

100&150

L I B E R T Y W A Y

DOVER, NH

**600,000 SF PLUG & PLAY CLASS-A
SUBURBAN CAMPUS ON 222 ACRES**



150

LIBERTY WAY

100

LIBERTY WAY

PROPERTY OVERVIEW

Cushman & Wakefield is pleased to offer for the first time 100 & 150 Liberty Way for lease. This 585,000 SF campus on 200+ beautiful acres overlooking the Cocheco River in Dover, New Hampshire will be redeveloped. The planned redevelopment will offer office/flex space as well as retail, services and residential opportunities.

The private campus currently features on-site cafeterias, outdoor seating, abundant surface and structured parking, a private entrance via Liberty Way and access to the Dover Rail trail that runs along the southern end of the property. Downtown Dover is less than 3 miles away offering an abundance of amenities including cultural attractions, dining, lodging and entertainment.

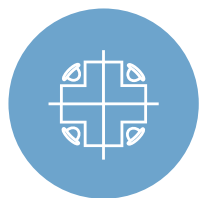
The campus offers exceptional highway and commuter access. Exit 9 of the Spaulding Turnpike, Routes 4 and 16 are a quick 3 minute drive. Amtrak's Downeaster rail station, which makes five round-trips daily between Brunswick, Maine and Boston's North Station, is a 5 minute drive. Additionally, the property is less than 1 mile from C&J Bus station, which offers bus service to Boston's South Station, Logan Airport and New York City.



TWO BUILDINGS



**585,000
SQUARE FEET**



**±222 ACRE
PRIVATE CAMPUS**



**RETAIL, RESIDENTIAL AND
OFFICE/FLEX OPPORTUNITIES**



**ADJACENT TO 3 MILE DOVER
RAIL TRAIL**



**PLUG & PLAY
OFFICE/FLEX SPACE**

STATE-OF-THE-ART CAMPUS



DOVER PROFILE



INCORPORATED

1623



SQUARE MILES

26.7



POPULATION

33,171



RESIDENTIAL UNITS

1,000

IN THE PIPELINE



MEDIAN

\$82,387

HOUSEHOLD INCOME



POPULATION GROWTH

9.8%

(2010-2021)



UNIVERSITY OF NH

15 MINS



PEASE AIRPORT

15 MINS



DOVER RAIL TRAIL

3 MILES

OF SCENIC HIKING

MAJOR EMPLOYERS



WENTWORTH-DOUGLASS
HOSPITAL
A Mass General Community Hospital

**STONEWALL
KITCHEN**



RANDWHITNEY



MASSACHUSETTS
GENERAL HOSPITAL



PREMIER ACCESS

Conveniently located off Exit 9 of the Spaulding Turnpike, 100 & 150 Liberty Way offers quick access to Routes 4 and 16, Amtrak's Downeaster rail station with service to Boston and the C&J Bus station with connections to Boston, Logan Airport and New York City.



D O W N T O W N D O V E R

16

SPAULDING TURNPIKE

EXIT 9



INDIAN BROOK DRIVE

6TH STREET

LIBERTY WAY

16

SPAULDING TURNPIKE

100 & 150
LIBERTY WAY

DOVER, NH

6TH STREET

DOVER RAIL TRAIL

COCHECO RIVER

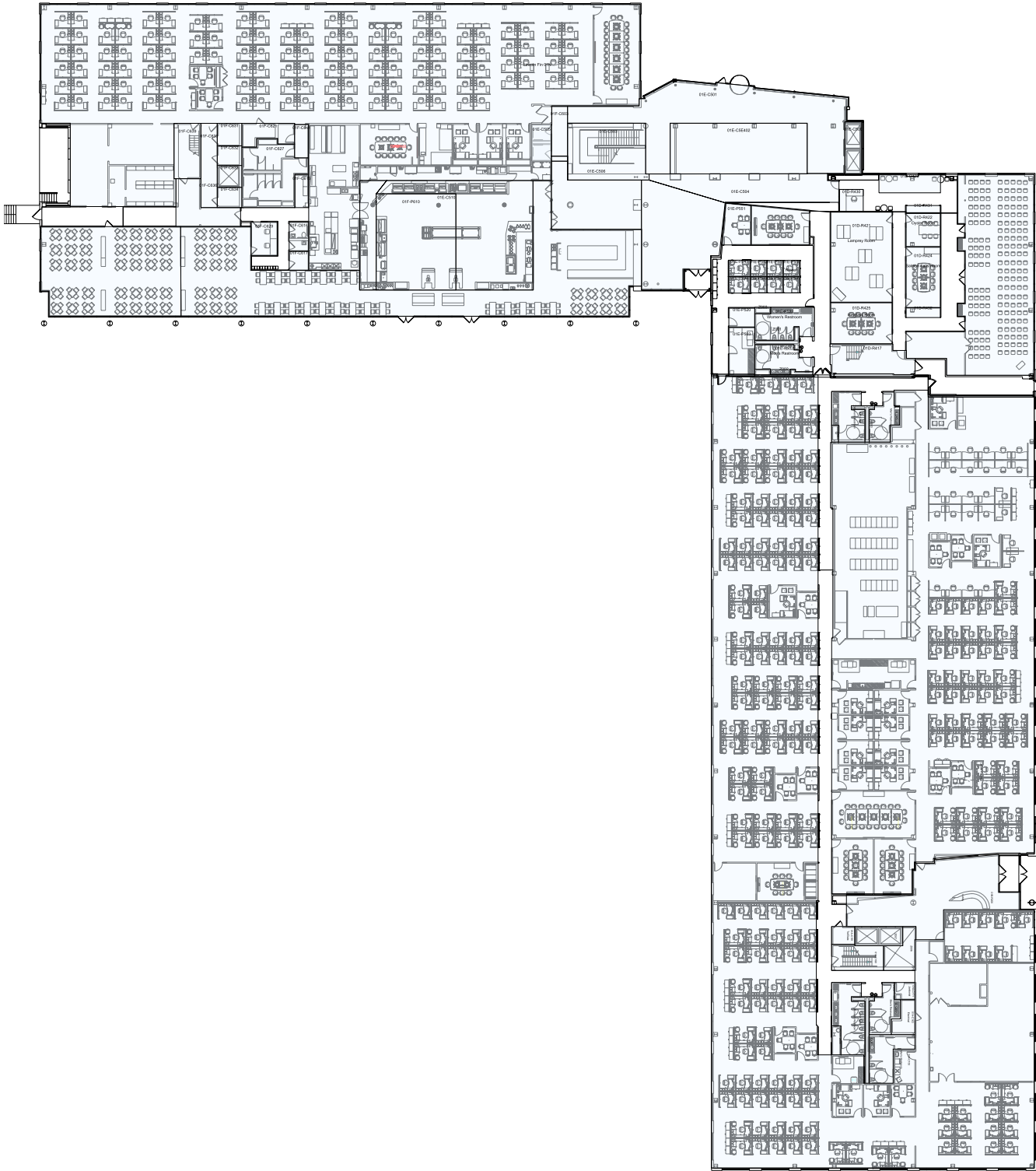
PROPERTY SPECIFICATIONS

100 Liberty Way (Dover East)

Building Area:	235,585 SF
Available:	235,585 SF divisible to 5,000 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.

100 LIBERTY WAY

FIRST FLOOR (REPRESENTATIVE PLAN)



PROPERTY SPECIFICATIONS

150 Liberty Way (Dover West)

Building Area:	350,000 SF
Available:	350,000 SF Divisible to 5,000 SF of plug & play office/flex space
Parking:	1,701 Spaces
Year Built:	2007
Number of Floors:	4
Loading:	1 loading dock with 3 bays.

CONSTRUCTION DETAILS

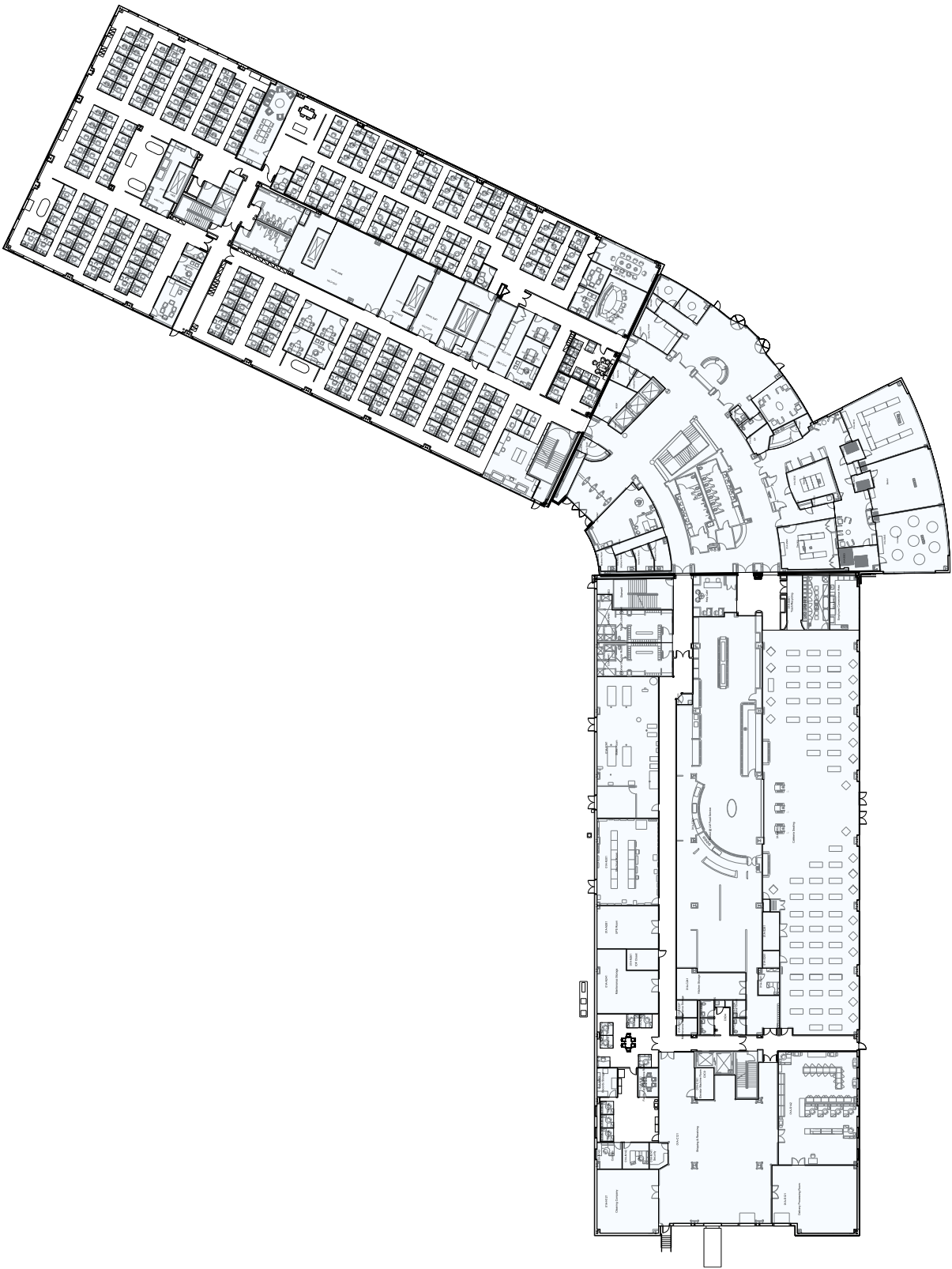
Façade:	Masonry brick
Exterior Walls:	Masonry brick
Roof:	White TPO, 2007
Floor System:	Raised access floor system
Floor Covering:	VCT, carpet, ceramic tile
Interior Walls:	Mason brick, drywall
Interior Lighting:	Lutron, indirect LED lighting
Exterior Lighting:	Dark sky compliant
Restrooms:	1st floor: 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

1 5 0 L I B E R T Y W A Y

FIRST FLOOR (REPRESENTATIVE PLAN)



CONTACTS

FOR MORE INFORMATION, PLEASE CONTACT:

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DOVER, NH

LIBERTY WAY
100&150

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**CUSHMAN &
WAKEFIELD**



State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION
DIVISION OF LICENSING AND BOARD ADMINISTRATION
7 Eagle Square, Concord, NH 03301-4980
Phone: 603-271-2152

BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

***Right Now,
You Are a
Customer***

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer

Date

Signature of Consumer

Date

Cushman & Wakefield of NH 012561

Provided by: Name & License #

Date

(Name and License # of Real Estate Brokerage Firm)

_____ consumer has declined to sign this form
(Licensees Initials)

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.