

# MARLBORO COLLEGE CAMPUS

MARLBORO , VT







## THE OFFERING

Colliers International is pleased to present the opportunity to acquire the **Marlboro College Campus** located in southern Vermont, just 10 miles from the vibrant town of Brattleboro, Vermont. Comprised of approximately 58 buildings and 210,000+ square feet on 530+ acres, the charming and picturesque campus is replete with dormitories (250+ beds), classrooms and lecture halls, administrative offices, a student center, dining halls, recreation and athletic facilities, library, auditorium, theater, studios and performing arts center and fine arts gallery. Featuring 17 miles of on-campus trails and the nearby Green Mountain National Forest, outdoor recreational activities abound in Marlboro, including hiking, mountain biking, skiing, caving, climbing, kayaking, among other activity.

The **Marlboro College Campus** is ideally located in southern Vermont, 90 minutes from Hartford, Connecticut, two-and-a-half hours from Boston and four hours from Montreal and New York City. The campus is tucked into Vermont's scenic hills in the small town of Marlboro, 10 miles from the vibrant community of Brattleboro. Named one of the top ten small art towns in the country, Brattleboro is recognized as a top destination with arts and entertainment that rival any big city and a downtown packed with eclectic eateries, coffee shops, galleries, music venues, bookstores and performance spaces to experience. Over the course of a year, the town hosts world class concerts, film festivals, and theater companies.

This offering includes the furniture, fixtures and equipment of the college and represents an exceptional opportunity to acquire a superbly located turn-key academic campus in New England.





# INVESTMENT HIGHLIGHTS

**TURNKEY ACADEMIC CAMPUS**

**AVAILABLE FOR  
IMMEDIATE/FALL OCCUPANCY**

**PRIME LOCATION 10 MILES  
FROM BRATTLEBORO, VT**

**EXCELLENT REGIONAL ACCESS**

**BEAUTIFUL 500+ ACRE CLASSIC  
NEW ENGLAND SETTING**





# MARLBORO MUSIC FESTIVAL

The Marlboro Music Festival, a world-renowned classical music retreat and concert series, is held for seven weeks each summer on the Marlboro College Campus. Since being founded in 1951, the campus has hosted the festival, which drew 7,000+ visitors in 2019. Marlboro Music, a separate institution from Marlboro College, is constructing two new buildings on the campus - the Jerome & Celia Bertin Reich Building and a new 18-room residence hall. The Reich Building will house a music library as well as offices, social spaces and chamber music rehearsal studios for the music school that will be available for use as classrooms throughout the school year. Construction completion is expected in the summer of 2020.



RENDERING OF THE REICH BUILDING



DORMS



CLASSROOMS



LECTURE HALLS



MEETING ROOMS



ADMIN OFFICE



ATHLETIC FACILITIES



THEATER/  
PEFORMNG/  
AUDITORIUM



LIBRARY



CAFETERIA



RENDERING OF NEW RESIDENTIAL HALL

**533 ACRES**

**58 BUILDINGS**  
(plus 2 buildings under construction)

**210,000+ SQUARE FEET**

**250+ BEDS**

**29+ CLASSROOMS/  
LECTURE HALLS/LABS**

**THEATER/AUDITORIUM/  
PERFORMING ARTS**

**ATHLETIC FIELDS &  
GYMNASIUM**

**EXPANDABLE**

**FULLY FURNISHED**



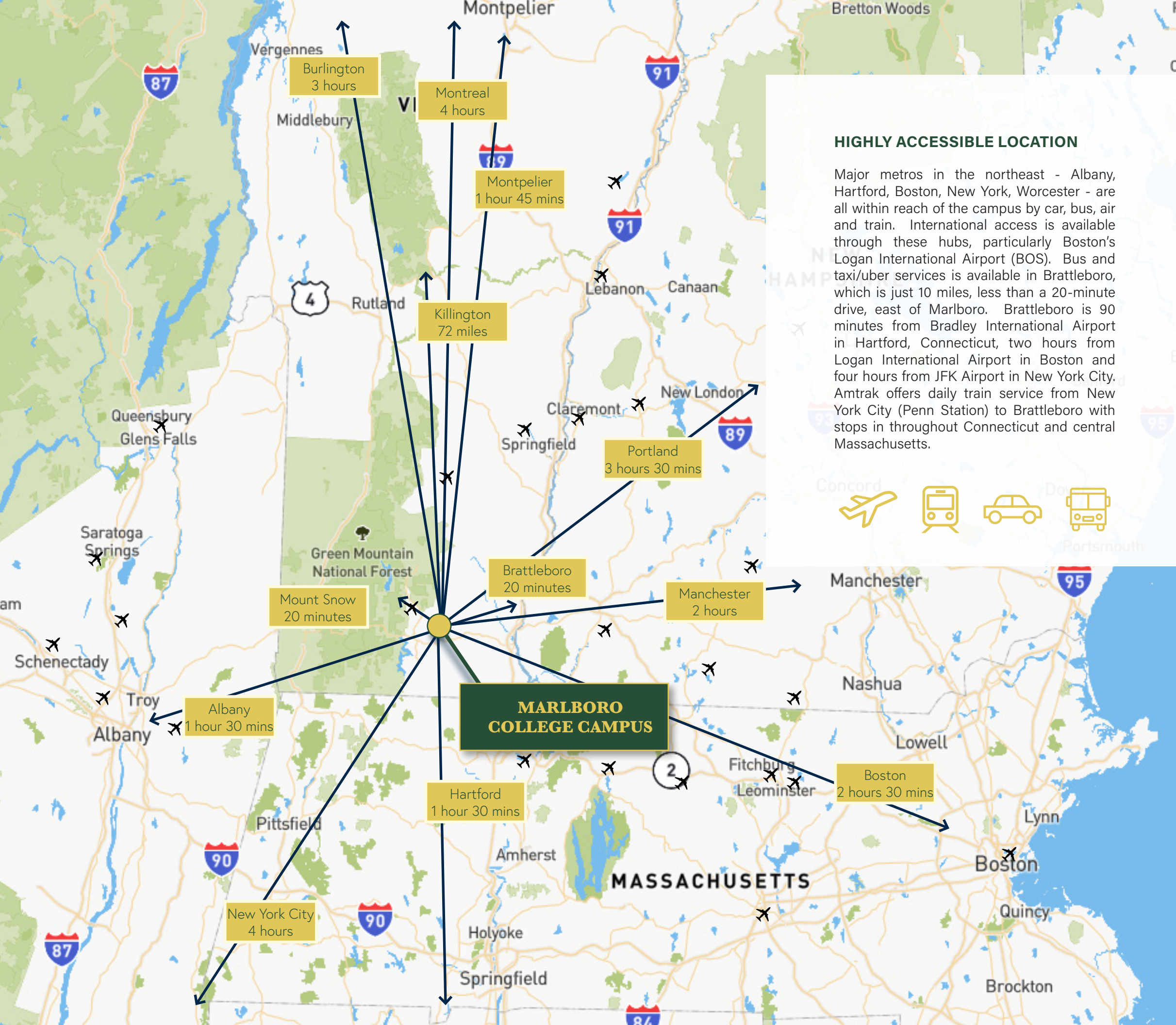
MARLBORO, VERMONT

The Marlboro College Campus is located in the town of Marlboro, in southern Vermont. Tucked on its own Potash Hill, the college is an integral part of the town, a community of less than 1,000 where many staff, faculty, and students are active citizens. Some of the many benefits shared by both the college and the town include a volunteer fire company, a community newsletter called the Marlboro Mixer, cross-country ski trails, the Marlboro Historical Society, the Southern Vermont Natural History Museum, the Marlboro Community Fair, and the January Book Swap. Marlboro is also the site of the world-famous Marlboro Music Festival, which occupies the campus during the summer.

Marlboro offers many recreational opportunities, including hiking, biking, swimming, paddling, and cross-country skiing on an extensive network of trails that start right on campus. The town of Marlboro is only 30 minutes from the Appalachian Trail, 20 minutes from Mount Snow ski resort, and an hour from hiking trails up storied Mount Monadnock or the world-class whitewater of Zoar Gap.

BRATTLEBORO, VERMONT

Brattleboro, with a population just over 12,000, is a four-season destination featuring a thriving historic downtown with unique local shops, restaurants and cultural attractions. The southern Vermont region is easily accessible and Brattleboro, located just 20 minutes from campus, offers students and visitors a plethora of quality amenities, activities and lodging nearby.





# SALE PROCESS & TIMELINE

The **Marlboro College Campus** is offered for sale on an “as-is” basis and without a formal asking price. Please visit the property website for more information and to sign the confidentiality agreement. Upon receipt of a signed confidentiality agreement, prospective purchasers will be provided access to due diligence materials via Colliers’ online data room.

Prospective purchasers will have the opportunity to visit the property on the scheduled property tour dates. These tours will include access to a representative sampling of the buildings, facilities and the grounds. **Offers will be due by 5:00PM on Monday, April 23, 2020.** Colliers International will communicate further details and offer instructions to those parties that have executed the confidentiality agreement. Please contact a team member for more information on this offering.

## PROPERTY WEBSITE:

MARLBOROCAMPUS.COLLIERS.COM

## OFFER DATE:

APRIL 23, 2020

## TOUR DATES\*:

APRIL 9, 2020

APRIL 16, 2020

APRIL 21, 2020

\* Tours by appointment, please contact a team member.





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## **CHRISTOPHER SOWER**

617-330-8141

[christopher.sower@colliers.com](mailto:christopher.sower@colliers.com)

## **BRUCE LUSA**

617-330-8043

[bruce.lusa@colliers.com](mailto:bruce.lusa@colliers.com)

## **JONATHAN BRYANT**

617-330-8081

[jonathan.bryant@colliers.com](mailto:jonathan.bryant@colliers.com)

## **JOHN FLAHERTY**

617-330-8151

[john.flaherty@colliers.com](mailto:john.flaherty@colliers.com)

## LOCAL MARKET EXPERTS

### **TONY BLAKE**

Principal, V/T Commercial

802-864-2000 x 13

[tony.blake@vtcommercial.com](mailto:tony.blake@vtcommercial.com)

### **BILL KIENDL**

Principal, V/T Commercial

802-864-2000 x 12

[bk@vtcommercial.com](mailto:bk@vtcommercial.com)

