



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

**Property address: 1 West Lookerman St. Dover, DE 19901**

**Downtown location:** 6,000 sq/ft landmark property located corner of State & Lookerman Streets in Downtown Dover. Commercial kitchen, bar area, and separate area for private dining currently exist. Space could be demised for two tenants with separate entries.

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.

The Downtown Dover Partnership supports its downtown merchants, encourages physical improvements, and partners with the City of Dover and a host of other downtown entities to incentivize good development and to promote downtown Dover as the “heart of the community” while creating an entrepreneurial-friendly environment.

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

**Approximate interior square footage of space:** 6,000 +/- SF (Can subdivide for multiple tenants.)

**Approximate lease rate per square foot:** per square foot: \$12

**Incentives to prospective tenant by landlord:** Open to negotiation

**Occupancy:** 60-90 days if no major renovations are needed.

**Cost estimate for utilities:\***

- Electric
- Gas
- Phone
- WiFi or Internet connection
- Water
- Common Area Maintenance (CAM)
- Other

\* Separately metered. Cost be based on actual usage by tenant.



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

- Restaurant (some infrastructure/equipment is in place)
- Retail