FOR LEASE

The Truette-Commercial

RIVER STREET, DOVER, NH 03820

AVAILABLE SPACE

3,294± SF

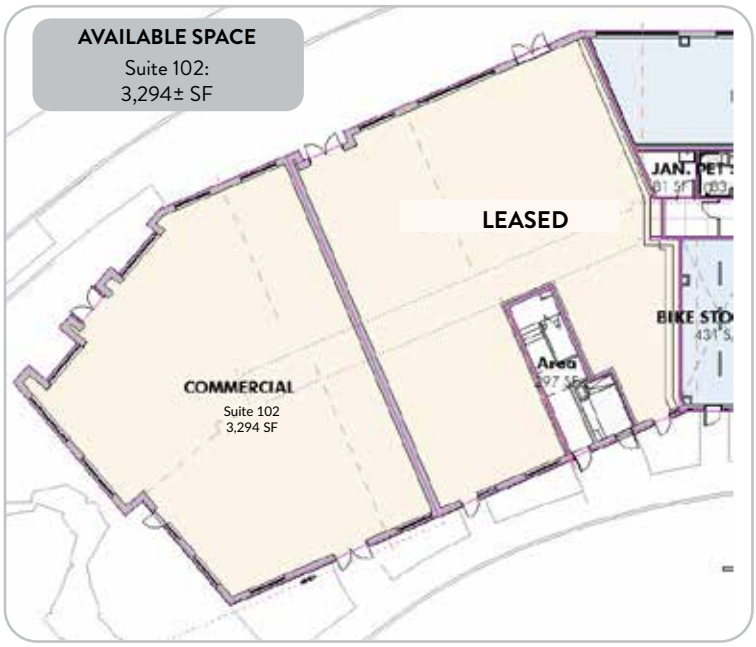
Class A commercial space in downtown Dover's newest waterfront development.

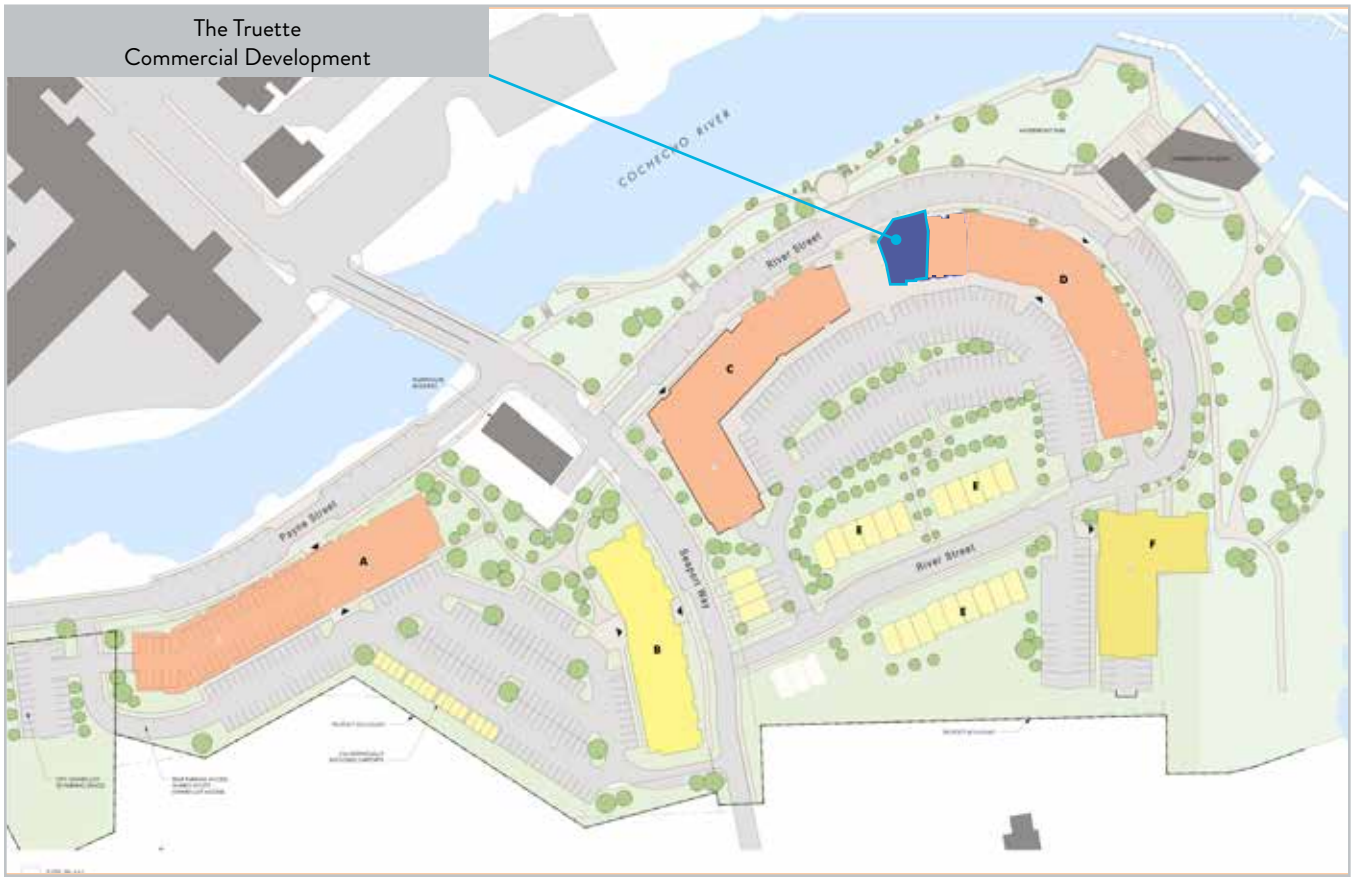
THE BOULOS COMPANY

Property Highlights

AVAILABLE SPACE	Suite 102: 3,294± SF
DELIVERY	Cold dark shell (see Landlord delivery specifications)
PARKING	60 metered parking spaces along River Street
YEAR BUILT	2025
ZONING	CWD (Cochecho Waterfront District)
HVAC	Forced hot air-electric roof top mounted package units
ELECTRIC	600 Amp, 208Y/120 Volt, 3-Phase power
UTILITIES	Municipal water, sewer. Separately metered
TRASH	On-site trash room
BUILDING AMENITIES	• Potential outdoor seating • Bicycle racks • First floor visibility • City waterfront park, pavilion, boat launch & dock • Potential for building signage • Floor to ceiling windows
AREA AMENITIES	• Diverse array of dining options, including fine dining, casual eateries, & coffee shops • Local breweries and pubs that showcase craft beers and live music • Henry Law Park: A central green space featuring a playground, picnic areas, and access to the Cochecho River • Dover Community Trail: A scenic walking and biking trail along the river • Children's Museum of NH: A family-friendly attraction offering interactive exhibits and activities • Woodman Museum: A local museum highlighting Dover's history, art, and science • Community Events include Apple Harvest Day, and summer concert series at Henry Law Park • Public Transit: The Cooperative Alliance for Seacoast Transportation (COAST) provided bus services connecting Dover to surrounding areas • Dover Transportation Center: Offers Amtrak train services on the Downeaster line for easy access to Boston and Portland
LEASE RATE	$25.00/SF NNN
ESTIMATED NNN EXPENSES	$8.50/SF
TI ALLOWANCE	Up to $30.00/SF included and subject to Tenant financial review

Floor & Site Plan





Conceptual floor and site plans are provided for illustrative purposes and should be viewed with this in mind and used as a guide only.

The Truette will be a centrally located, mixed-use destination featuring a vibrant commercial hub. This dynamic neighborhood will include a variety of public amenities, such as a new city park, walking trails at Maglaras Park, the Dover Waterfront Pavilion, and a public boat dock providing access to the river.

Upon completion, the development will encompass 26,000 square feet of commercial space, two multi-family buildings, and 23 townhouses, offering a total of 418 residential units. Development is planned in three phases, with Phase 1—Buildings C, D, and E—slated for completion by the first quarter of 2026.

Acclaimed Dover chef, and James Beard award winner, Evan Hennessey has committed to becoming the district's first tenant with Topolino, expanding on his celebrated restaurant, Stages, which has been named among the Top 100 Restaurants in North America by Opinionated About Dining for eight consecutive years.

The available commercial space consists of approximately 3,294± SF and is ideal for retail, office, restaurant, or fitness uses. It will be located at street level between Buildings C and D, overlooking the Cochecho River and the new city park.

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NEW HAMPSHIRE
OPLC
Office of Professional Licensure and Certification

State of New Hampshire

OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	

_____consumer has declined to sign this form
(Licensees Initials)

To check on the license status of a real estate firm or licensee use the licensee look up at oplc.nh.gov
Inactive licensees *may not practice real estate brokerage. 8/18/17*

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.