

FOR LEASE

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

**2 suites available**

**535 SF & 1,348 SF**



**10 MERCHANTS ROW  
MIDDLEBURY, VERMONT**



**FERNANDO CRESTA**

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**JAEGER NEDDE**

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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.

| <b>SUITES</b> | <b>SIZE</b> | <b>RATE</b> |
|---------------|-------------|-------------|
| #220          | 535 SF      | \$800       |
| #223          | 1,348 SF    | \$2,400     |
| #224          | 624 SF      | Leased      |
| #225          | 400 SF      | Leased      |
| #226          | 351 SF      | Leased      |
| #227          | 741 SF      | Leased      |



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

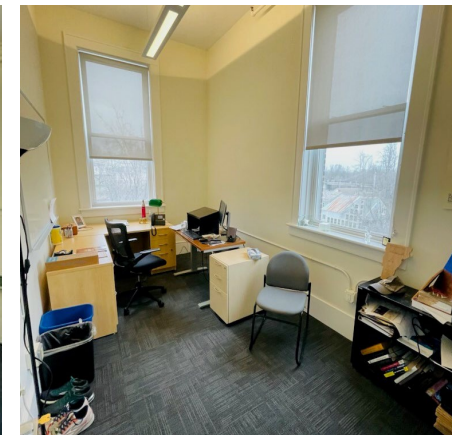
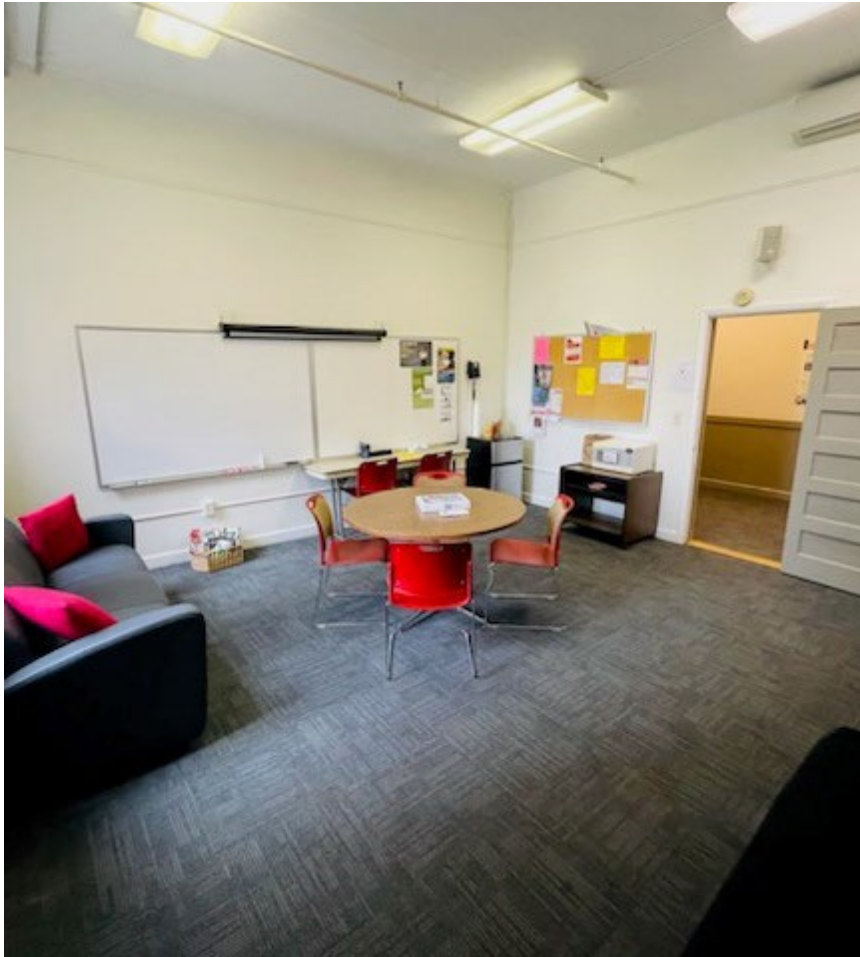
**NEDDE REAL ESTATE**

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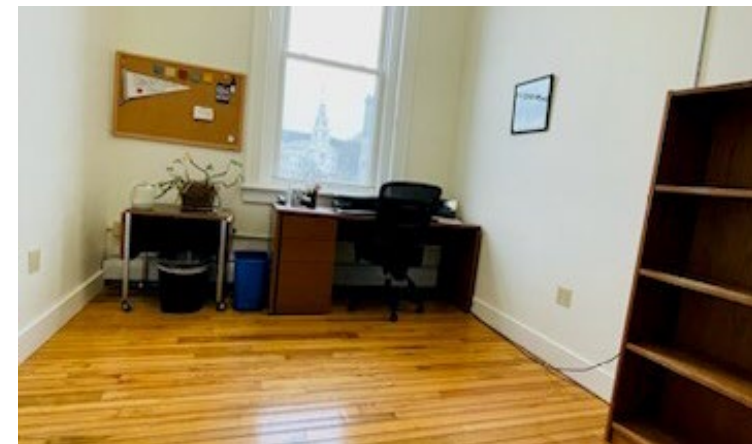
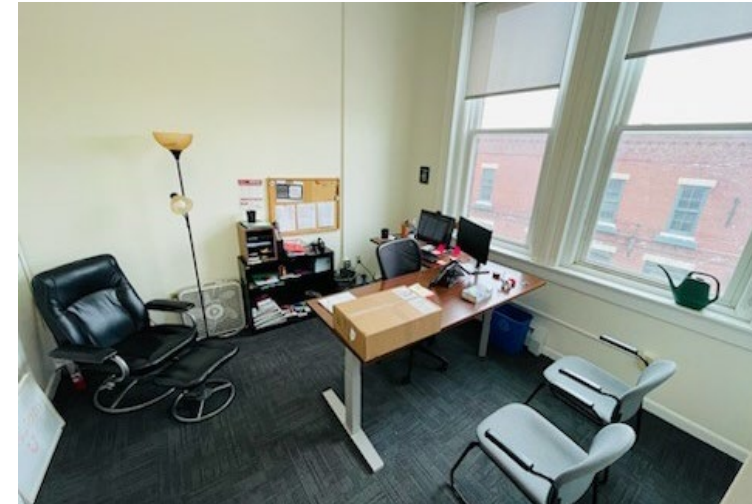
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PHOTOS



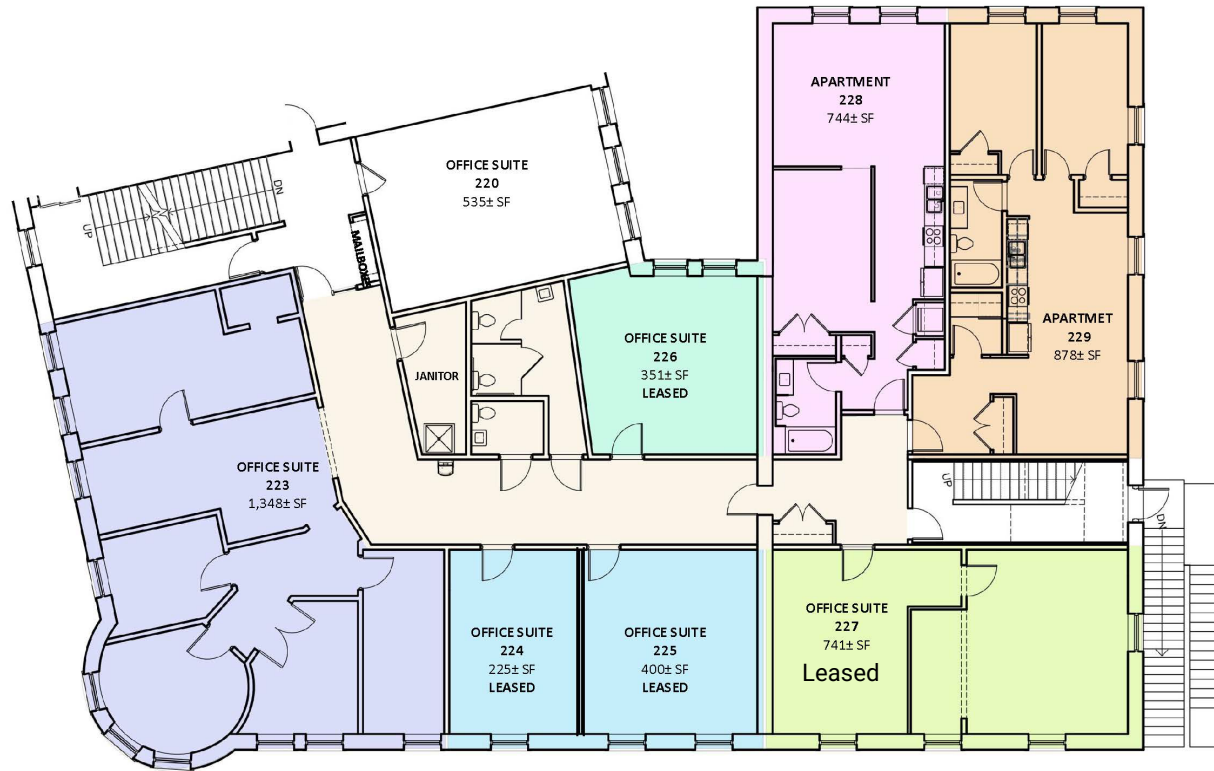
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PHOTOS



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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"

**youkel** [architecture + development]

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