



FOR LEASE

21 THIRD STREET, SUITE 201
DOVER, NH 03820



DOWNTOWN RESTAURANT SPACE

- 4,300± SF OF RESTAURANT SPACE
- EXCELLENT VISIBILITY AND PEDESTRIAN TRAFFIC
- VIBRANT AND GROWING DOWNTOWN DEMOGRAPHIC
- FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF FOOD AND BEVERAGE USES
- LEASE RATE: \$25.00/SF NNN

PROPERTY SPECIFICATIONS

BUILDING SIZE	29,768± SF
AVAILABLE SF	4,300± SF
AVAILABILITY	Immediately
ZONING	CBD-G
YEAR BUILT	2019
UTILITIES	Municipal water & sewer, natural gas
HVAC	Hot air, central
ELECTRICAL	208Y/120V/3-Phase
RESTROOMS	Two
EQUIPMENT LIST	Inquire for details. Type 1 hood system in place.
LEASE RATE	\$25.00/SF NNN
ESTIMATED NNN	\$12.57/SF (estimated)

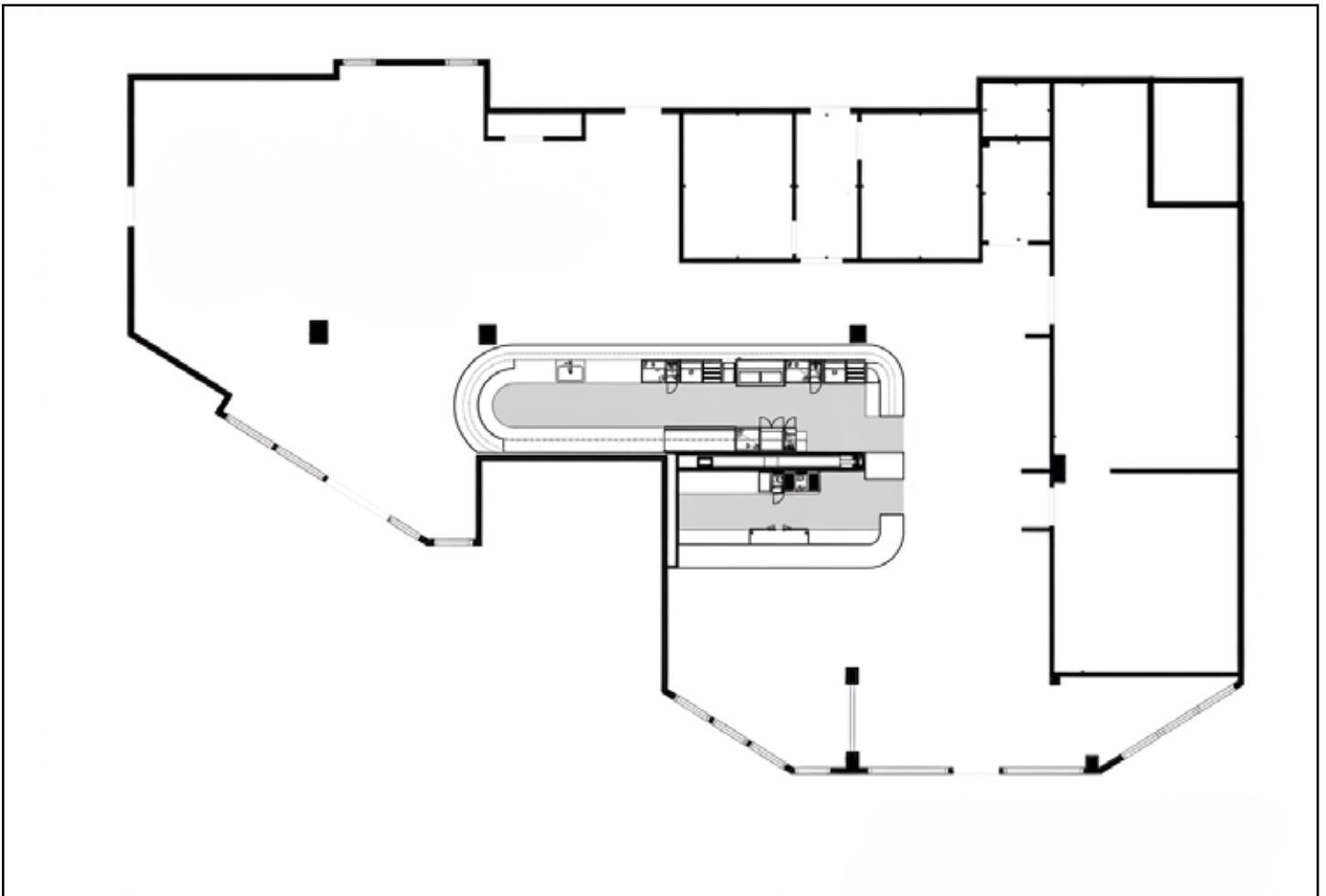


Photos depict previous tenant's furniture and decor. Unit is being offered vacant.



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FLOOR PLAN



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only.



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DOWNTOWN DOVER, NH

Downtown Dover is one of New Hampshire's most vibrant and fastest-growing commercial districts, offering a unique blend of historic charm, modern development, and strong consumer activity. As the largest city in the Seacoast region, Dover attracts residents, professionals, students, and visitors from across southeastern New Hampshire and southern Maine.

The walkable downtown features a thriving mix of restaurants, retailers, entertainment venues, and residential developments, creating consistent daytime and evening traffic. Convenient access via the Spaulding Turnpike and Amtrak Downeaster further enhances Dover's appeal as a regional destination for dining and hospitality.

CONTACT US



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