

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.

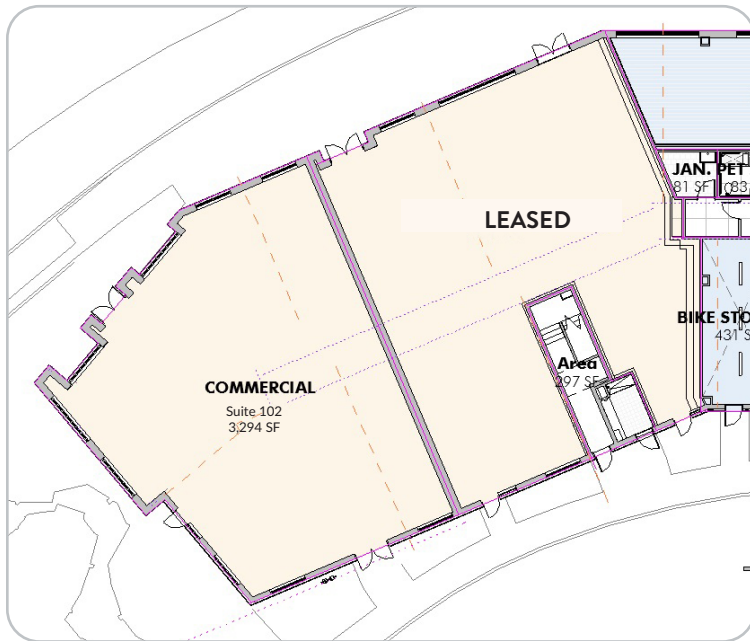


Conceptual Rendering - For Illustrative Purposes Only

Property Highlights

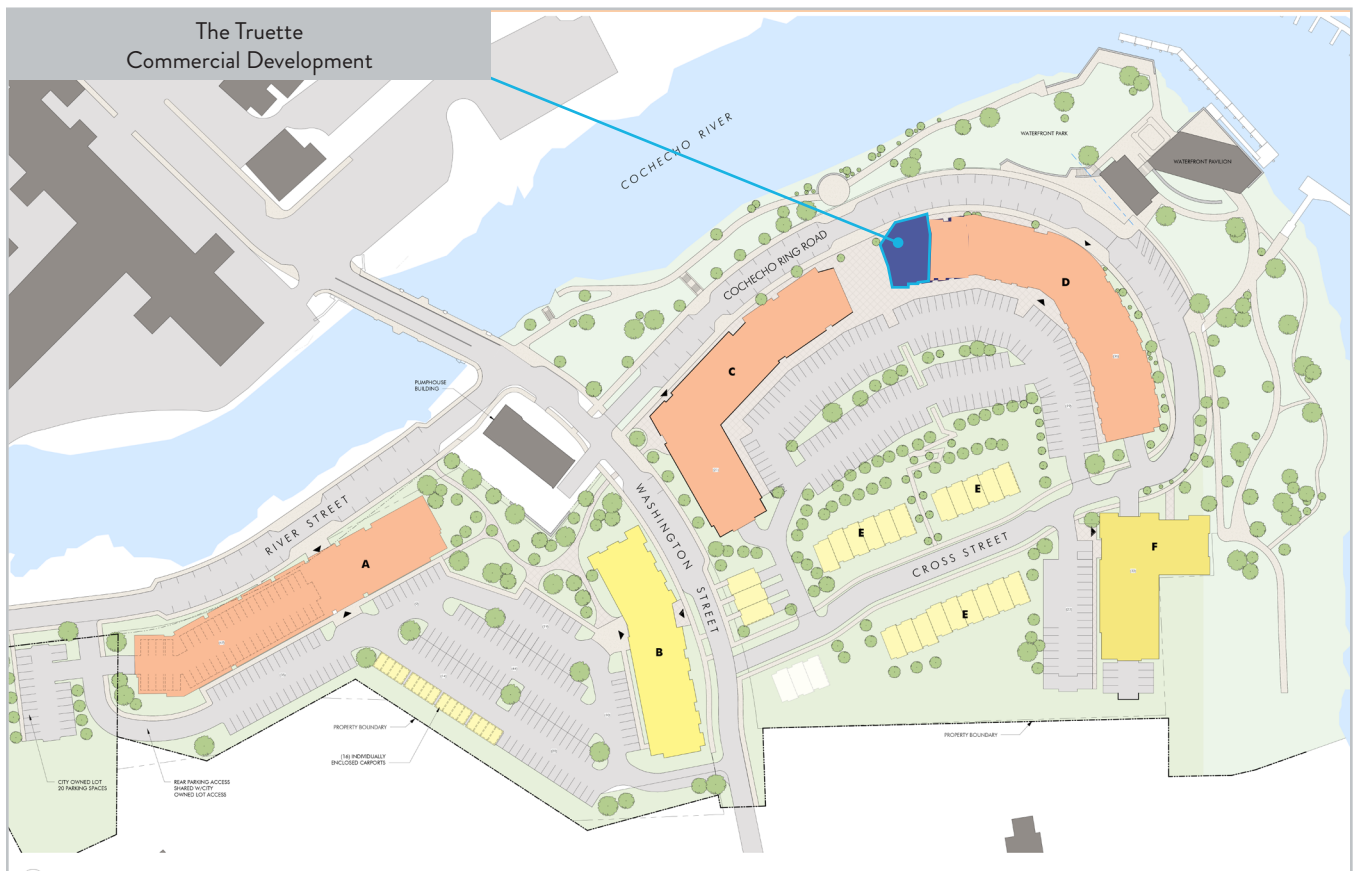
AVAILABLE SPACE	Suite 102: 3,294± SF
DELIVERY	Cold dark shell (see Landlord delivery specifications)
PARKING	60 metered parking spaces along River Street
YEAR BUILT	2025
ZONING	CWD (Cochecho Waterfront District)
HVAC	Forced hot air - electric roof top mounted package units
ELECTRIC	600 Amp, 208Y/120 Volt, 3-Phase power
UTILITIES	Municipal water, sewer. Separately metered.
TRASH	On-site trash room
BUILDING AMENITIES	<ul style="list-style-type: none">• Potential outdoor seating• Bicycle racks• First floor visibility• City waterfront park, pavilion, and boat launch & dock• Potential for building signage• Floor to ceiling windows
AREA AMENITIES	<ul style="list-style-type: none">• 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	\$32.00/SF NNN
ESTIMATED NNN EXPENSES	\$8.50/SF
TI ALLOWANCE	Up to \$100/SF included with a minimum 5-year lease commitment and subject to Tenant financial review.

Floor & Site Plan



AVAILABLE SPACE

Suite 102: 3,294± SF



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 Evan Hennessey has committed to becoming the district's first tenant with a new concept, 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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