

DOVER'S NEXT DESTINATION.

Now leasing Built-Out Office Suites for Retail,
Medical, Office & Industrial.

BRADY SULLIVAN
P R O P E R T I E S



the village at **RIVER'S EDGE**

100 & 150 Waumbec Drive | Dover, NH 03820

FOR LEASE

Built-Out Office Suites | Move-In Ready

CAMPUS OVERVIEW

The Village at River's Edge is a 585,000 SF lifestyle campus on 200+ acres overlooking the Cocheco River in Dover, NH. Redevelopment is underway, adding Class A office, flex, industrial, retail, medical space, and the future of 230 new apartments.

Less than three miles from Downtown Dover, it offers easy access to dining, culture, lodging, and major routes, plus Amtrak and C&J Bus. A private campus setting with strong regional connectivity makes it ideal for a range of business uses.

CAMPUS FACTS

TOTAL SPACE	265,000 SF
MAX. CONTIGUOUS	235,586 SF
MIN. DIVISIBLE	2,500 SF
PARK TYPE	Office Park

CAMPUS HIGHLIGHTS

<ul style="list-style-type: none">• 585,000 SF campus on 200+ acres• Pad site development opportunities• Plug-and-play office and flex space• Private entrance via Waumbec Dr.	<ul style="list-style-type: none">• Direct access to the Dover Community Trail• 3 minutes to Routes 4 and 16• 5 minutes to Amtrak Downeaster station• 1 mile to C&J Bus Terminal
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CAMPUS AMENITIES

Set within a scenic, park-like environment, this vibrant mixed-use campus offers tenants the perfect balance of productivity and escape. Enjoy seamless access to beautifully designed outdoor spaces, while thoughtfully crafted interiors feature open layouts and modern amenities that elevate comfort, collaboration, and the overall on-site experience.

-  Golf Simulator
-  Theater
-  Fitness Center
-  Putting Green
-  Game Room
-  Community Room
-  Playground
-  Basketball
-  Pickleball
-  Dog Wash Station
-  Dog Park
-  Roof Top Deck



***Future Development of 230 Luxury Apartments**

FLOOR PLAN 100 WAUMBEC DRIVE



Building Area: 235,585 SF
Available: 235,000± SF of plug & play office/flex space
Parking: 1,450 Spaces
Year Built: 1997
Number of Floors: 3
Loading: 2 loading docks with 1 bay each.

CONSTRUCTION DETAILS

Façade: Masonry brick
Exterior Walls: Masonry brick
Roof: White PVC, 2014
Floor Covering: VCT, carpet, ceramic tile
Interior Walls: Masonry brick, drywall
Interior Lighting: Light Control, fluorescent lighting with motion sensors
Restrooms: 1st floor: 2 men's, 2 women's, and 2 unisex. / 2nd - 3rd floor: 3 men's and 3 women's. / Lower level: 1 men's locker room and 1 women's locker room

BUILDING SYSTEMS

HVAC System: Siemens BMS. 2 Boilers feed FPB's and dock unit heaters. 4 RTU's - cooling only. Radiant heat in lobby.
Electrical System: 1-4000a 277/480v service. Main electric room and 4 additional electric rooms on 1st floor. 2nd and 3rd floor have 3 electric rooms each
Fire: Edwards EST3 Security: Card access control at all entrances and CCTV.
Electricity: Eversource
Gas: Unitil
Water/Sewer: City of Dover
Telecom: Comcast & Consolidated Communications
Generator: 450kw serves; life safety, MDF, IDF.



FLOOR PLAN 150 WAUMBEC DRIVE



Building Area: 350,000 SF
Available: 30,000 ± SF Commercial, Office, Flex & Industrial Space
Parking: 1,701 Spaces
Year Built: 2007
Number of Floors: 4
Loading: 1 loading dock with 3 bays.

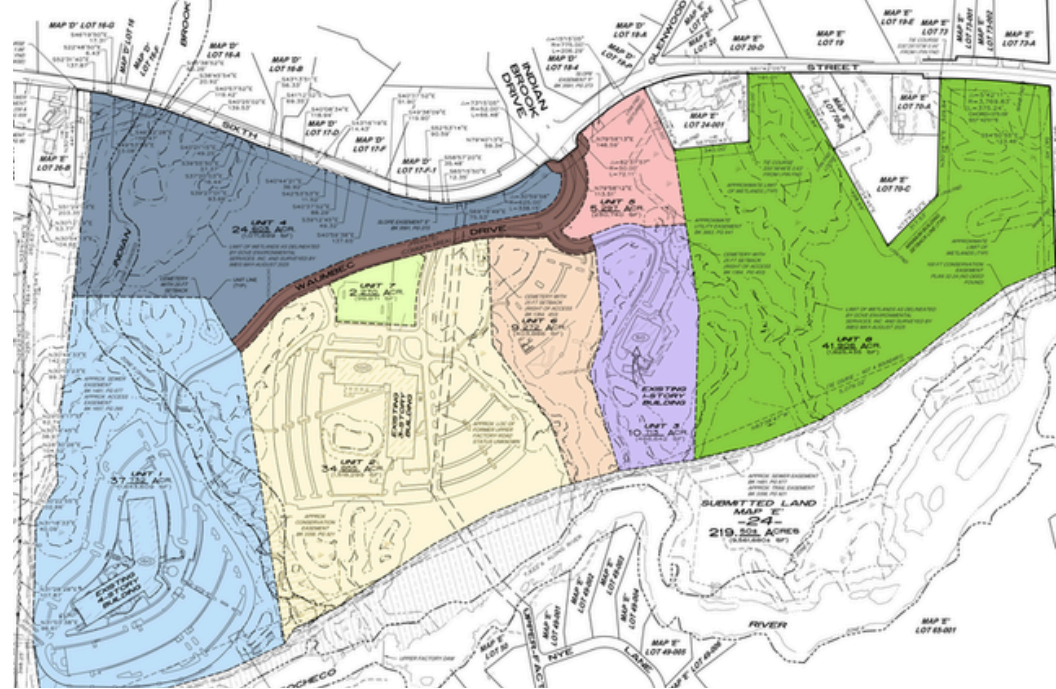
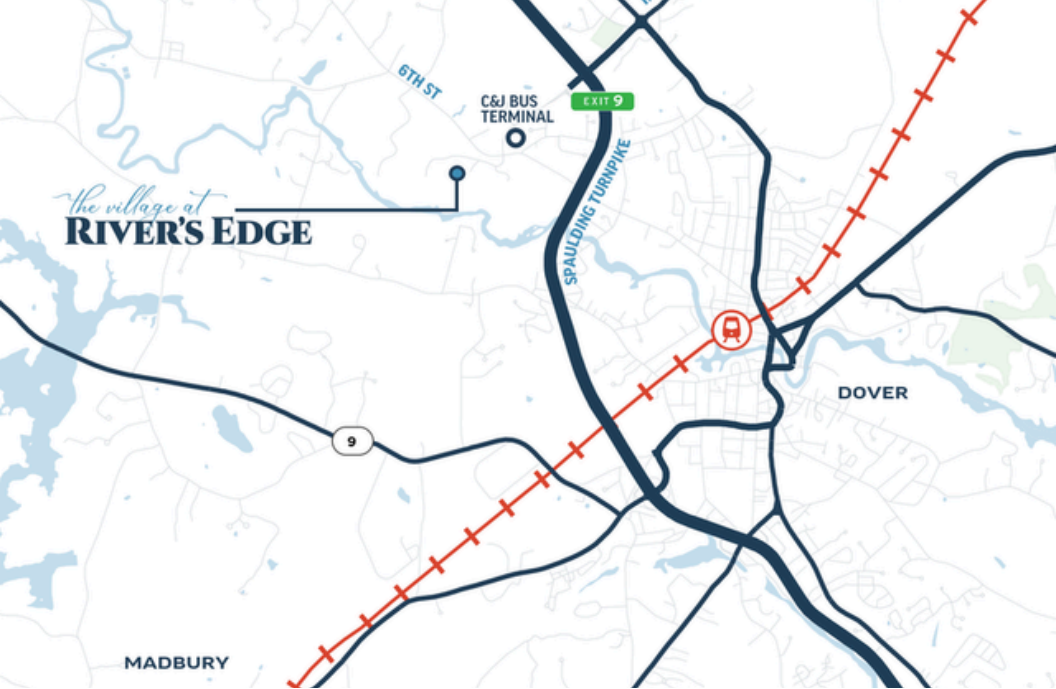
CONSTRUCTION DETAILS

Façade: Masonry brick
Exterior Walls: Masonry brick
Roof: White TPO, 2007
Floor System: Raised access floor system
Floor Covering: VCT, carpet, ceramic tile
Interior Walls: Masonry brick, drywall
Interior Lighting: Lutron, indirect LED lighting
Exterior Lighting: Dark sky compliant
Restrooms: 1st floor: 2 men's, 2 women's, 3 unisex 1 men's locker room and 1 women's locker room. / 2nd - 4th floors: 3 men's and 3 women's.

BUILDING SYSTEMS

HVAC System: Siemens BMS. 4 boilers feeds ceiling perimeter radiant panels, 1st floor FPB's and dock unit heaters. 6 AHU's feeds floor boxes. 1 MAU serves the dock, café and kitchen. Radiant heat in lobby and at entrances.
Electrical System: 2-4000a 277/480v services with tie breakers. Main electric room, 3 additional electric rooms and 2 ups rooms on 1st floor. 2nd, 3rd and 4th floor have 5 electric rooms.
Fire: Edwards EST3
Security: Card access control at all entrances and CCTV
Electricity: Eversource
Gas: Unitil
Water/Sewer: City of Dover
Telecom: Comcast & Consolidated Communications
Generator: 1250kw serves; life safety, walk-ins, MDF, IDF, Security systems, Help Desk seats





CONVENIENT ACCESS

Positioned just off Exit 9 of the Spaulding Turnpike, 100 & 150 Waumbec Drive delivers exceptional connectivity for both commuters and businesses. With immediate access to Routes 4 and 16, plus nearby service from Amtrak's Downeaster to Boston and the C&J Bus Terminal with direct routes to Boston, Logan Airport, and New York City, this location keeps you seamlessly connected to the region's key destinations.



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