

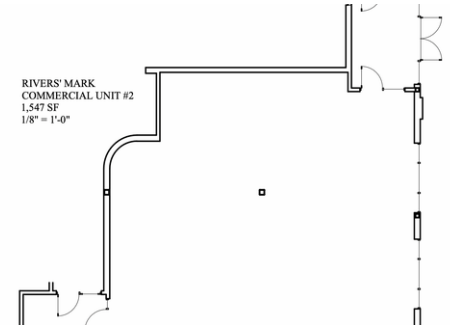
Downtown Retail - Office Space For Lease

200 First Street, Dover, NH, 03820

Retail: Mixed Use For Lease

Prepared on January 08, 2026

1 of 1 Listings



Listing Details | Retail For Lease

Suite	Unit 2
Secondary Uses	Office
Sublease	-
Total Available Space	1,547 SF
Min Div/Max Contig	1,547 SF
Asking Rate	\$20.00 Annual/SF
Monthly Rate	\$2,578
Lease Type	NNN
Expenses	-

Signage	On Building
Show Instructions	Call broker
Vacant	Yes
Available Date	Now
Days On Market	182 days
Date Listed	7/10/2025
Last Modified	12/14/2025
Listing ID	42942062
Parking Spaces	-

Description

Downtown Dover Retail / Office Space. We are please to offer For Lease two units within this modern mixed use 5 story building. Unit 1 features 2,206+/- Sq Ft, Unit 2 features 1,547+/- Sq Ft. suitable for Retail or Office users.

The upper floors are all residential, so this could be a great resource for customers for your business. Next door businesses include Two Bees Cafe. This is a very convenient location for anyone who wishes to be in Downtown Dover. The space is shell space ready to be adapted to your own needs. The Landlord is open to assisting with some build out allowance for asuitable tenant. Check out the opportunity for making this space your next business location.

Property Features

Location Details

Address	200 First Street, Dover, NH, 03820	In Opportunity Zone	Yes
Zoning	CBD	Name	Rivers' Mark Commercial Space
County	Strafford	Water Frontage	Present
Parcels	06003-001000	Nearest MSA	Boston-Cambridge-Newton

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	43,910 SF
Land Size	0.65 Acres / 28,107 SF
Number of Buildings	1
Number of Floors	5
Year Built	2020
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Parking Spaces	-

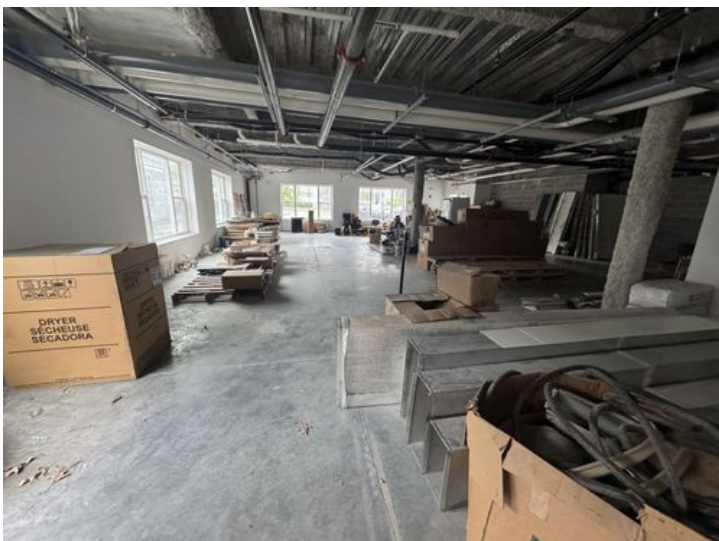
Parking Ratio	-
Office Space	3,757 SF
In Opportunity Zone	Yes
Air Conditioned	Yes
Electricity	Yes, Private, Eversource
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Rail Service	No

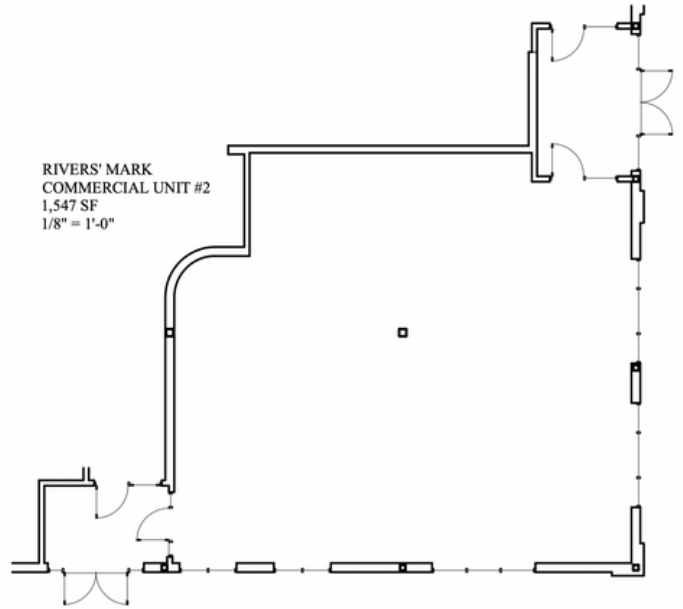
Property Listings

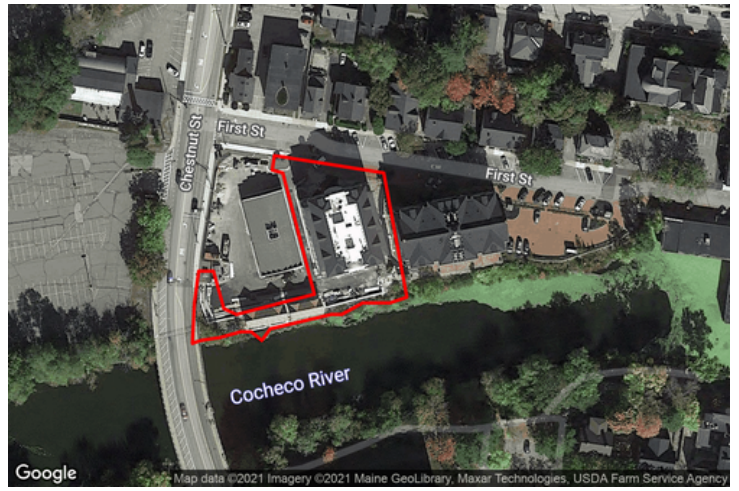
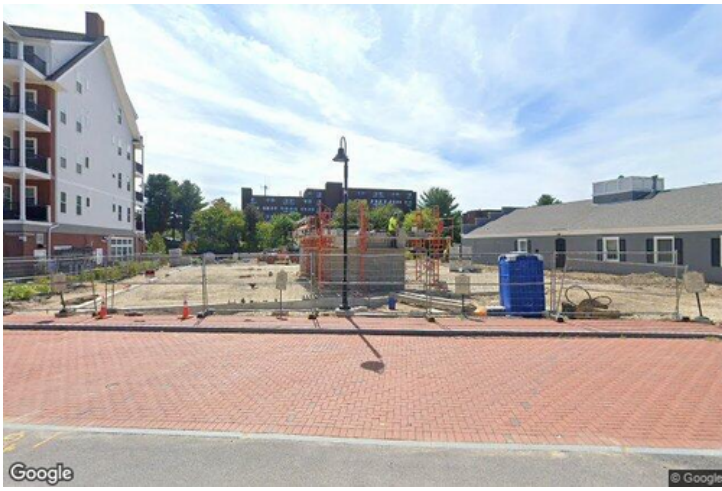
2 Listings | 1,547 - 2,206 SF | \$20.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Retail	Unit 1	2,206 SF	\$20.00 Annual/SF NNN	Now
For Lease	-	Retail	Unit 2	1,547 SF	\$20.00 Annual/SF NNN	Now

Additional Photos







Contact



Gerry O'Connell
603-610-8950
gerry@oconnellre.com



Rivers' Mark Commercial Space

Nearby Retail

