## For Lease

Retail/Restaurant/
Business Building
126 West Loockerman
Street
Dover, DE 19901

### Charles Rodriguez

302-674-3400

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46 South State Street Dover, Delaware 19901

302-674-3400

www.randrcommercialrealty.com



#### New Retail Center Coming!!

Loockerman Plaza will be a vibrant new addition to Downtown Dover. Sitting on 1.14+/- acres, these 2 gorgeous buildings will stand adjacent on historic West Loockerman Street with 22,102+/- Total SF of retail/restaurant/business space and 58 onsite parking spaces.

All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.





#### **Property Information**

 $\Rightarrow$  Building 1

1st Floor 5,860 RSF - Retail/ Restaurant

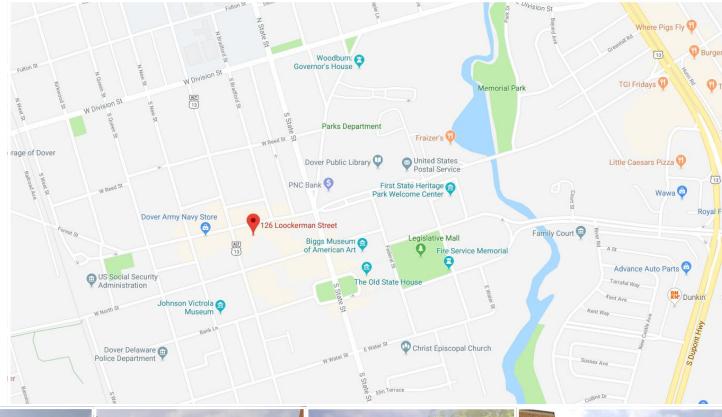
2nd - 3rd Floor up to 6,366 RSF per Floor - Business

 $\Rightarrow$  Building 2

1st Floor 6,913 RSF - Retail/ Restaurant

2nd - 4th Floor up to 7,453 RSF per Floor - Business

Lease Price: \$17.50 psf NNN (est. \$3.50 psf CAM)













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#### 126 West Loockerman Street, Dover, DE 19901

Tax Parcel #: ED-05-077.09-04-06.00

Zoning: C-2

Square Footage: Building 1: 5,860 SF Retail

12,732 SF Commercial

Building 2: 6,913 SF Retail

22,359 SF Commercial

Floors: Building 1: 3 Story

Building 2: 4 Story

Acreage: 1.14

Structure: Steel I-Beam Frame. Floors are comprised of concrete slab on grade. Podium Construction.

Floor Height: 13'-0" Deck to Deck.

Column Spacing: TBD, Proposed 20'x20'. Ceiling Height: TBD, Tenant Specific.

Roof: ISO Insulation (minimum R-38) with PVC white membrane roof.

Exterior: Prefabricated brick veneer.

Exterior Glazing: Low E-insulated. Thermally Broken Frame.

Electrical: 120/208v Three Phase, 800-1200 AMPS. Plumbing: Two (2) inch main domestic water service.

HVAC: Variable Refrigerant System. Reznor Fresh Air System.

Building Automation: Remote Mechanical Monitoring.

Fire Systems: Fire Alarm System Throughout. Horns, Strobes, Smoke Detectors, Alarms Per UL Standards. Remote Monitor-

ing.

Fire Suppression: Facility is sprinklered.

Card Access: 24 Hours per day, onsite management.

Loading Zone: One provided per building.

Trash: Onsite dumpster and enclosure provided.

Utilities: Electric, Water and Sewer are City of Dover. Telecom - Verizon and Comcast. Gas - Chesapeake Utilities.

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WEST BUILDING - LOOCKERMAN PLAZA ELEVATION



EAST AND WEST BUILDINGS - LOOCKERMAN ST. ELEVATION



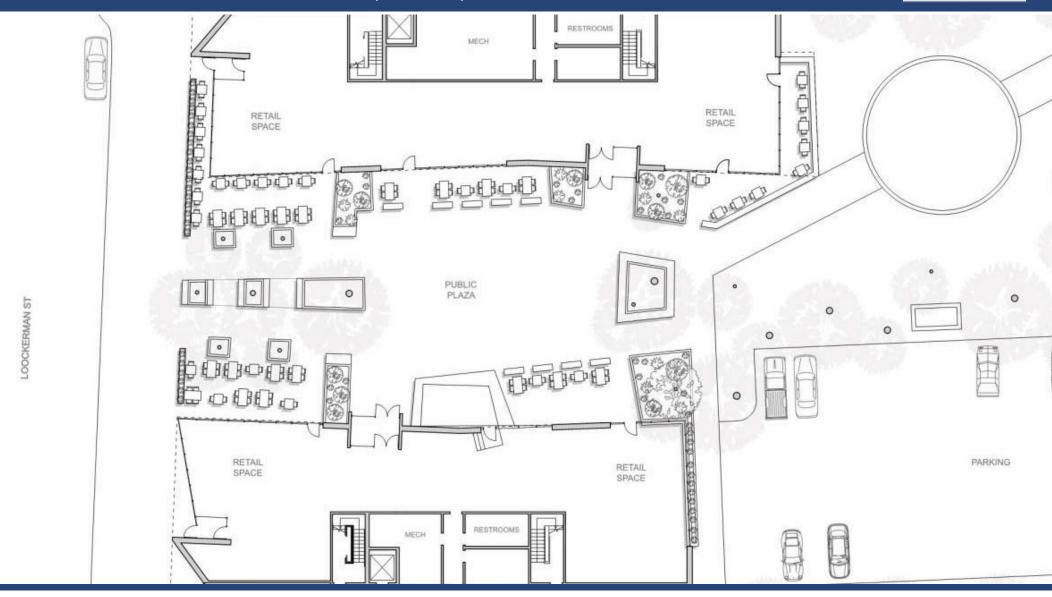
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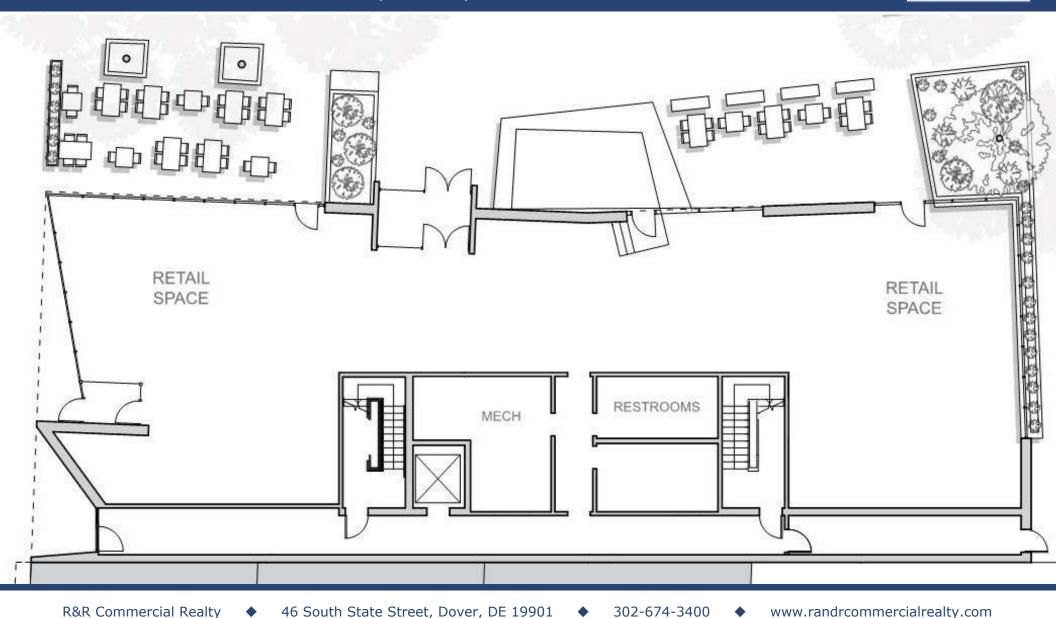
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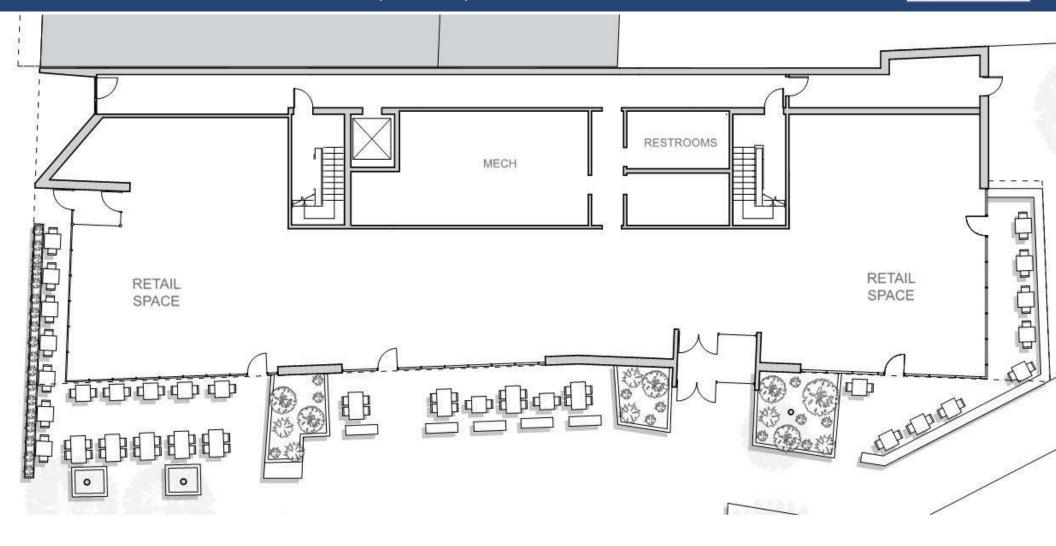
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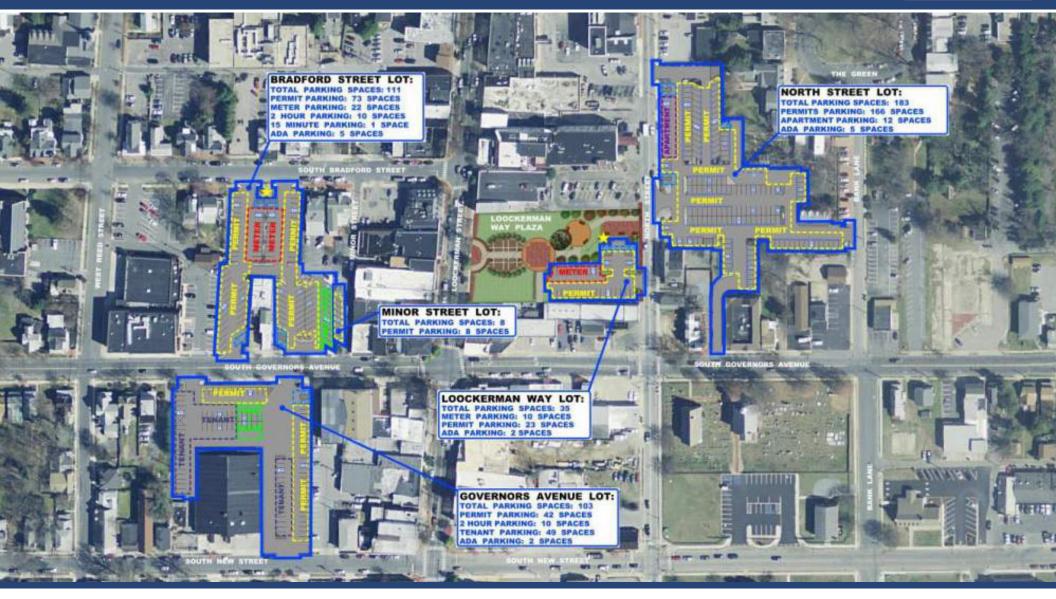
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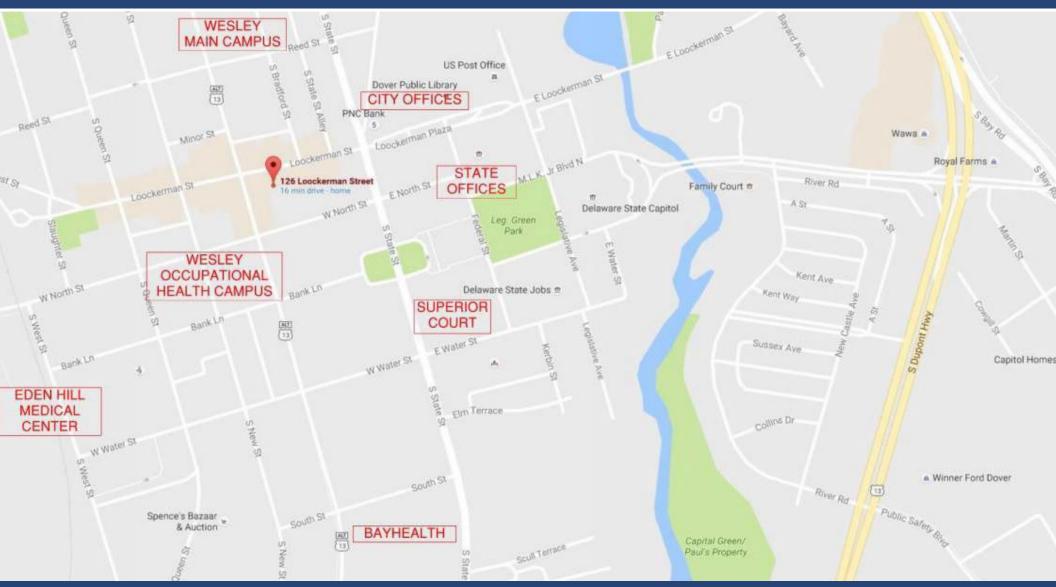
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