

FOR LEASE

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

225 SF – 4,110 SF



**10 MERCHANTS ROW
MIDDLEBURY, VERMONT**



FERNANDO CRESTA

O: 802.222.0607

C: 802.343.1305

E: FCRESTA@NEDDERE.COM

JAEGER NEDDE

O: 802.735.0753

C: 802.777.0732

E: JNEDDE@NEDDERE.COM

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)

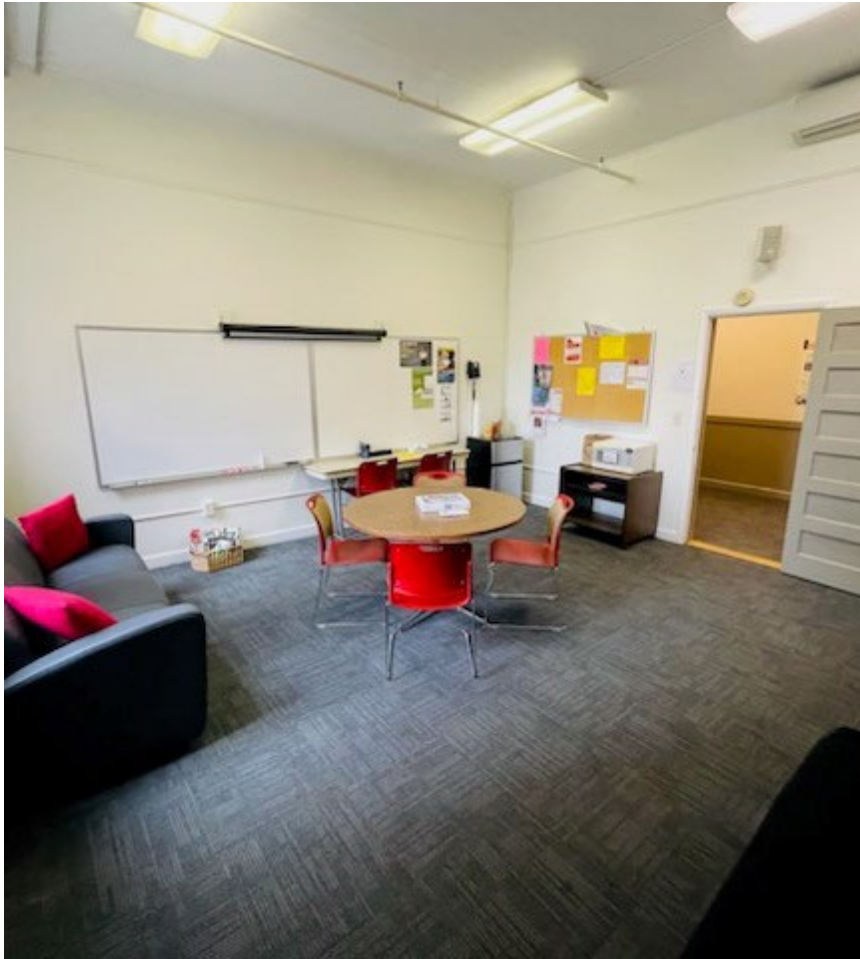
SIZE
5,766 SF - Can be split into smaller suites. Rates are gross + electric and include loss factor.

SUITES	SIZE	RATE
#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



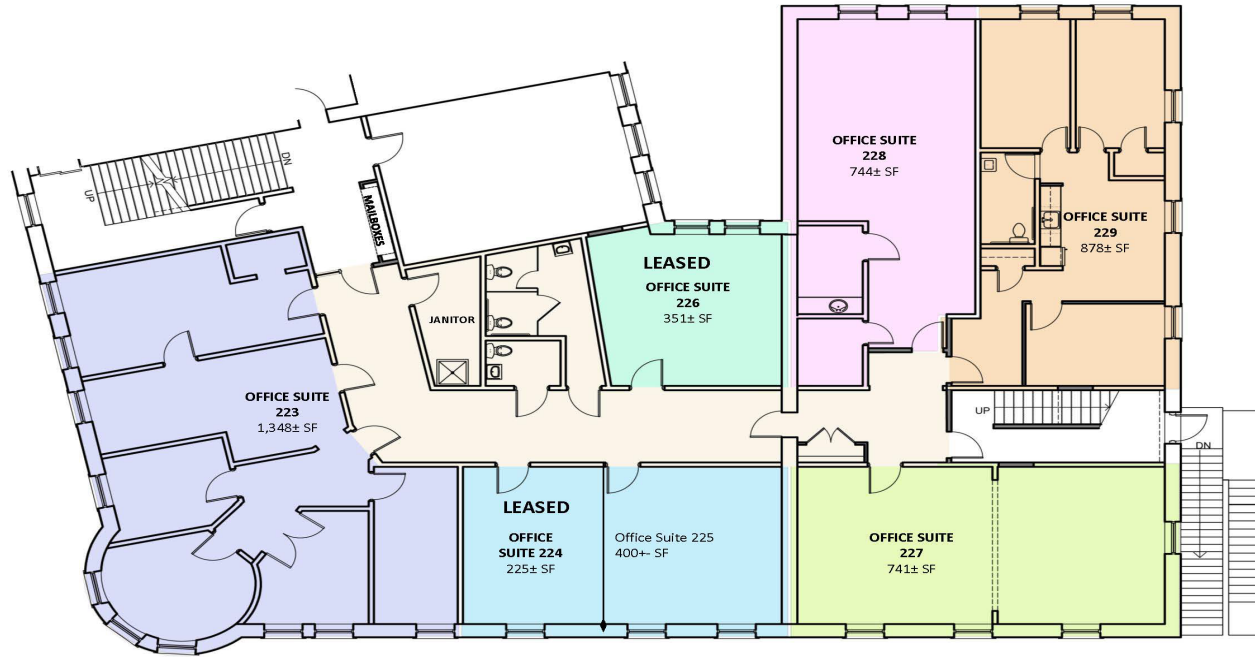
BATELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

PHOTOS



BATTELL 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"

© 2024 Copyright Youkel

July 2, 2024

1



BATTELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT