



[www.DowntownDoverPartnership.com](http://www.DowntownDoverPartnership.com)

**Property address: 155 S. Bradford St. Dover, DE 19901 (2<sup>nd</sup> floor directly above 33 West Restaurant)**

**Downtown location:** Five (5) flexible office suites; total 1700 sq/ft, located on the 2<sup>nd</sup> floor above 33 West Restaurant, with 512 sq/ft shared conference room that includes large conference table, executive style chairs, and IT/audio visual equipment in Downtown Dover. Recently renovated, ready for your furniture and move-in! “Neighbor” with other entrepreneurs and professionals on a flexible basis and join many new, trendy, quality businesses in Downtown Dover – including The Loocke, Puffster, My Roots, and downtown’s newest coffee shop, House of Coffi!

The City of Dover is Delaware’s capital and the second largest city in the First State. It is home to Dover Air Force Base, four colleges, Bayhealth hospital, many significant historical landmarks and cultural attractions, as well as a diverse and interesting central business district. Located in downtown Dover, The Green was most recently honored to become part of the First State National Historical Park and is one of the most recognizable and best community spaces in the nation. The beautifully landscaped downtown Dover also possesses a strong legislative and governmental presence, and coupled with the Downtown Development District designation, is poised for increased redevelopment and revitalization as well as growth in the diverse downtown business mix.

To learn more about downtown Dover visit: [DowntownDoverPartnership.com](http://DowntownDoverPartnership.com) and [CityofDover.com](http://CityofDover.com)

**Approximate interior square footage of space:** 1,700 +/- SF (A variety/combination of office suites are available.)

**Approximate lease rate per square foot:** per square foot: \$18.00 (Includes utilities and percentage of Common Area.)

**Occupancy:** Immediate

**Cost estimate for utilities:**

- Electric – included
- Gas- included
- Phone - \$50/line/month
- WiFi or Internet connection – available
- Water – included
- Other – included in monthly lease



**We believe prospects especially suitable for this space include:**

- Commercial/office
- Professional services
- Ecommerce
- Non-profit