

383

CENTRAL AVE

DOVER

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6,500-15,314± SF of turn-key, modern class A office space

- Rare opportunity to lease space in the Cocheco Mills Complex
- Outstanding location in the heart of Downtown Dover
- Some on-site parking available



PROPERTY HIGHLIGHTS

- Rare opportunity to lease brick and beam office space with an abundance of natural light and modern finishes in Downtown Dover.
- Vibrant mixed-use building offering the highly desirable work-live-play lifestyle to its tenants.
- Easily accessible across all methods of transportation: some on-site parking included in the lease rate, close proximity to the COAST Bus Route and Wildcat transit, walking distance from the Amtrak train to Boston and Portland and walkable to all Downtown businesses.
- Professionally managed Class A Building with attention to maintenance and repairs.



PROPERTY INFORMATION

OWNER	Cocheco Mills Holdings, LLC
ASSESSOR'S REFERENCE	Map 2, Block 37, Lot A
AVAILABLE SPACE	6,500-15,314± SF
ZONING	CBD - Commercial Business District
PARKING	10-15 parking spaces included. Additional parking available at cost.
LAYOUT	± 7 Offices ± 4 Conference rooms/work areas Open space Kitchen area Private loading doc access
ELEVATOR	Yes
CONDITION	Move-in ready
FINISHES	Polished concrete floors, exposed brick & beam, modern aesthetic.
LEASE RATE	\$18.00/SF Modified Gross (MG)
TENANT EXPENSES	Tenant directly responsible for electric, HVAC, and interior janitorial.



MARKET SNAPSHOT SEACOAST, NEW HAMPSHIRE

DOVER, NH

1. Fastest growing city in NH*
2. One of the youngest demographics in NH*
3. High speed train access to Boston and Portland, ME



UNH
(15 minutes)

Boston
(55 minutes)

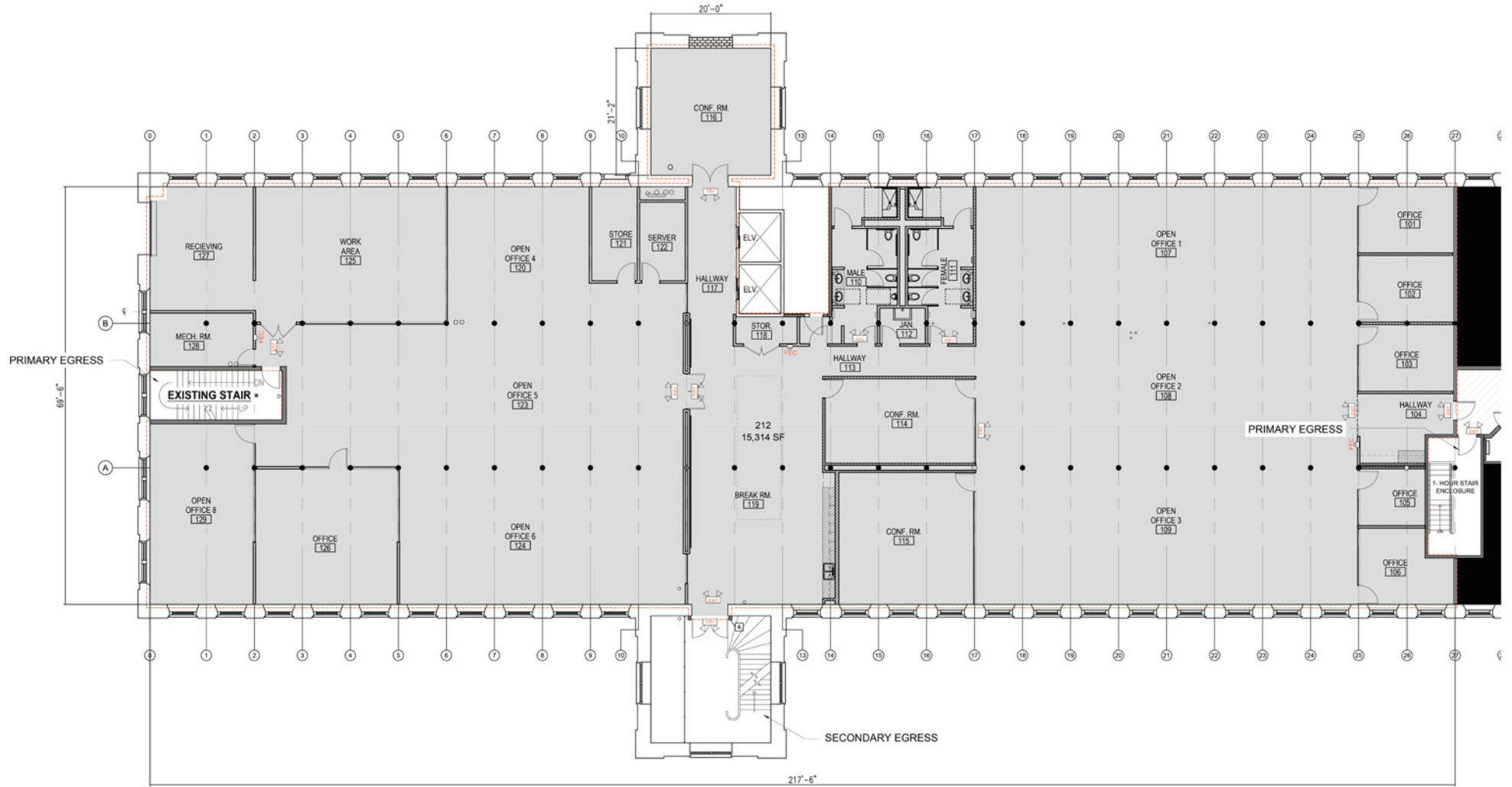
Pease
International
Tradeport
(18 minutes)

Portland, ME
(45 minutes)

Downtown
Portsmouth
(20 minutes)

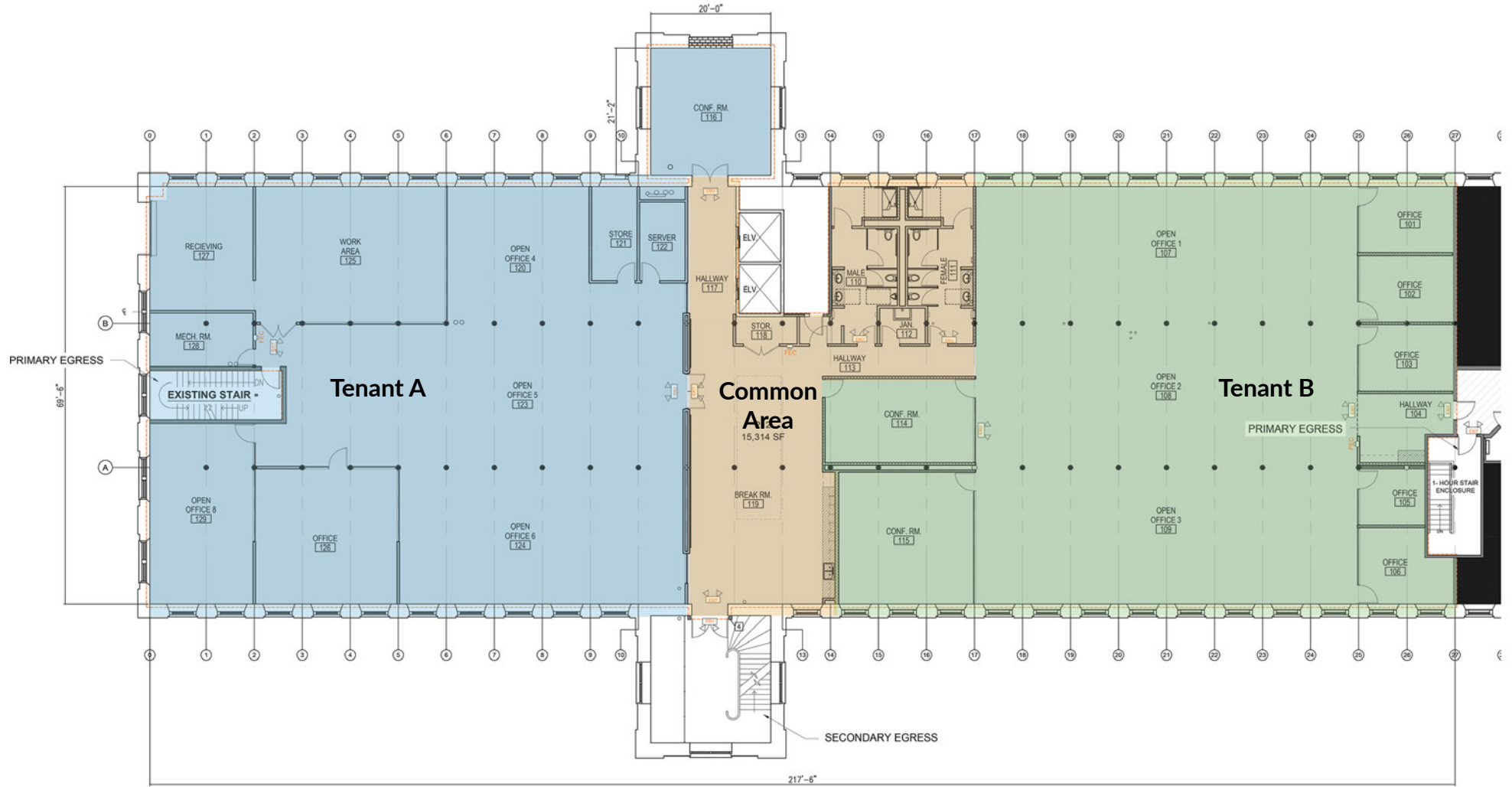
*Source: City of Dover, NH
Economic Development

FLOOR PLAN



15,314±SF

POTENTIAL SUBDIVISION OPTIONS



6,500-15,314±SF



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