



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



## **COCHECHO FALLS MILLWORKS, DOVER, NH**

### **Retail/Office Opportunity for Lease**

3,000+/- SF of space located on Washington Street directly across from the new Children's Museum of NH and the Rotary Arts Pavilion and Henry Law Park. This highly visible location attracts numerous visitors during summer events while the Children's Museum is on track to see 120,000 visitors this year. The Mill was originally built in 1870 as a textile mill and has been transformed into beautiful commercial space. Whether you're an office or retail tenant, the oversized windows, exposed brick, granite, and the rich patina of the massive wood beams all blend to provide a beautiful work environment. The landlord will work with any prospective tenant to meet their individual requirements. Call for details!

**WINSOR BROOK PROPERTY ADVISORS, DOVER, NH**

**603.750.7501 tel**

**603.750.7502 fax**

***www.WinsorBrook.com***



<b>Property Address:</b>	<b>Cocheco Falls Millworks Washington St, Dover, NH</b>
<b>Available Space:</b>	<b>3,000+/- SF</b>
<b>HVAC:</b>	<b>Gas/Central A/C</b>
<b>Sprinkler:</b>	<b>yes - wet</b>
<b>Traffic Count:</b>	<b>14,000 vpd</b>
<b>Lease Rate:</b>	<b>\$15.00/psf/plus utilities</b>



**FOR MORE INFORMATION PLEASE CONTACT:**

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