

Property address: 204 West Lookerman St. Dover, DE 19901

Downtown location: Property located adjacent to Bayard Pharmacy on the corner of Lookerman and S. Governors Streets in Downtown Dover and below multiple new, occupied apartment units on floors 2-4 above.

Join many new, trendy, quality businesses in Downtown Dover – including The Looker, 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 and CityofDover.com

Approximate interior square footage of space: 1,200 +/- SF

Approximate lease rate per square foot: \$12-15

Incentives to prospective tenant by landlord: Open to negotiation.

Occupancy: This is a brand new, clean, unfinished space, thus timeframe of move-in will depend on extent of fit-out required to suit needs of tenant.

Cost estimate for utilities:*

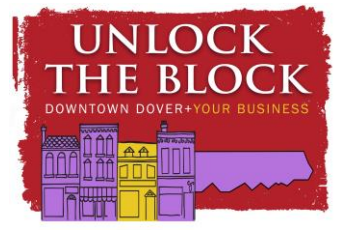
- Electric
- Gas
- Phone
- WiFi or Internet connection
- Water
- Common Area Maintenance (CAM)
- Other

* Unknown at present as this is a brand new, never-before-occupied space ready for tenant fit-out.



We believe prospects especially suitable for this space include:

- Retail



www.DowntownDoverPartnership.com