

GMC

GREEN MOUNTAIN CAMPUS

POULTNEY, VT





EXECUTIVE SUMMARY

Colliers International is pleased to present the opportunity to acquire the idyllic **Green Mountain Campus** located in the college town of Poultney, Vermont. The longtime home of Green Mountain College, the quintessential New England school campus is comprised of 23 buildings totaling approximately 450,000 square feet on 155 acres. The charming campus offers a true "turn-key" opportunity replete with first-class dormitory buildings (654-beds), classrooms, administrative offices, lecture halls, cafeteria, student center, community space, library building, athletic facilities (fields, gymnasium, pool, etc.), 400-seat theater/auditorium, fine arts studios and galleries, a working farm, guest residences and a campus-wide biomass (carbon neutral) heating system. This offering includes all furniture, fixtures and equipment of the school and represents an exceptionally unique opportunity to acquire a turn-key school campus that is superbly located and well-maintained in a single transaction.

RARE SCHOOL CAMPUS ACQUISITION OPPORTUNITY

PRIME LOCATION OFFERING EXCELLENT REGIONAL ACCESS

ENVIRONMENTALLY SUSTAINABLE/GREEN CAMPUS

**BEAUTIFUL GROUNDS AND STATELY BUILDINGS OFFER
TREMENDOUS REUSE AND/OR REDEVELOPMENT POTENTIAL**

GREEN MOUNTAIN COLLEGE

Founded in 1834, Green Mountain College ("GMC") was a private 4-year liberal arts college focused on environmental, social, and economic sustainability. The college was recognized as a leader in environmental sustainability. In 2010 the school replaced its HVAC system with a wood-fueled biomass heating system. The biomass system supplies steam heat to the on-campus buildings and today the campus is carbon neutral. At its peak, GMC enrolled and housed over 600 undergraduate students on the campus. In January 2019, GMC announced that it would cease operations and close at the conclusion of the 2019 academic year.

SUSTAINABLE CAMPUS



In 2007, the Association for the Advancement of Sustainability in Higher Education (AASHE) awarded Green Mountain College the Campus Sustainability Leadership Award. The award recognized GMC for its commitment to environmental sustainability in its governance and administration, curriculum and research, operations, campus culture, and community outreach. Other recognitions:

- AASHE ranks GMC as the #1 college in the nation for sustainability.
- In 2018, GMC was named the #1 ranking in Sierra magazine's Cool Schools list and has been ranked in the top 15 since 2009 (the only college in the nation to do so).
- GMC received a perfect "green rating" in the last four editions of Princeton Review's Green Honor Roll. The guide ranked the top "green" schools in the country in 2015 for the first time, and GMC was rated second in the nation. In 2016 and 2017, GMC was ranked third.
- In 2011, GMC became a climate neutral campus through a strategic combination of efficiency, clean energy and local carbon offsets.



LECTURE HALLS



ADMIN OFFICE



AUDITORIUM



CLASSROOMS



LIBRARY



DORMS



MEETING ROOMS



CAFETERIA



155 ACRES

23 BUILDINGS

450,000 SQUARE FEET

654 BEDS

33 CLASSROOMS/LECTURE HALLS/LABS

ATHLETIC FACILITIES

AMPLE PARKING

FULLY FURNISHED

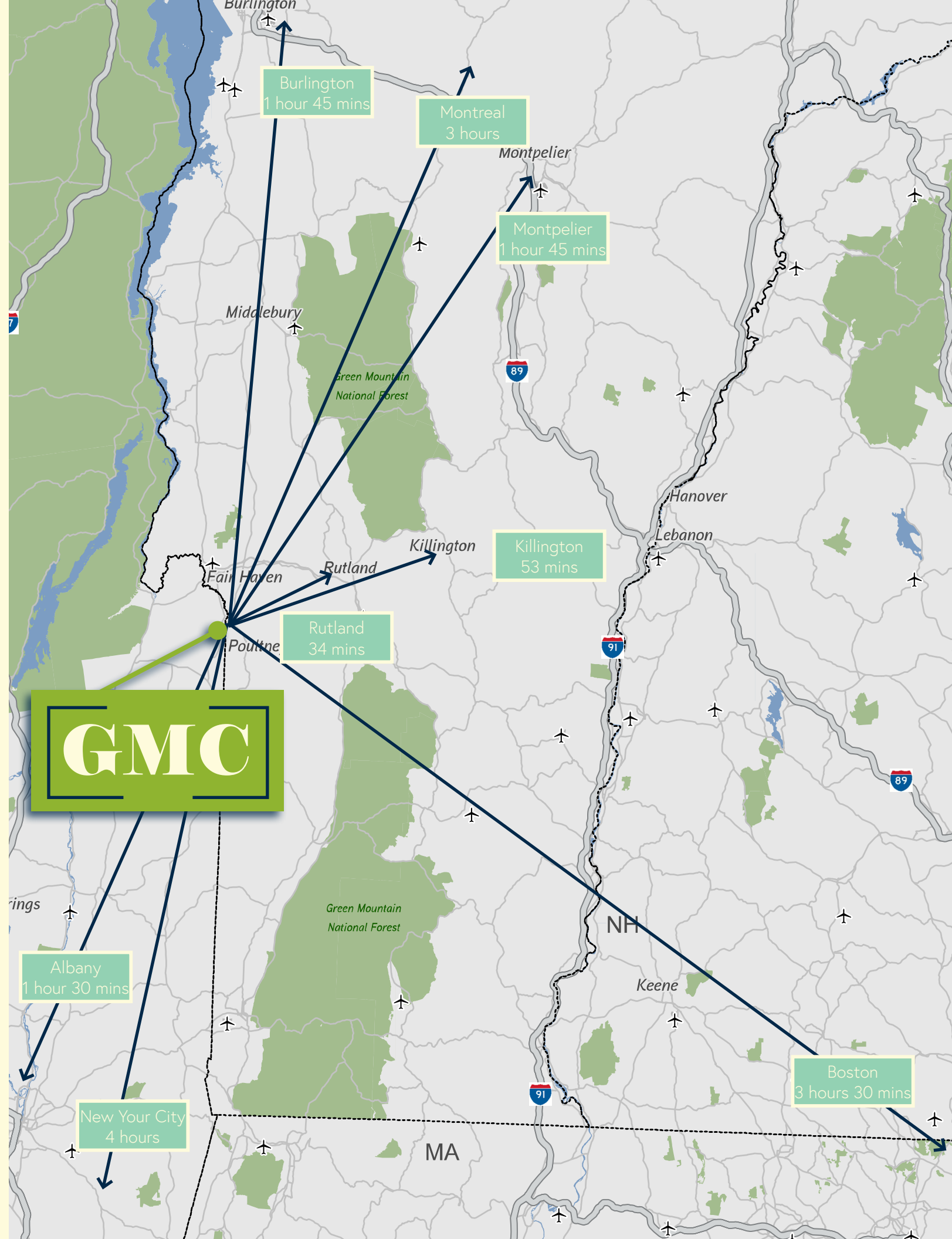
CARBON NEUTRAL

POULTNEY, VERMONT

The Green Mountain Campus is in southern Vermont's beautiful lakes region, with the Adirondack Mountains to the west and the Green Mountains to the east. The pastoral 155-acre campus situated on the New York-Vermont border features classic red-brick and slate roof buildings, athletic fields, a working farm, hiking and bike trails, and much more. The property sits at the intersection of College Street and Main Street in the heart of Poultney, a quaint New England village of 3,400 residents.

The town of Poultney is bordered by Ira & Middletown Springs to the east, Fair Haven and Castleton to the north, Hampton (NY) to the west, and Wells to the south. Poultney is approximately 80 miles southwest of Vermont's capital city (Montpelier), 70 miles south of Vermont's largest city (Burlington) and 65 miles west of the Vermont/New Hampshire border in White River Junction. Poultney is also proximate to Saratoga Springs (50 miles southwest of Poultney) and Albany (70 miles southwest of Poultney) in New York state. In addition, great shopping, skiing destinations (including Vermont's premier ski resort, Killington Mountain) and college towns are located nearby, including Burlington (VT), Middlebury (VT) and Queensbury (NY).

The closest city to Poultney is Rutland, Vermont, which is the largest town in Vermont after Burlington and South Burlington. The town of Rutland is located approximately 20 miles northeast of Poultney, or a 25-30 minute drive via Route 30 & Route 4. Rutland offers an eclectic mix of shopping, restaurants, bars, cafes as well as cultural and entertainment venues and attractions. The state of Vermont, known as the Green Mountain state, ranks as the healthiest and best-educated state in the country.



HIGHLY ACCESSIBLE LOCATION

Major metros in the northeast - Albany, Boston, New York, and Montreal - are all within reach of the campus by car, bus, airplane and train. International access is available through these hubs, particularly Boston's Logan International Airport (BOS). Rutland Southern Vermont Regional Airport (RUT), a full-service modern airport providing regional service, is just 25 miles east of the campus. The airport offers three (3) round-trip commercial flights per day to/from Logan International Airport in Boston, Massachusetts. Two Amtrak passenger trains, the Ethan Allen Express and the Adirondack, offer daily service to the Poultney area. Two Amtrak stations are located just 15 minutes in either direction of the campus. Amtrak's service originates at Penn Station in Manhattan and travels north providing the Lakes Region with tremendous access to the population of New York City and the surrounding communities in downstate New York.



By Air – Logan International (BOS) to Rutland Southern Vermont (RUT).

- 1-hour flight from Boston to Rutland - 3 flights/day.
- 30-minute drive from Rutland Airport (RUT) to the campus.



By Train – Daily Amtrak service

- **Ethan Allen Express** –
 - Daily service between New York City and Rutland, Vermont.
 - 4 ½ hour ride from NYC; 1 ½ hour ride from Albany.
 - 15-minute drive from Castleton (CNV) station to the campus.
- **Adirondack** –
 - Daily service between New York City and Montreal, Canada. Connecting trains in New York extend the reach to Philadelphia, Baltimore and Washington, DC.
 - 4 ½ hour ride from NYC; 2 hour ride from Albany; 6 ½ hour ride from Montreal.
 - 15-minute drive from Whitehall (WHL) station to the campus.



CAMPUS DIRECTORY

1. Ames Hall/Terrace Hall
2. Bogue Hall
3. Cree Hall
4. Lyman Hall
5. Moses Hall
6. North Hall
7. Sage Hall
8. Dunton Hall
9. Pollock Hall
10. Ackley Hall
11. Withey Hall
12. Griswold Library
13. Surdam Arts Building
14. Feick Arts Center
15. Waldron Gymnasium
16. Maintenance Building / Biomass Plant
17. 436 Granville Street
18. Cerridwen Farm & Greenhouse
19. Meeting House
20. Nesbitt House
21. President's House
22. Richardson House
23. Two Editors Inn

PROCESS & PRICING

The Green Mountain Campus is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the offering memorandum and due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, Colliers will schedule a "Call for Offers".

For more information on the property and to sign the Confidentiality Agreement, please visit greenmtncampus.colliers.com.

Green: Dormitory Buildings
Blue: Academic/Administrative Buildings

GMC

GREEN MOUNTAIN CAMPUS

POULTNEY, VT

CHRISTOPHER SOWER

617-330-8141

christopher.sower@colliers.com

BRUCE LUSA

617-330-8043

bruce.lusa@colliers.com

JONATHAN BRYANT

617-330-8081

jonathan.bryant@colliers.com

JOHN FLAHERTY

617-330-8151

john.flaherty@colliers.com

LOCAL MARKET EXPERTS

TONY BLAKE

Principal, V/T Commercial

802-864-2000 x 13

tony.blake@vtcommercial.com

BILL KIENDL

Principal, V/T Commercial

802-864-2000 x 12

bk@vtcommercial.com

