



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



## **COCHECO FALLS MILLWORKS**

**160± to 8,000± SF**

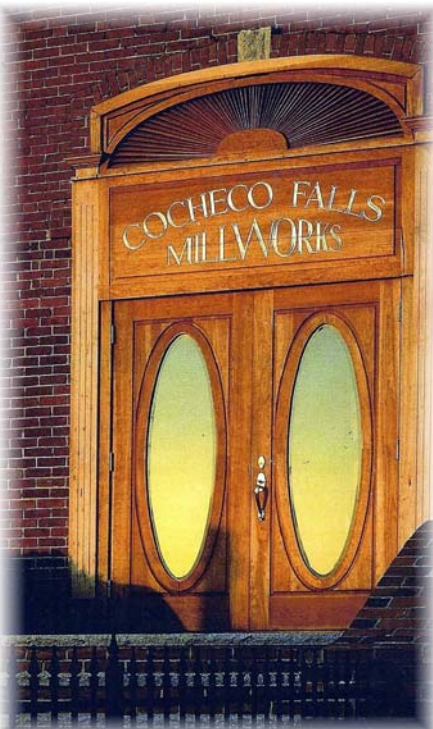
Winsor Brook Property Advisors takes great pride in offering for lease, this signature property located in the center of downtown Dover, NH, just 8 miles north of Portsmouth, NH with direct access to I-95 from the Spaulding Turnpike, Boston, Manchester and Portland. This magnificent brick structure, originally built in 1870 as a textile mill, has been painstakingly transformed into first class office space. Join other prestigious tenants, such as WDH Business Systems, AT & T and Perot Systems, Rewards Now and Sell My Timeshare Share Now. The high ceilings, oversized windows, exposed brick, granite, and the rich patina of the massive wood beams all blend to provide a beautiful work environment. The Mill offers flexible floor plans with room for expansion. Cafeteria and Restaurant on site. Management will work diligently with prospective tenants to configure office space that will adequately meet

**WINSOR BROOK PROPERTY ADVISORS, DOVER, NH**

**603.750.7501 tel**

**603.750.7502 fax**

***www.WinsorBrook.com***



**Property Address:** Cochecho Falls Millworks,  
100 Main Street, Dover, NH

**Available Space:** 150 to 40,236 SF  
(See attached offerings)

**Parking:** On-site and off-site  
via Mill owned trolley

**Lease Rate:** \$9.00-\$15.00/psf/plus utilities



**FOR MORE INFORMATION PLEASE CONTACT!**  
Jessica Smith and Doreen Rainville  
603.750.7501 tel  
603.750.7502 fax

[www.WinsorBrook.com](http://www.WinsorBrook.com) or  
[www.DoverMills.com](http://www.DoverMills.com)

Information furnished regarding property for sale or lease is from sources deemed reliable, but no representation is being made as to the accuracy thereof and same is submitted to errors, omissions, changes in price, rental or other conditions, prior sale or lease or withdrawal without notice. Winsor Brook Property Advisors represents the Seller/Landlord's interest in any transaction unless otherwise disclosed.

## Cocheco Falls Millworks

<b>Mill 2—1st Floor</b>	<b>Suite 108</b>	<b>950+/- SF</b>
Two office areas with open work space		
<b>Mill 2—1st Floor</b>	<b>Suite 110</b>	<b>2,050+/- SF</b>
Five Offices and open work space		
<b>Mill 2—2nd Floor</b>	<b>Suite 210</b>	<b>1,335+/- SF</b>
One office and open work space		
<b>Mill 2—2nd Floor</b>	<b>Suite 230</b>	<b>1,825+/- SF</b>
Open concept with 3 private offices and conference room		
<b>Mill 2—2nd Floor</b>	<b>Suite 250</b>	<b>4,605+/- SF</b>
Open concept with 7 private offices, large conference room and kitchenette Space can be subdivided in two suites (1,630 +/- SF & 2,975+/- SF)		
<b>Mill 3—Canal Level</b>		<b>5,000+/- SF</b>
Open space		
<b>Mill 3—Falls Level</b>	<b>Suite #LL80</b>	<b>7,000+/- SF</b>
Mostly open work space with several offices and a conference room.		
<b>Mill 3—2nd Floor</b>	<b>Suite 270</b>	<b>2,500+/- SF to 5,000+/- SF</b>
Private offices, and large open workspace. Sub-division possibilities available in 2,500 increments.		
<b>Mill 3—3rd Floor</b>	<b>Suite 305</b>	<b>4,000+/- SF to 8,000+/- SF</b>
Private offices and open work space. Sub-division possibilities available in 4,000 SF increments.		
<b>Mill 3—3rd Floor</b>	<b>Suite 320</b>	<b>One Room Office Suite</b>
One room office suites. Easily accessible to the main elevators and located within close proximity to the mail room, cafeteria & shared conference room.		
<b>Mill 5—2nd Floor</b>	<b>Suite 520</b>	<b>5,500+/- SF</b>
This office suite consists of a few small private offices, private bathrooms and large open workspace with private loading dock. Could be combined with 3rd floor.		
<b>Mill 5—3rd Floor</b>	<b>Suite 530</b>	<b>4,300+/- SF</b>
This office suite consists of eight private offices, private bathrooms, server room and large open workspace. Can be combined with second floor.		
<b>Mill 5—5th Floor</b>	<b>Suite 550</b>	<b>4,300+/- SF</b>
Top Floor with views of Henry Law Park. Thirteen private offices with bathrooms, open workspace, server room, and reception area.		