



www.DowntownDoverPartnership.com

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

Downtown location: Two (2) flexible office suites; total 638 sq/ft, located on the 2nd 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 heart of 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 Lookke, Duck Creek Printing, Sweets & Treats, Puffster’s, My Roots, House of Coffi, and more.

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. 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 small business mix.

To learn more about downtown Dover visit: DowntownDoverPartnership.com and CityofDover.com

Approximate interior square footage of space: 638 +/- SF (office suites) Suites 200A and 200B

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 – available
- 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 business
- Non-profit