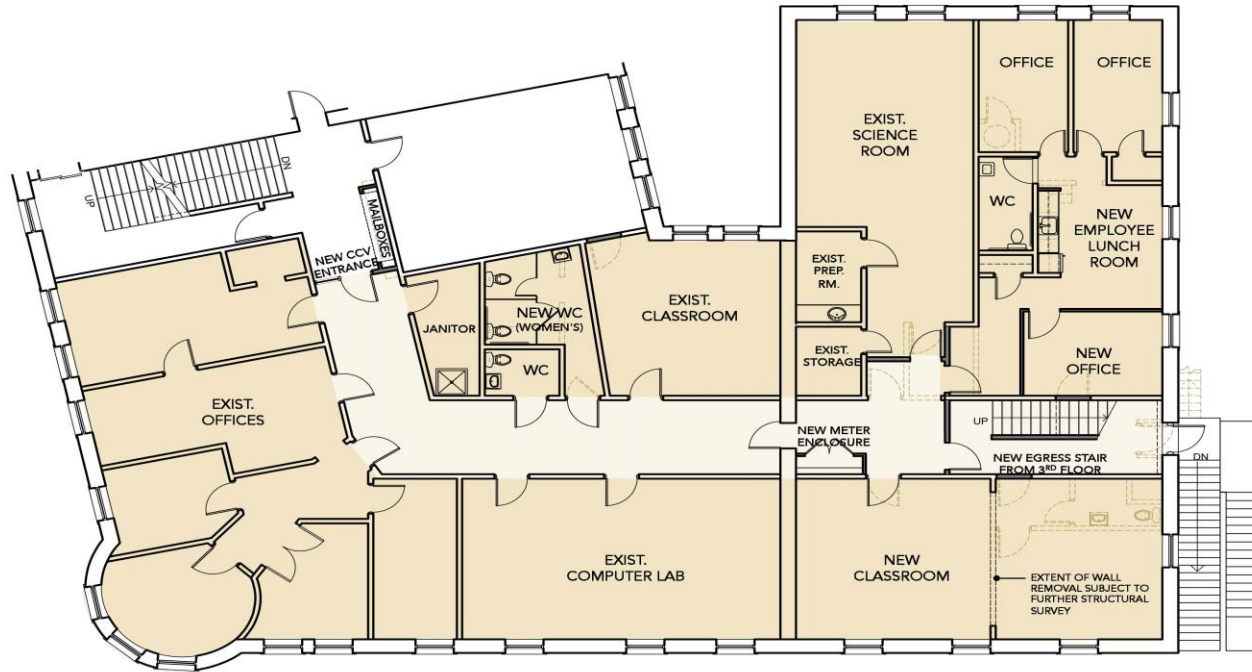
BATELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

PHOTOS



BATTELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

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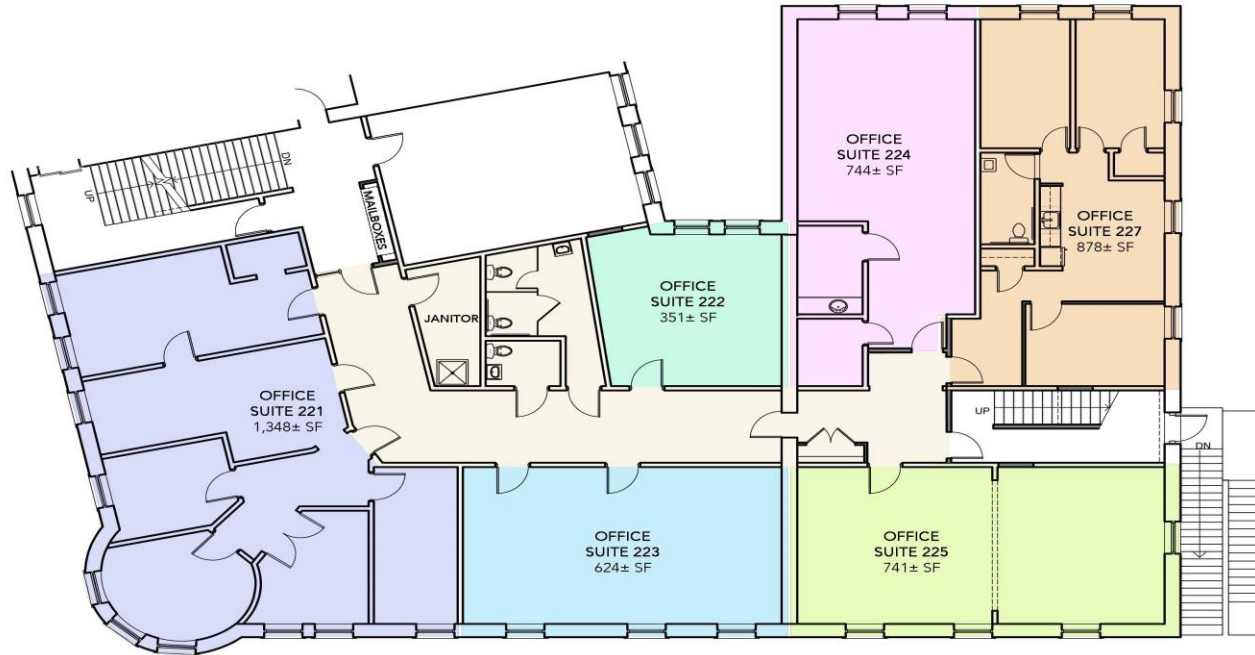
LEGEND
--- WALLS / DOORS TO BE DEMOLISHED
— NEW WALLS

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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July 2, 2024

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