

FOR LEASE

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

**Individual Suites
Available**

400 SF – 1,348 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

Individual suites.

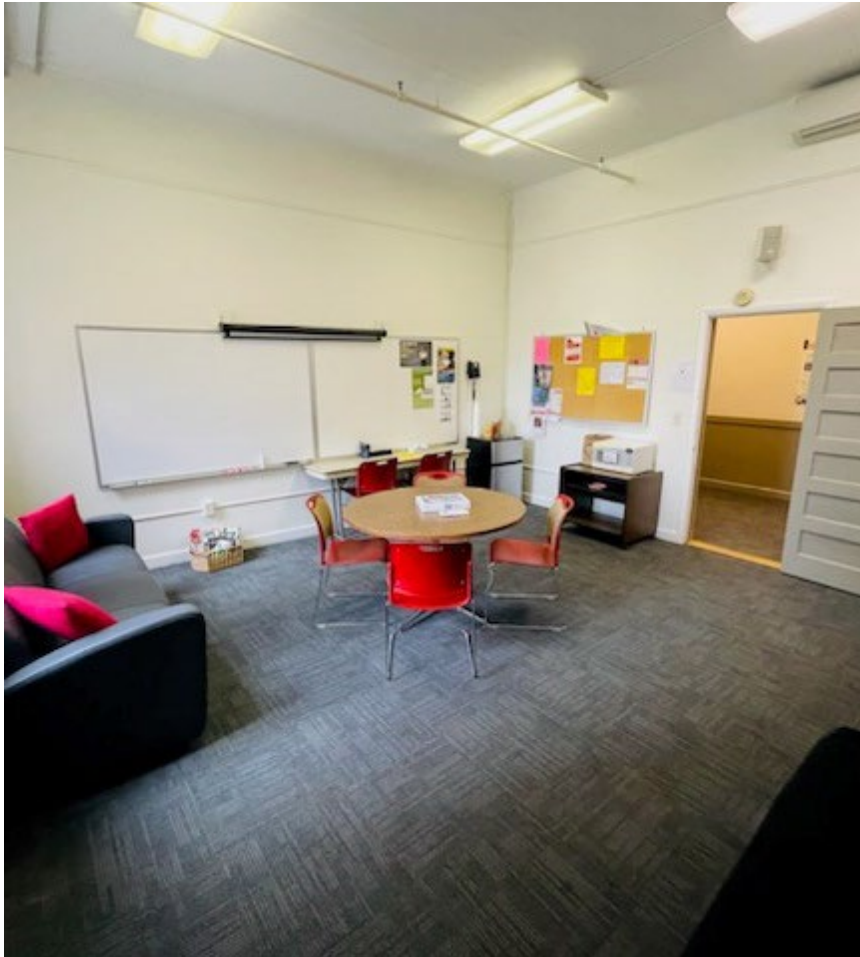
Rates are gross + electric and include loss factor.

SUITES	SIZE	RATE
#223	1,348 SF	\$2,763
#224	624 SF	Leased
#225	400 SF	\$820
#226	351 SF	Leased
#227	741 SF	\$1,518
#228	744 SF	\$1,525
#229	878 SF	\$1,800



BATTELL BLOCK | 10 MERCHANTS ROW, MIDDLEBURY, VERMONT

PHOTOS



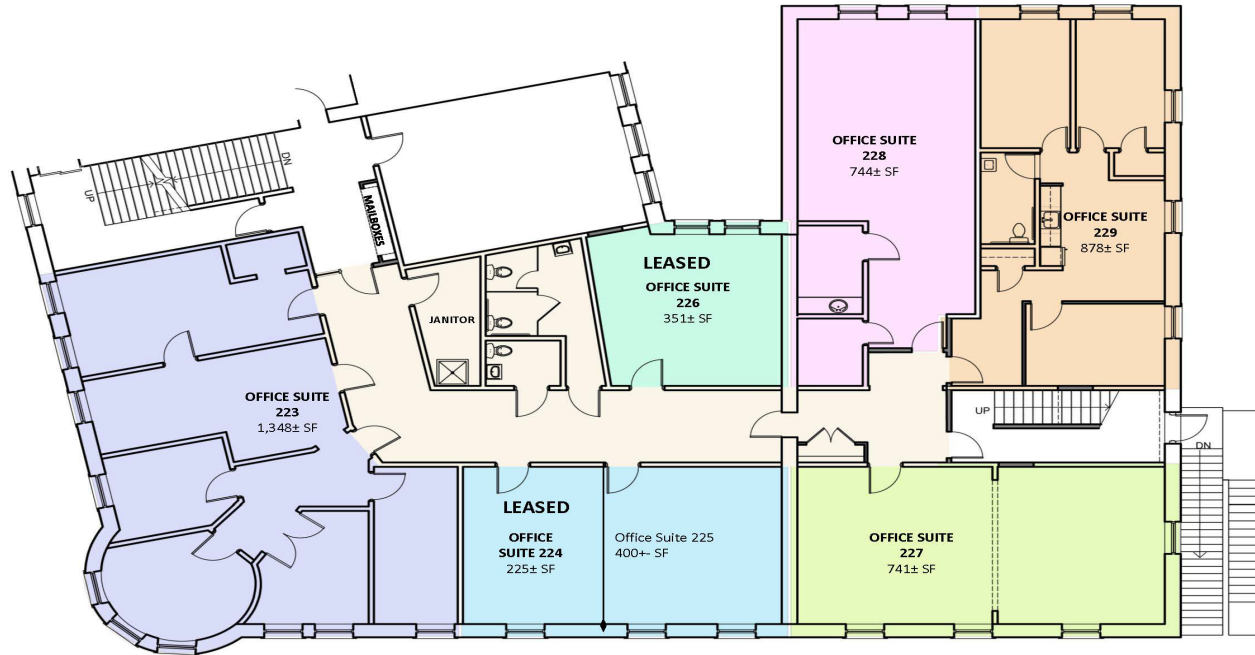
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PHOTOS



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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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