



For Lease

Downtown Retail/Office

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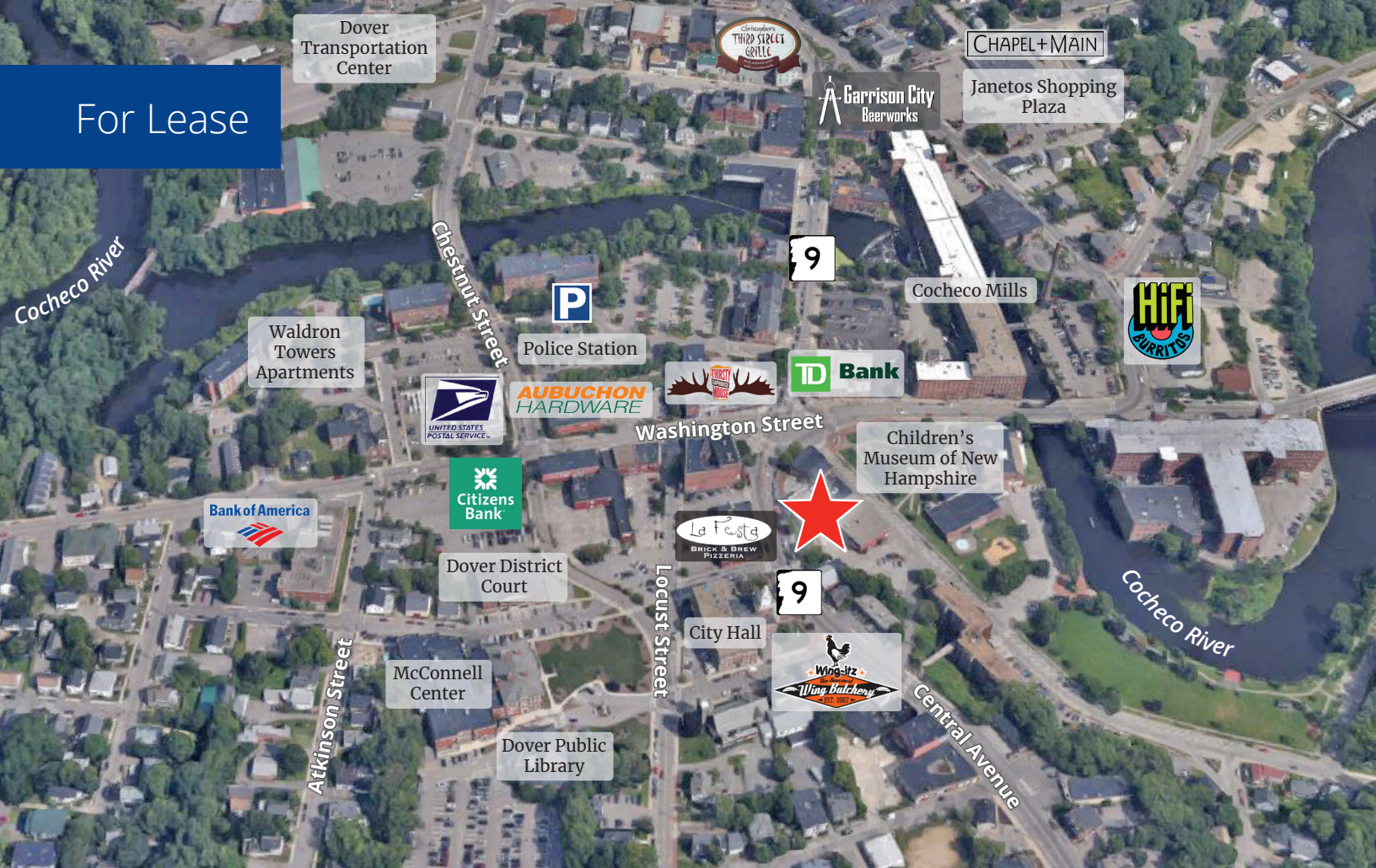
333 Central Ave/15 Henry Law Ave, Dover, NH

Property Highlights

- Retail/office suites available for lease in Dover's Lower Square in the heart of downtown Dover
- Suite 1 has direct access and visibility to Henry Law Avenue and landlord will consider subdividing into 2 smaller units; 2,500± SF of storage is also available
- Suite 210 has direct access to a patio for outdoor seating; concepts available for restaurant use
- TI allowance for both suites with a long-term lease
- Permit parking spaces are available on Henry Law Avenue for \$25/month; metered parking surrounds the building on Henry Law Avenue and Central Avenue; and Dover's municipal garage is just a block away

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Specifications

Address:	333 Central Ave/15 Henry Law Ave
Location:	Dover, NH 03820
Building Type:	Mixed-use/office
Year Built:	1900
Year Renovated:	2019
Total Building SF:	75,000±
Available SF:	Suite 1: 910± to 3,150± Suite 210: 1,875±
TI Allowance:	TBD; dependent upon terms of lease
Utilities:	Municipal water & sewer; natural gas
Zoning:	CBD
Parking:	Permit & metered*
2023 Est NNN Expenses:	\$4.50 PSF • CAM: \$2.25 • Taxes: \$2.25
Lease Rate:	\$17.50 to \$19.50 NNN

*100 spaces are on Henry Law Avenue.



Contact us:

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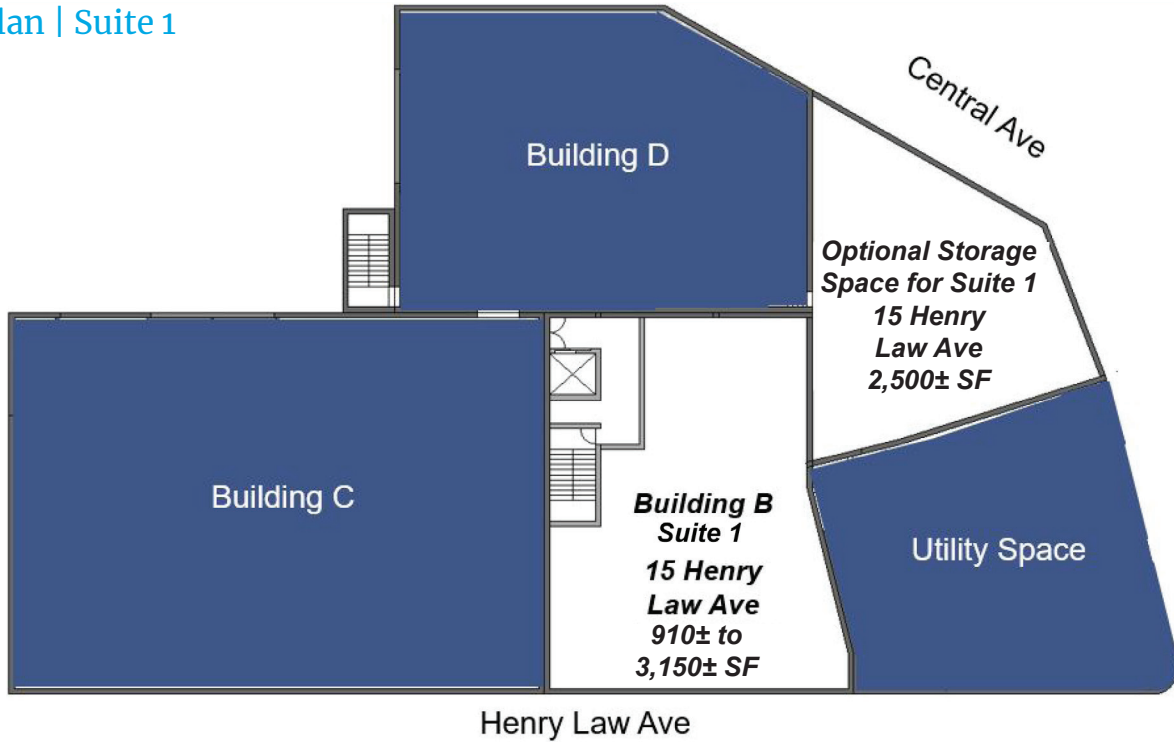
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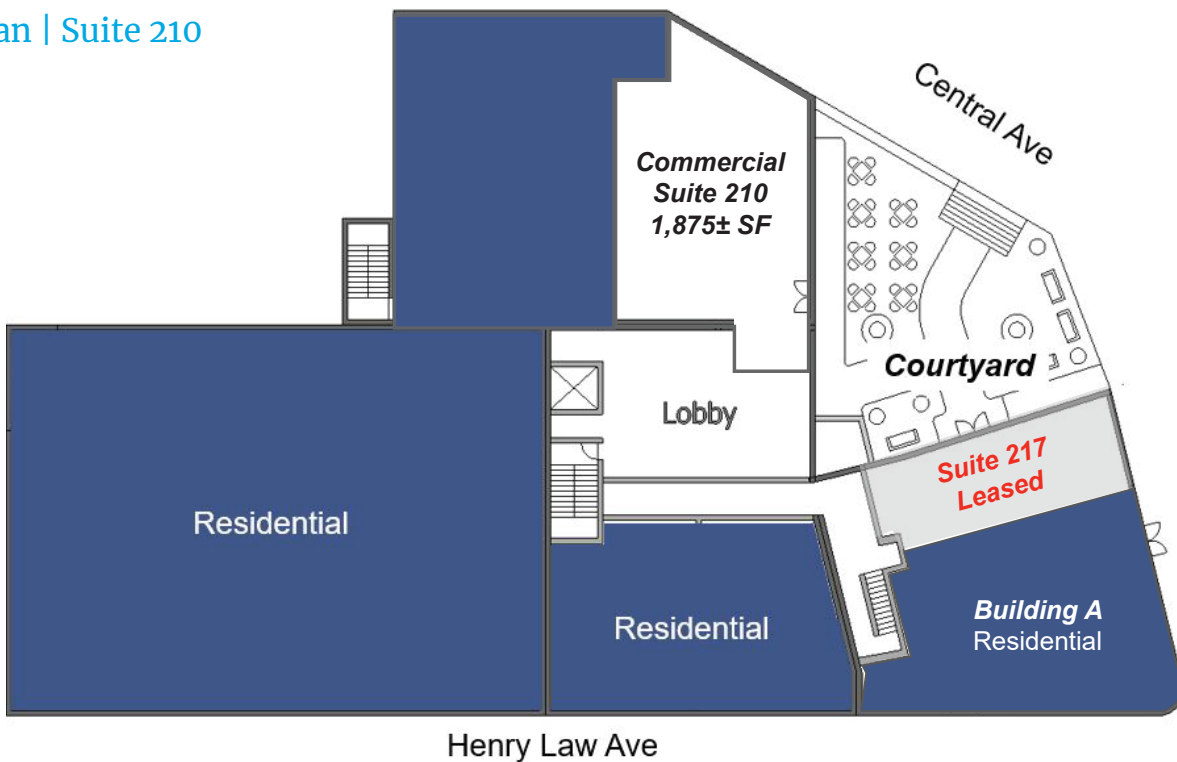
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Floor Plans

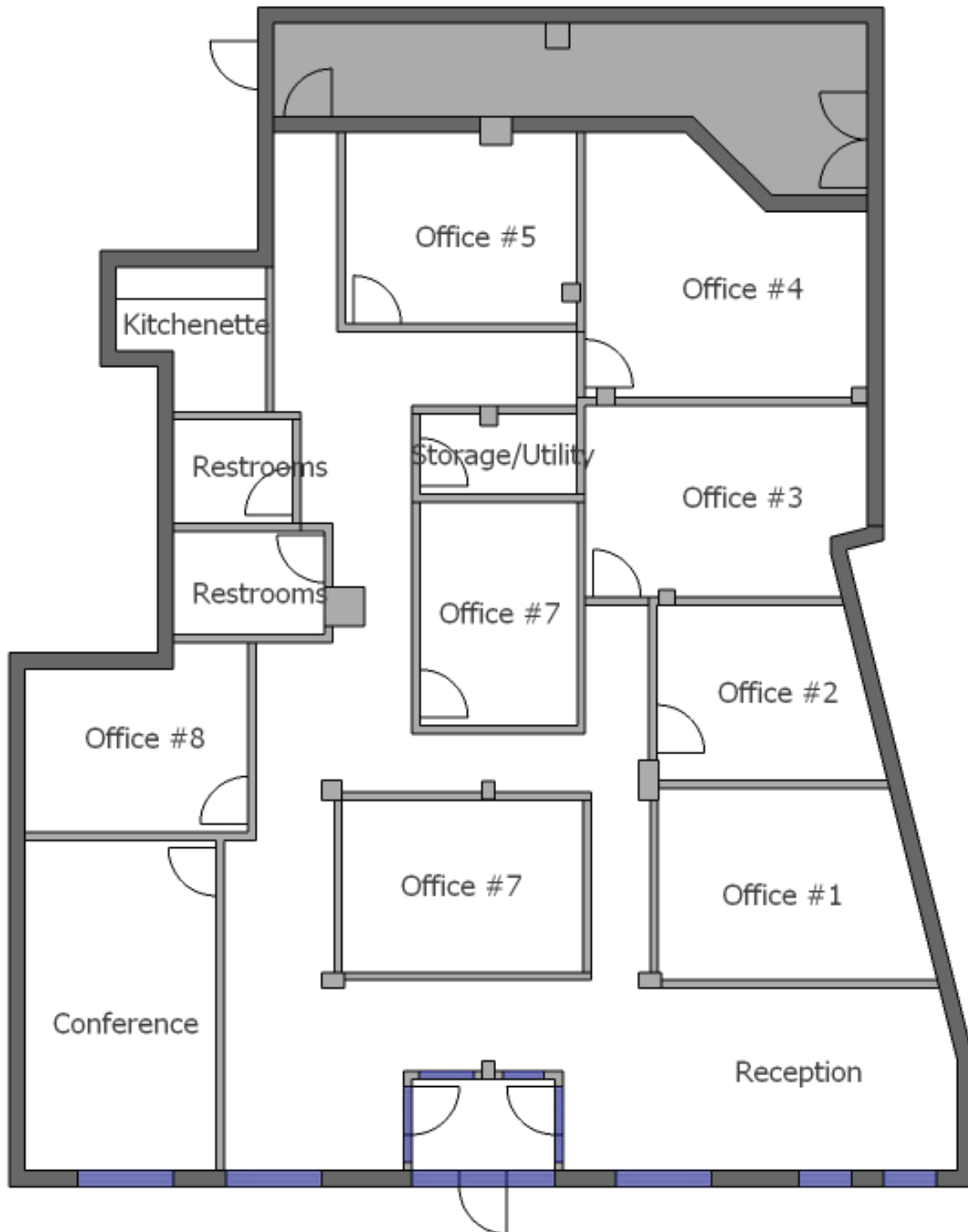
Floor Plan | Suite 1



Floor Plan | Suite 210



Suite 1 Concept Plan



Suite 210 Floor Plan

