

FOR SALE

PREMIER MIDDLEBURY INVESTMENT OPPORTUNITY

156 South Village Green, Middlebury, VT



Completed in 2011, this two-story 17,000 square foot office building sits in the heart of Middlebury South Village - a mixed use development located at the southern gateway to beautiful Middlebury, Vermont. Designed by the acclaimed architecture firm of Maclay Architects, the building features local materials, high efficiency lighting, heat recovery ventilation, water conserving fixtures and light filtering blinds. Outside, low maintenance landscaping and efficient site lighting further reduce its environmental impact. The building features an automatic building management system which provides peak efficiency, data collection and remote management of HVAC systems. Integrated lighting controls and timers further maximize efficiency. The building is 100% leased to the State of Vermont Agency of Human Services and Department of Health, and to Addison Central School District. Summaries of these leases can be found further in this prospectus. This outstanding property is very fairly priced at \$2,800,000.

SIZE:
17,000 SF

USE:
Office

PRICE:
\$2,800,000

AVAILABLE:
Immediately

PARKING:
160 spaces

LOCATION:
South Village, Middlebury

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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BURLINGTON, VT 05401

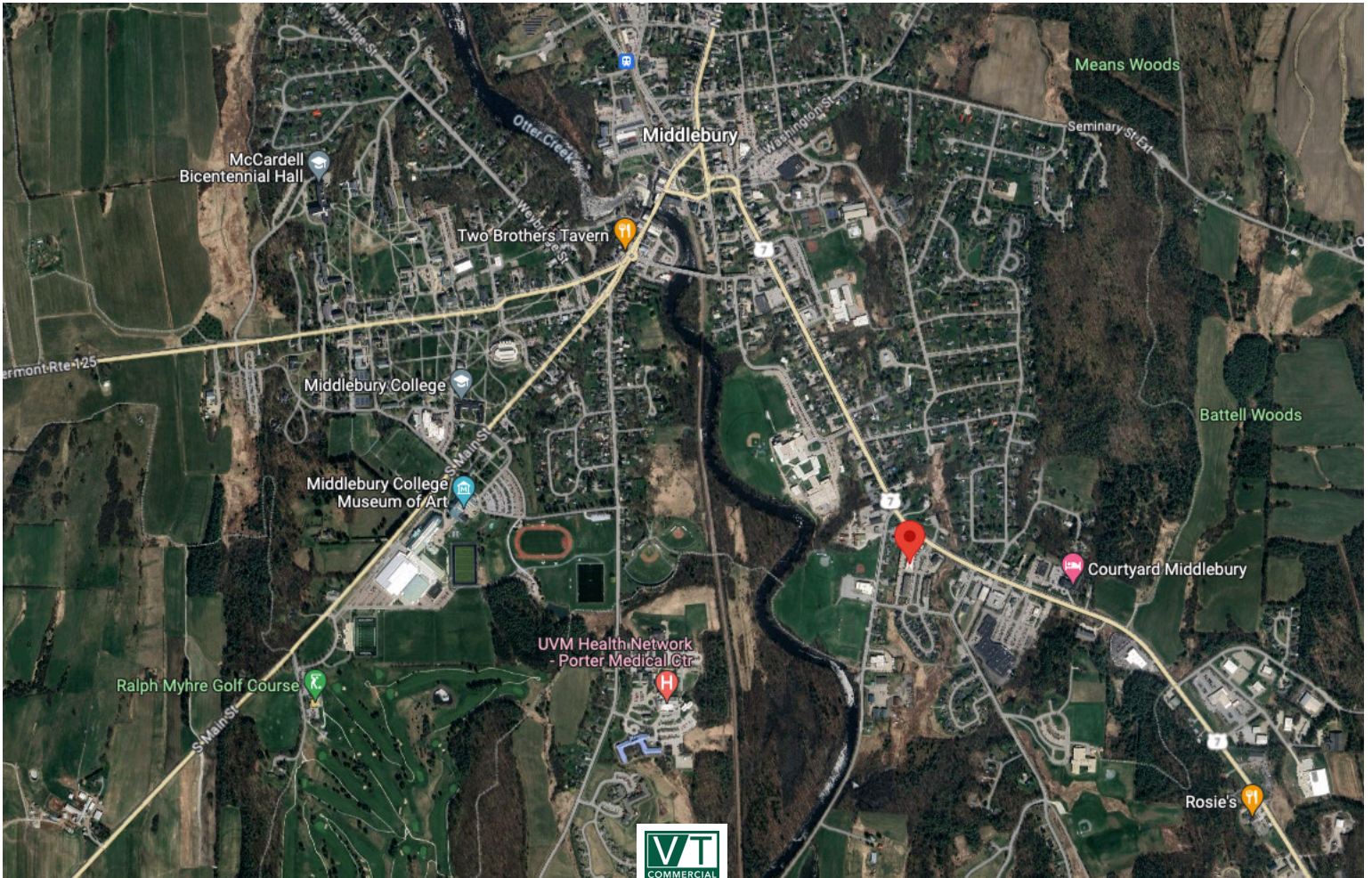
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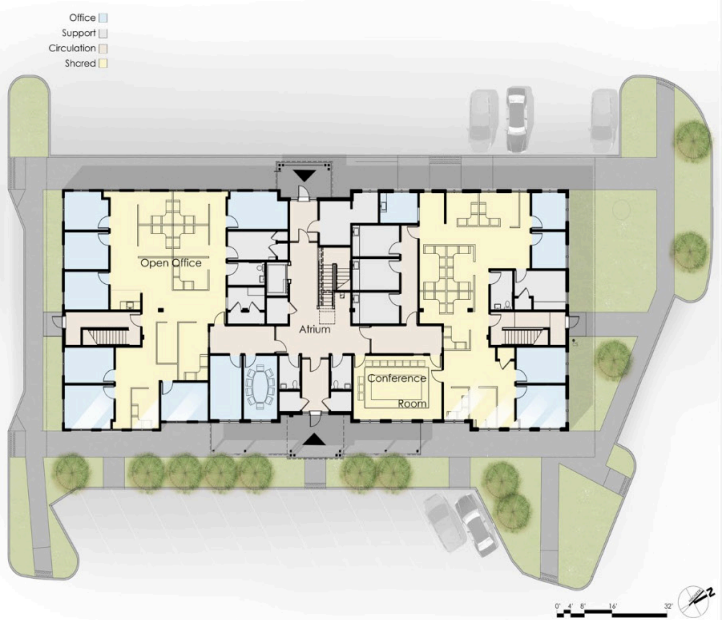






Design Profile

Building Profile	Building name:	The Middlebury South Village Professional Office Building		
	Location:	Middlebury, VT		
	Occupancy Date:	May 30, 2011		
	Square Footage:	17,000 sf		
Energy Profile	Energy Reference Year:	July 2011 - June 2012		
	Total Energy Consumption:	479,078 kBtu		
	Energy Intensity:	28 kBtu/sf-yr		
Building Envelope	Construction Type:	Steel structure		
	Insulation Values:	Walls:	R-30 - 1.5" rigid, 4" spray foam	
		Roof:	R-70 - 24" cellulose	
		Foundation (sub-slab):	R-10 - 2" rigid under whole slab	
Design Profile	Air Infiltration:	Final Blower Door:	1,250 cfm @ 50 pascals 0.06 cfm50/sf exterior surface area	
		Windows/Skylights:	Windows: U-value: 0.28, Skylights: Nanogel diffuse skylights	
	Mechanical/Electrical Systems	Heating System:	10 high-efficiency propane furnaces with exposed spiral ducts for air distribution, located in mechanical closets adjacent to the spaces they serve	
		Cooling System:	Each furnace has a matching condensing unit mounted on the roof to provide cooling. Additionally, two mini-split cooling systems are located in the conference rooms for additional capacity during meeting times.	
Ventilation System:		Ventilation air is provided through the heating and cooling distribution system.		
Energy Recovery System:		Four HRV units deliver ventilation air to the furnaces		
Lighting System/Controls:		All rooms are controlled by both occupancy and daylight sensors. Open office and lobby areas utilize daylight harvesting and time control technologies to turn off lighting in these areas outside of business hours or if the spaces are receiving adequate daylighting from the exterior.		
		Light level (1st floor):	0.81 watts/sf	
	Light level (2nd floor):	0.72 watts/sf		
	Hot Water:	Electric hot water		





Low Maintenance Landscaping
Low maintenance landscaping is installed around the building which does not require irrigation or supplemental watering from the potable water system.



Interior Lighting
Vermont building energy codes allow for 1.1 watts/sf for lighting. Through the use of T-8 fluorescent fixtures this project accomplished lighting efficiencies of 0.72 watts/sf on the 2nd floor and 0.81 watts/sf on the 1st floor. Therefore, as a total building project, interior lighting consumes 30% less energy than code permits.



Occupancy & Daylighting Sensors
All rooms are controlled by both occupancy and daylight sensors to automatically turn off lighting if the rooms are unoccupied or receiving enough light from the exterior. Open office and lobby areas utilize daylight harvesting and time control technologies to turn off lighting to these areas outside of business hours or if the spaces are receiving adequate daylighting from the exterior.



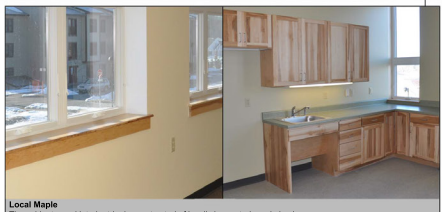
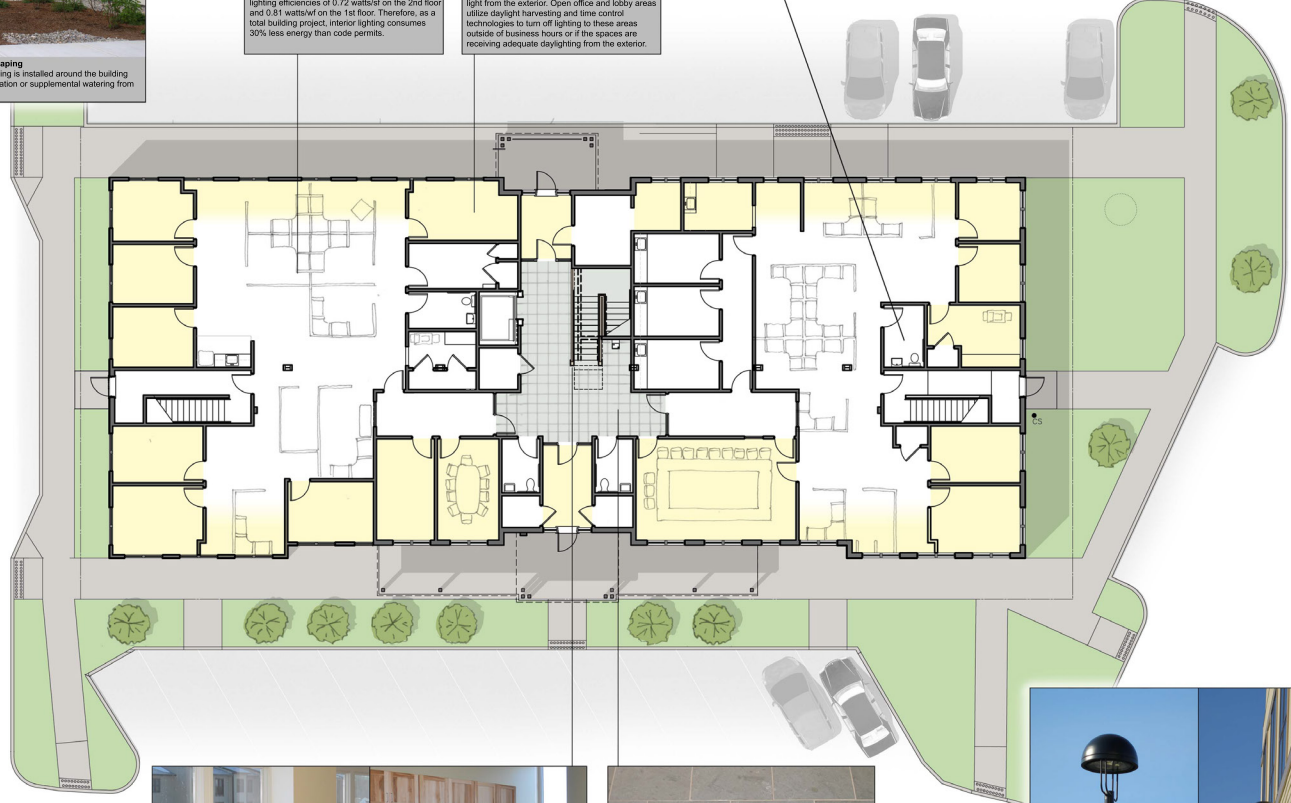
Auto Faucets
Auto control faucets contribute to water conservation for the building by only providing water when hands are in the sink. Auto control faucets also limit the spread of germs and lead to a cleaner bathroom habitat for all building occupants.



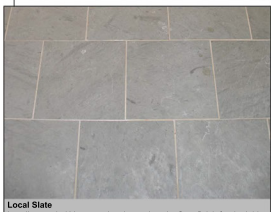
Dual Flush Toilets
Dual flush toilets contribute to water savings by providing two buttons to operate the flush. One button provides a short 0.8 gallon flush while the second button provides a full 1.6 gallon flush.



Hand Dryers
Air drying of hands significantly reduces the amount of paper waste in the building which results in a 70% reduction in CO2 emissions due to from the reduced manufacturing of paper towels.



Local Maple
The cabinetry and interior trim is constructed of locally harvested maple lumber.

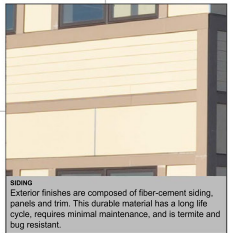
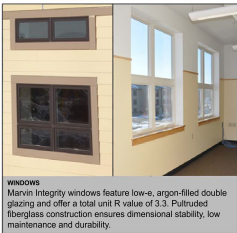
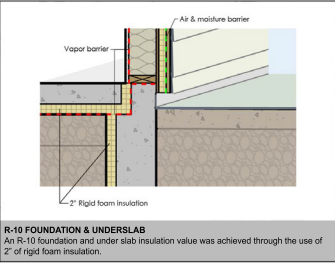
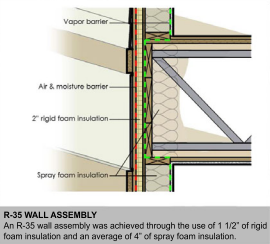
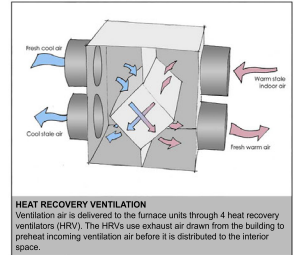
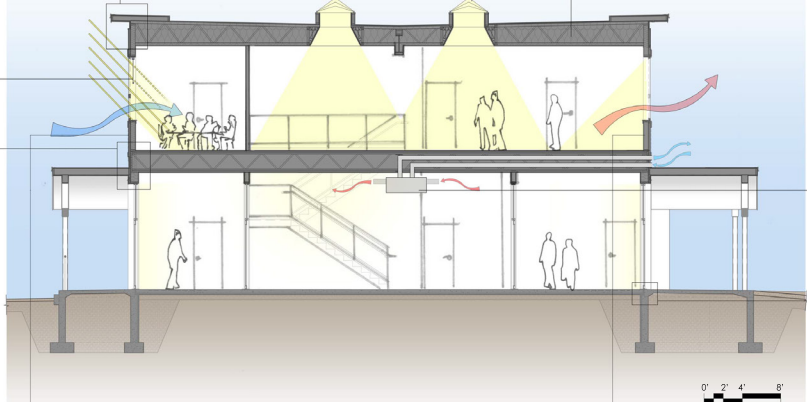
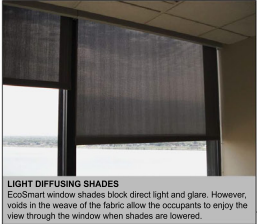
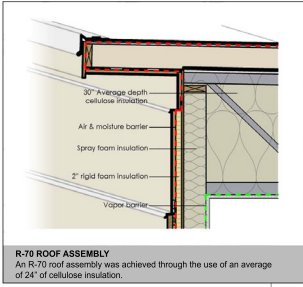


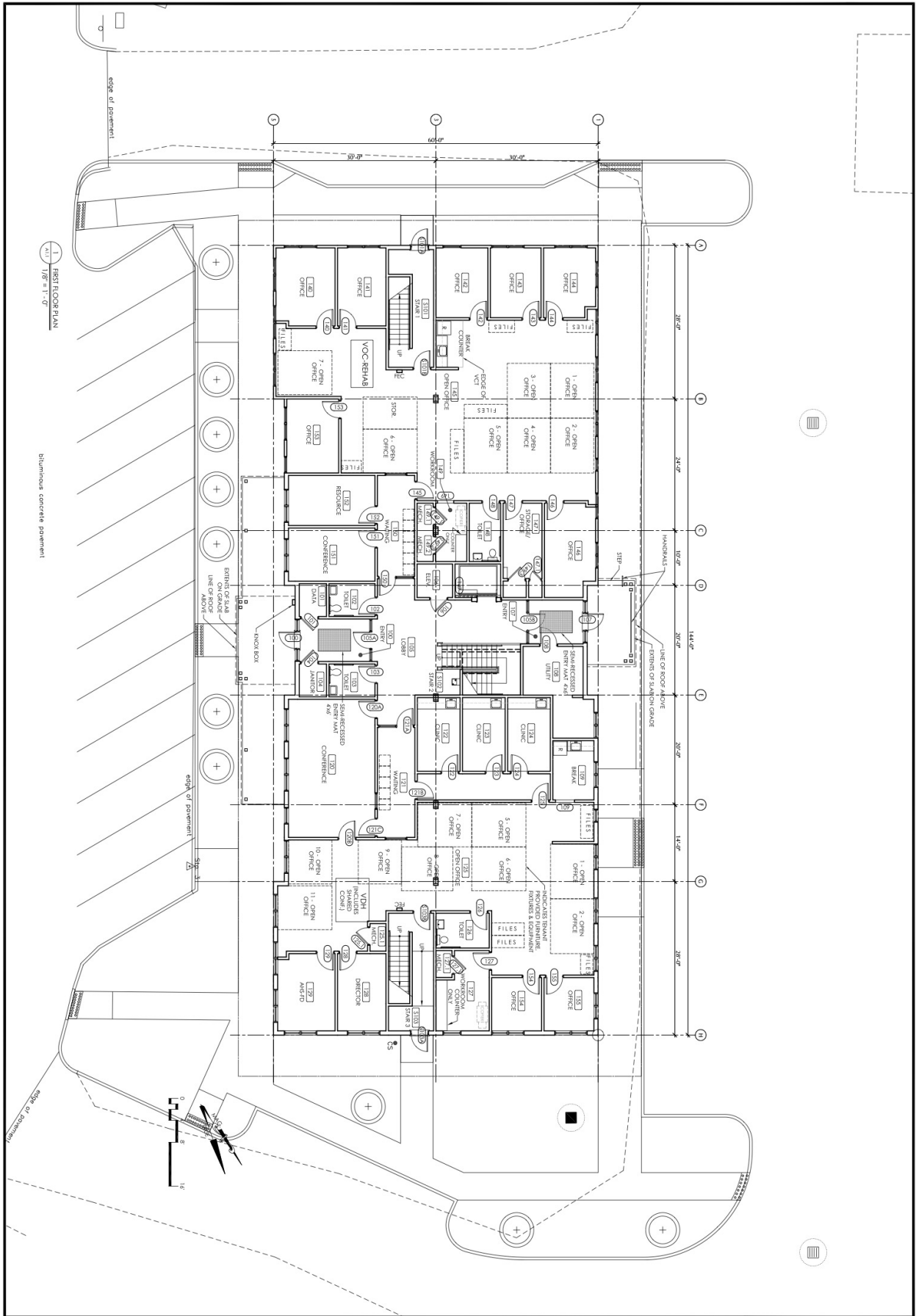
Local Slate
Locally quarried Vermont slate is used as the floor finish for the lobby.



Exterior Lighting
Metal halide lighting provides excellent efficiencies of 100 lumens/watt. The fixtures provide sharp cut off to reduce light pollution as well as photocell and time clock turn off capacities.







1 FIRST FLOOR PLAN
1/8" = 1'-0"

bluminous concrete pavement

A1.1

PROJECT TITLE
**MIDDLEBURY SOUTH VILLAGES
 PROFESSIONAL OFFICE BUILDING**
 MSV PARTNERS, LLC
 SHEET TITLE
FIRST FLOOR PLAN

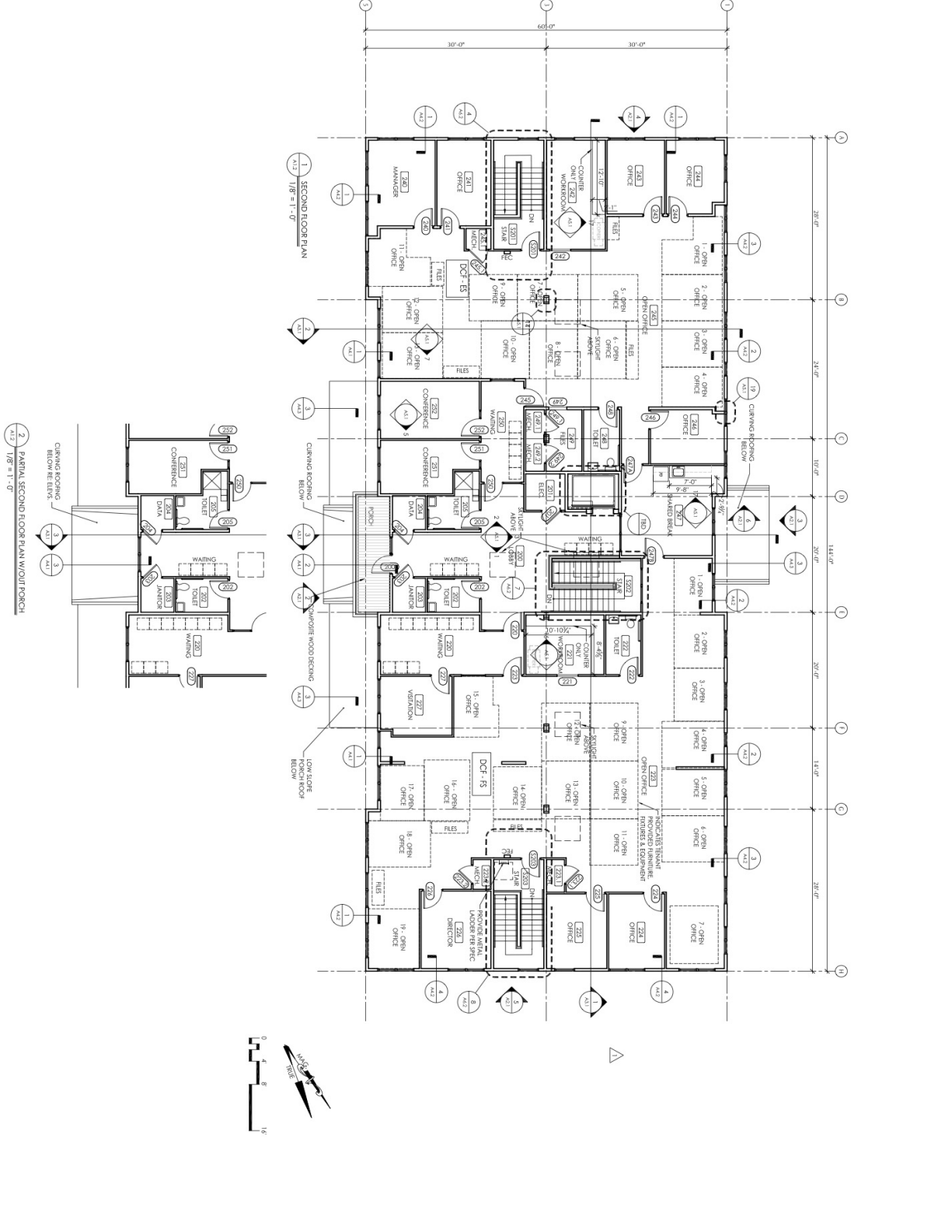
PROJECT NO. 0923
 DRAWN ACF
 CHECKED WHG
 SCALE 1/8" = 1'-0"
 DATE 08.12.10

REVISIONS
 DATE REVISED

REMARKS

WILLIAM MACLAY ARCHITECTS & PLANNERS
 4509 MAIN STREET WATSHIELD, VT 05673 802-496-4004
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1 SECOND FLOOR PLAN
1/8" = 1'-0"

2 PARTIAL SECOND FLOOR PLAN W/OFF PORCH
1/8" = 1'-0"

A1.2

PROJECT TITLE
MIDDLEBURY SOUTH VILLAGES
PROFESSIONAL OFFICE BUILDING
MSV PARTNERS, LLC
MIDDLEBURY, VT

SHEET NO.
A1.2

CHECKED
WHG

SCALE
1/8" = 1'-0"

DATE
08.12.10

SHEET TITLE
SECOND FLOOR PLAN

PROJECT NO.
0923

DRAWN
ACF

CHECKED
WHG

SCALE
1/8" = 1'-0"

DATE
08.12.10

REVISIONS
DATE REVISION
08.23.2010

REMARKS
ADDN - 01

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4509 MAIN STREET WATSFIELD, VT 05673 (802) 496-4004

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Financial Summary

State of Vermont Lease

Term:	April 1, 2021 to March 31, 2026
Options:	One 5-year renewal at negotiated rate; 180 day advance termination option
Rent:	2024 @ \$281,668 gross lease
Space:	11,944 square feet
Parking:	Access to shared 160 spaces
Use:	Offices for Agency for Human Services and Department of Health
Miscellaneous:	The State of Vermont has leased space in the building since its construction

Addison Country School District Lease

Term:	May 15, 2023 to June 30, 2028
Options:	Two 5-year renewals at negotiated rate but no less than 3.5% annual increases
Rent:	2024 @ \$77,644 gross lease with annual 3.5% increases
Space:	3,778 square feet
Parking:	Access to shared 160 spaces
Use:	Alternative middle school program serving 12+/- students and 6+/- staff and administrators

Copies of leases are available upon request to qualified parties

2024 Budget

	Revenues:
SOV Lease	\$281,668
ACSD Lease	<u>\$ 77,644</u>
Total Rent	\$359,312
	Expenses:
Taxes	\$ 46,942
Maintenance	\$ 60,260
Utilities	\$ 31,130
Management	\$ 7,200
Assoc Dues (site mngmt)	\$ 8,547
Insurance	\$ 7,328
Miscellaneous	\$ 5,061
Professional Fees	<u>\$ 1,900</u>
Total Expenses	\$168,368

Net Operating Income \$190,944

Additional financial information is available upon request to qualified parties



156 South Village Green, Middlebury, Vermont

V/T Commercial is pleased to offer this premier property for sale at **\$2,800,000**. This is an outstanding building in an extremely stable community, anchored by Middlebury College. There are virtually no other commercial properties of this caliber in the immediate market. Tours can be set up with advance notice.

Contact information:

Tony Blake tony.blake@vtcommercial.com 802.343.0119

John Beal jb@vtcommercial.com 802.598.1168

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance or rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*

9/24/2015

