

FOR LEASE > OFFICE SPACE

McIntosh Commons

23 CATARACT AVENUE, DOVER, NH 03820



Property Highlights

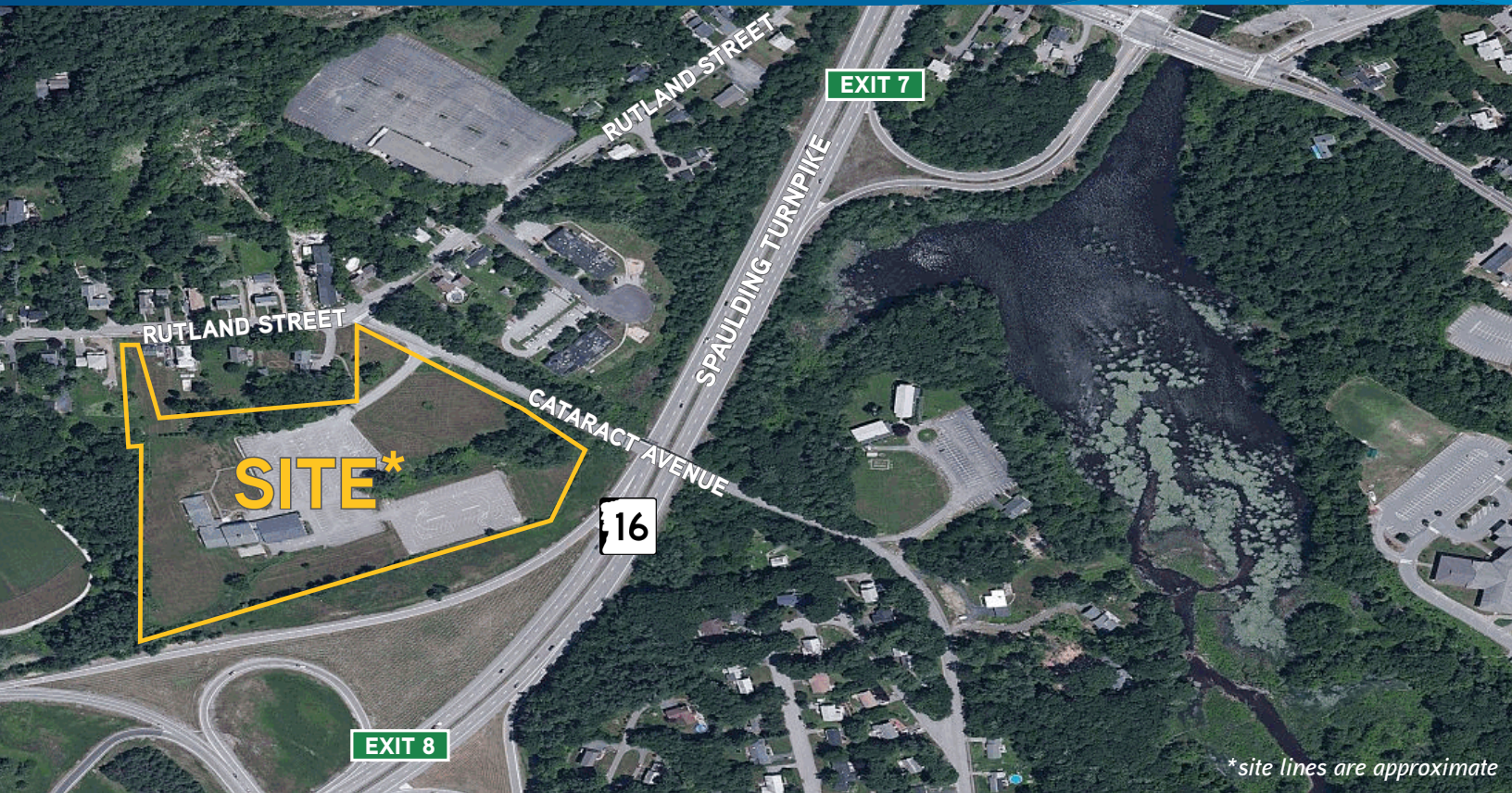
- > Formerly the main campus of McIntosh College, this 26,100± SF building is made up of one, two, and three story sections
- > Constructed in three phases from 1967 to 1996
- > Central AC and forced hot air heat by natural gas to be added to the upper floors
- > Elevator to be installed for upper floor access
- > New bathrooms will be installed on the second and third floors
- > Municipal sewer and water service the site
- > Conveniently located a short distance from Exits 7 or 8 off the Spaulding Turnpike



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23 Cataract Avenue | Dover, NH



*site lines are approximate

Snapshot > Office Space

Building Type	Former main college campus
Year Built	1967 to 1996
Total Building SF	26,100±
Available SF	6,694± (2 nd and 3 rd floors)
Site	11.06± acres (subdividable into 2 to 4 sites)
Zoning	R-12
Utilities	Municipal water & sewer Natural gas
Estimated Utilities Cost	\$0.92 PSF
Sprinkler System	Wet & dry
Parking	278± spaces
Data	T-1
2018 Estimated NNN Expenses	\$4.27 > Taxes: \$1.84 > CAM: \$2.43
Lease Rate	\$11.00 NNN

Contact Us

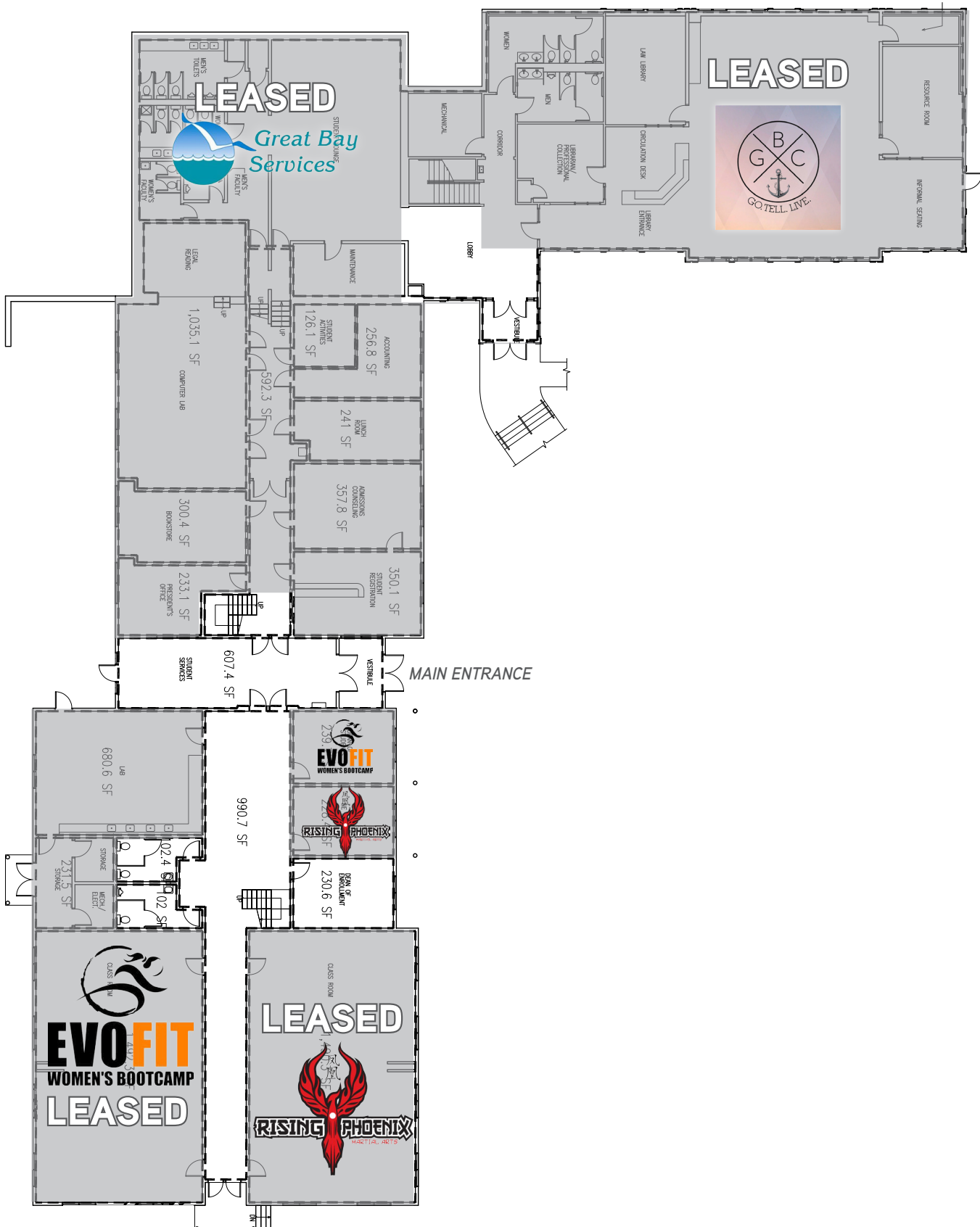
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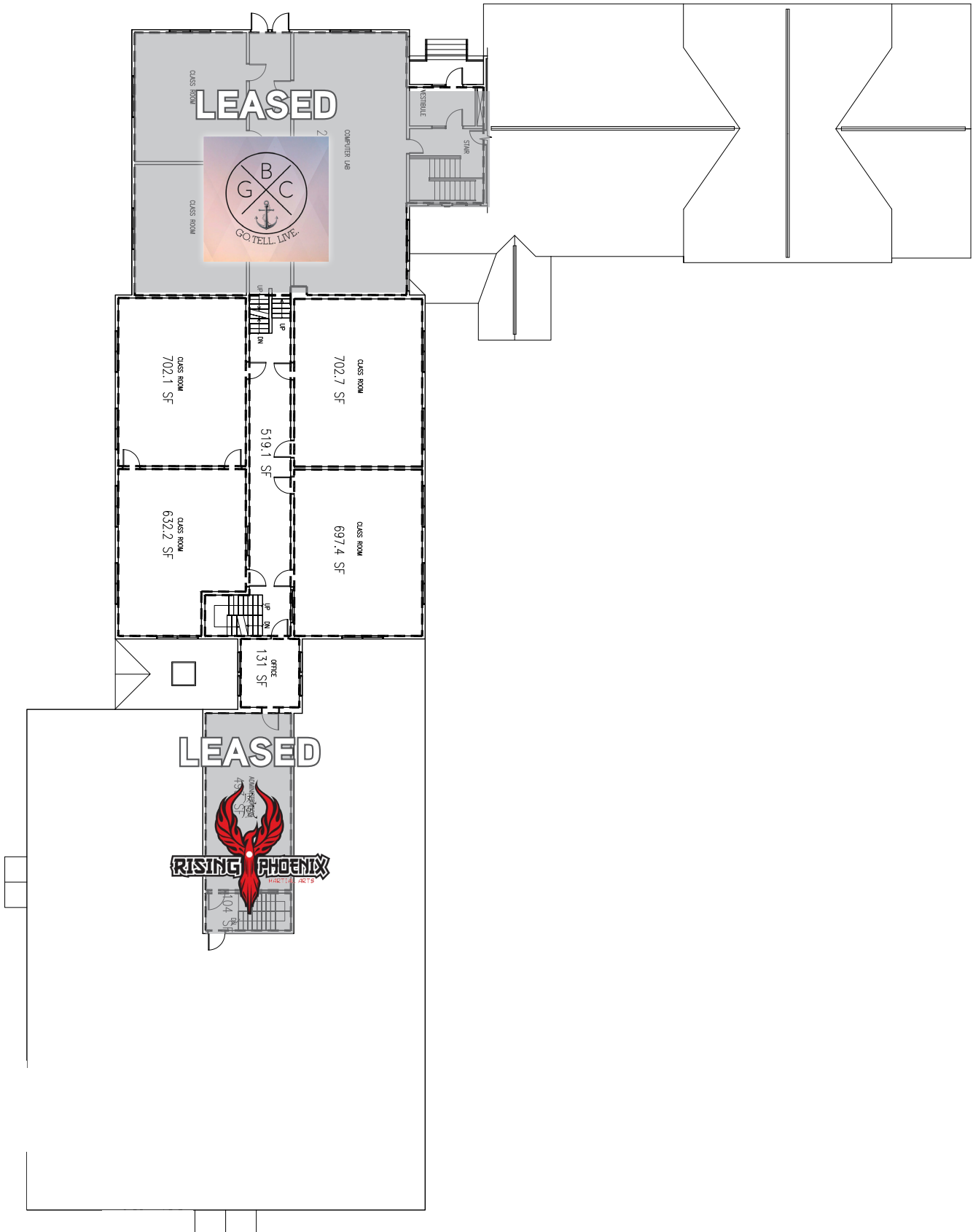


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Second Floor Plan

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Third Floor Plan

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