

FOR LEASE

Premier Retail / Restaurant Space, Hanover NH

4,042 SF Total, Including 2,340 SF on 1st Floor + 1,702 SF on Lower Floor



BCR
Brown Commercial Realty

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New Door



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Market:

Downtown Hanover is home to Dartmouth. Founded in 1769, Dartmouth is part of the Ivy League and consistently ranks among the world's top academic institutions. Dartmouth's undergraduate school, Geisel School of Medicine, Thayer School of Engineering, and the Tuck School of Business have a total +/-6,100 students and an additional +/-4,200 employees. The town benefits significantly from not only students and employees but from Dartmouth-related visitor traffic, including both prospective students and families, as well as returning alumni, who are among the most loyal and affluent in the world.

Downtown is 2 miles north of New Hampshire's largest private employer, Dartmouth Hitchcock Medical Center (DHMC). DHMC is a 2 million SF super-regional medical center and Dartmouth affiliated teaching hospital. DHMC employs a total of +/-6,100 people and has +/-850,000 outpatient visitors annually. Employees, patients, and families are another major demand driver for Hanover's retail.

Downtown Hanover is the region's cultural, entertainment, and restaurant center, including 26 restaurants and eateries, 10 theatrical screens, and over 80 retailers. Adding to downtown's day time and evening vibrancy is a wide variety of cultural and sports related venues. These include the newly built 100,000sf Black Family Visual Arts Center, The Hood Museum of Art (recently expanded/renovated and currently home to 70,000 works of art, The Hopkins Center for Performing Arts (in design phase of a major expansion), and Dartmouth's football, baseball, hockey, and other sporting venue.



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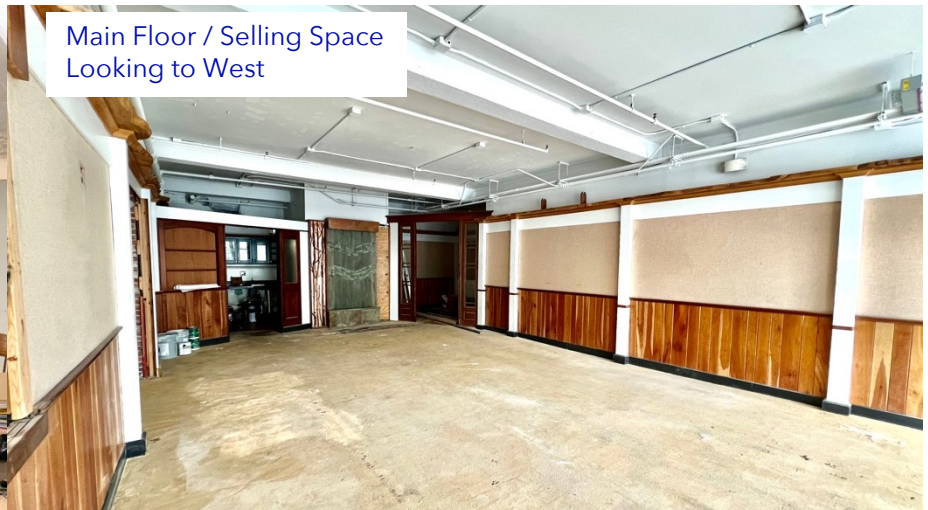
Main Floor / Selling Space
Looking East Towards Main St



Lower Level / Storage & Office



Main Floor / Selling Space
Looking to West



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Former Kitchen. With Existing Hood
Looking East



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Building:

The Bridgman Building at 23-27 S. Main, originally built in 1900, was renovated top to bottom in 2002-03. A new addition, including 17,000 sf of office and an automated garage with concierge, completed 2nd quarter 2020.

Ownership:

Best in Class

Space:

Delivered "As Is" with new entry door as shown and with exiting kitchen equipment removed or retained as desired. Space currently has **no HVAC**. Landlord contribution outlined below may be used toward HVAC and any other fit-up costs.

Economics:

Landlord Contribution: **\$20/sf = \$73,320**. May be used toward HVAC and any other fit-up costs.

Rent

1st Floor: 2,340SF x \$36/sf base rent+\$14.00/sf CAM = \$50/sf GROSS x 2340 SF = \$117,000/yr GROSS = \$9,750/month GROSS

Lower Level = 1,702 SF, demised with space opened up and delivered as clean white box. \$10/sf base Rent + \$14/sf CAM = \$24.00/sf GROSS x 1,720 SF = \$40,848/year GROSS = \$3,404/month GROSS

* CAM includes everything but internet and in-premises cleaning which is contracted directly by tenant.

TOTAL RENT @ 4,042 SF

\$157,848/YEAR = \$13,154/MONTH.

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NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2219

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Provided by:

Licensee

Date

(Name of Real Estate Brokerage Firm)

(Licensees Initials) Consumer has declined to sign this form.

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-g)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.