



## Now Leasing – Rates for March 2016-17

Have you ever dreamed of working in a supportive environment with other artists, designers, creative individuals and entrepreneurs? A place where there is space to create, display and sell work, start and run a business, meet with colleagues and have access to a café and other amenities.

**We have studio, gallery, office and retail units available for rent at the Compass Music and Arts Center at very affordable prices.**

The units are flexible and affordable. All rents are inclusive of heating, light, water sewage, parking and security. There is also a café serving light refreshments where tenants can meet and relax. Meeting rooms are also available to rent on a short term basis for those all important confidential meetings. The main floor of the building is also fully wheel-chair accessible and ADA compliant.

We want to attract and retain great tenants so we hope that the facilities and ambience the Compass Center offers will enable creative talents to flourish and innovative businesses to grow.

### **A Unique Offer**

There are also large gallery areas, staffed by Compass staff, available for artists and others to exhibit and sell their work on commission. Kathryn Marshall is the Exhibits Director for the

Compass Center and can be contacted on 802-247-4295 if you are seeking a new venue to show and retail your work. For the solo entrepreneur/small business, administrative support and reception support can also be made available.

## About Brandon

Brandon is a small town in Rutland County with a population of 4,000 that rapidly expands in each holiday season. Many visitors enjoy the area renowned for its beautiful lakes and Green Mountains. Brandon also has a growing arts community and boasts many well known artists notably the famous folk artist, Warren Kimble. It now hosts the headquarters of the Divine Art Recordings Group and NewEnglandClassical.com.

## About the Compass Center in Park Village

The Compass Center is nestled at the rear of Park Village facing into the woods. This provides a quiet but very accessible setting for your place of work. There is ample parking for you and visitors to the Center. The building is on two floors and covers 52,000 square feet. It was formerly an infirmary and residential school that closed in 1993. As a Music and Arts Center the building is being developed in phases. See the vision for the completed site in the Building Plan below. We are delighted that many of the rooms are leased.

## Currently resident in the Compass Center

- Divine Art Recordings Group – East Wing South
- Phonograph Rooms – East Wing North
- Heart and Soul Café – East Wing North
- Compass Farmer's Market – East Wing North
- SHOP-CMAC Book and Gift Shop – East Wing Central
- Divine Art CD Store – East Wing Central
- Bagatelles collectibles and antiques – East Wing South
- The Otter Valley Model Railway Room – East Wing North
- The Compass Treasure Chest – Main street
- and a number of resident artists – Main Street

## Available NOW on the Main Street

This area of the building is a prime location for those wishing to exhibit or retail wares and goods (see floor plan below) as well as those seeking a professional office or incubator space for a small business. All visitors to the building need to walk through The Street and therefore the units are ideal for art galleries and retailers of arts related goods and crafts. They are also perfect for group shops. The wall space stretching the full length of the Main Street is ideal for

showing art of all types and the large Main Function hall ideal for art shows, fairs, dance instruction, and also performances and events of all descriptions. All units are newly refurbished, light and welcoming. Many of the units have woodland views. All tenants have access to shared kitchens and bathrooms and there is a café on site for light refreshments.

All units from March 1<sup>st</sup> 2016 are charged at \$13.50 gross per sq. ft.

**Table of room rentals from March 2016**

<b>Main Street</b>	<b>Unit Size</b>	<b>Rental Fee (\$) per month</b>
A2	149 sq.ft.	leased
A3	149 sq.ft.	leased
A4	149 sq.ft.	leased
A5	254 sq.ft	leased
A6	285 sq.ft	leased
A7	254 sq.ft.	leased
A9	144 sq.ft	leased
A10	285 sq.ft.	leased
A13	285 sq.ft.	leased
A14	144 sq.ft	leased
A15	149 sq.ft	\$167.67
<b>East Wing</b>		
B17	253 sq.ft.	Model train room
B18	297 sq.ft.	334.17
B19	316sq.ft	355.50
C13	253 sq.ft	Children's room
C14	297 sq.ft.	leased
C15	316 sq.ft.	355.50
B 4	253 sq.ft	284.67

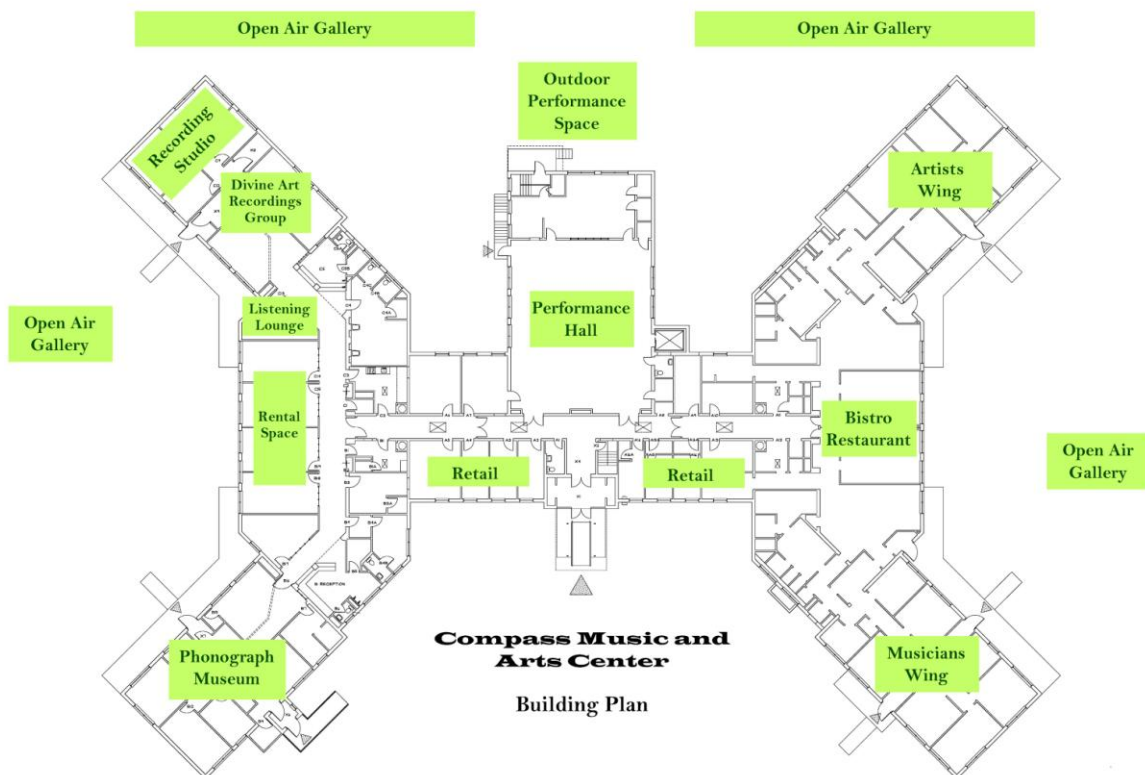
**Shared Rental**

If you are interested in sharing a rental space on a regular basis or seeking a more flexible arrangement for leasing work space please let us know and we will do our best to find an arrangement that will work for you.

## Available Now in the East Wing

In the East Wing we have 6 larger units located between the Phonograph Rooms and the Headquarters of The Divine Art Recordings Group (see the floor plan below). The 4 central units (B18, B19, C15, C16) are light and bright and ideally situated in the heart of the Center for retail, teaching, exhibits and meetings. C15 and B4 are available to lease. B18 and B19 have a connecting thru way and can also be leased as a combined space. The combined space is ideally suited for a shared rental arrangement.

For more information or to schedule a showing, contact Edna Sutton at [edna@brandon-music.net](mailto:edna@brandon-music.net) or call 802-247-4295.



Available for Leasing as of February 2016

