



For Lease

# Office/Gym Space

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## 23 McIntosh Avenue Dover, NH

### Property Highlights

- 2,909± SF of office space consisting of 1,391± SF of open area with wrap around windows, plus 2 private offices
- Sunlit space lends itself to a myriad of uses including dance, fitness, or yoga studio, physical therapy, educational, day care, or office; the 2 private offices are currently equipped with dressing rooms, which can be altered or removed
- Common area ADA-accessible bathrooms are shared with EvoFit Women's Boot Camp
- Site is home to Awaken Great Bay Church and future home to McIntosh Commons, featuring 176 housing units
- Located between Exits 7 and 8 off Route 16/Spaulding Turnpike, just 1.6 miles from downtown Dover, and 15 minutes to Portsmouth

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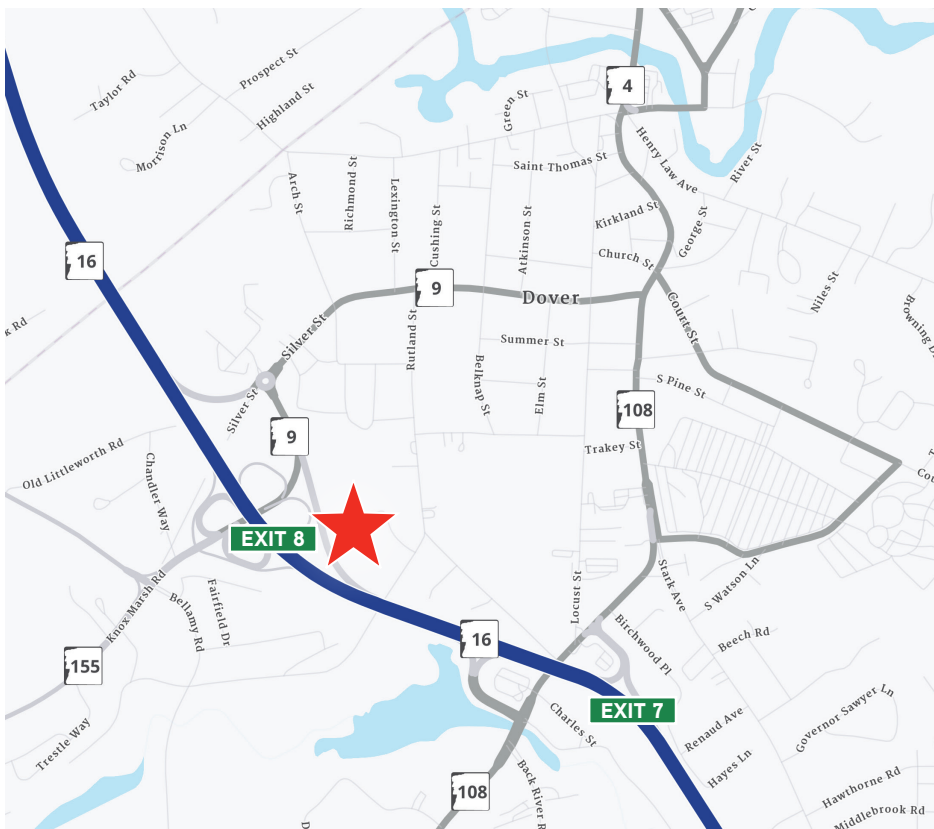
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## Specifications

Address:	23 McIntosh Avenue, Units 108, 112 & 116 (Formerly 23 Cataract Avenue)
Location:	Dover, NH 03820
Building Type:	Office
Year Built/Renovated:	1967 to 1995/2020
Total Building SF:	26,100±
Available SF:	2,902±
Acreage:	12.13±
Utilities:	Municipal water & sewer Natural gas
Zoning:	G, HR
Parking:	86 spaces
2024 NNN Expenses:	\$4.75 PSF • CAM: \$1.95 • Taxes: \$2.80
Accessibility:	Located a few minutes off Route 16
Lease Rate:	\$12.00 NNN



## Aerial



### Contact us:

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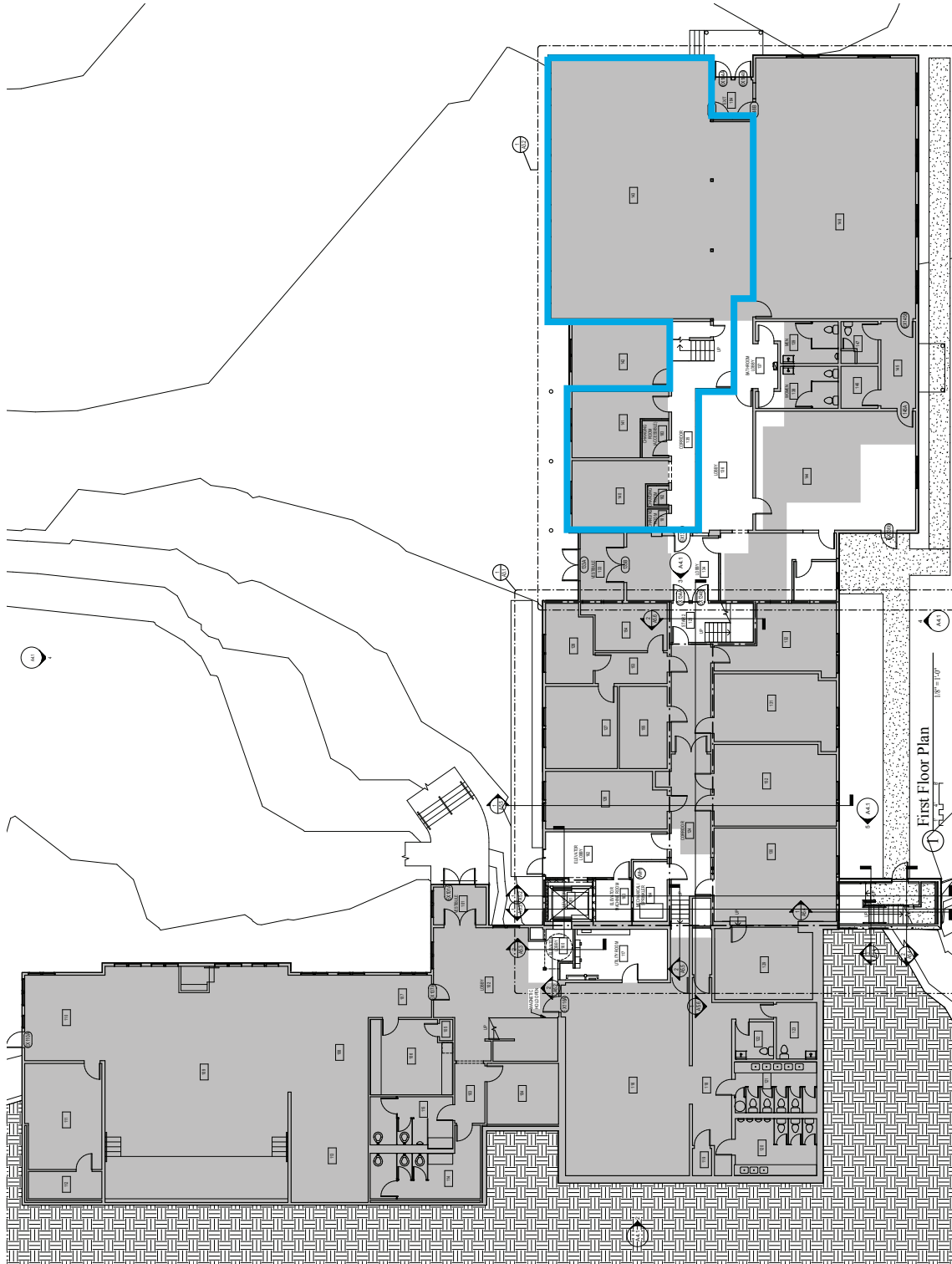
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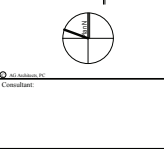


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# Floor Plan



## McIntosh Commons Renovation/Expansion Dover, New Hampshire



Revisions:  
 A Issued for Permit, 11 October 2019  
 B Change Revision, 12 November 2019  
 C Issued for Construction, 3 January 2020

Date:	11 October 2019
Scale:	1/8" = 1'-0"
Drawn By:	JG
Checked By:	JG
Sheet:	8 of 32
Project No.:	18-744.2
Sheet Title:	First Floor Plan

Sheet Number  
**A2.1**

Available Space