



## THE VILLAGE AT RIVERS EDGE

A CAMPUS  
BUILT FOR  
WHAT'S  
NEXT

For Lease 265,000 SF Office,  
Flex & Industrial (divisible)

Build-to-Suit Pad Site opportunities  
for Retail, Medical, Office & Industrial  
For Sale or Lease.



# REIMAGINING THE MODERN CAMPUS

The Village at River's Edge is a 585,000 SF full lifestyle campus on 200+ beautiful acres overlooking the Cocheco River in Dover, New Hampshire. The campus' planned redevelopment will soon offer more Class A office, flex and industrial space and introduce brand new retail, medical services pad sites, and 230 modern apartments now being constructed.

The private campus sits less than three miles from Downtown Dover, putting tenants within reach to an abundance of amenities including cultural attractions, dining, lodging and entertainment.

The Village at River's Edge also provides exceptional access to area highways, Amtrak's Downeaster rail station and the C&J Bus terminal, all within 5 minutes of the campus.

-  585,000 SF Campus Offering Pad Site Development Opportunities
-  222 Private Acres
-  Plug-and-play Office & Flex Space
-  Private Campus Entrance via Waumbec Dr
-  Access to the Dover Community Trail
-  3 Min to Routes 4 & 16
-  5 Min to Downeaster Amtrak Station
-  1 Mile to C&J Bus Terminal



# CAMPUS AMENITIES

The mixed-use campus' park-like setting offers a welcome respite for tenants with easy access to beautiful outdoor spaces, while the interior design provides open space and all the amenities needed to enhance the on-site experience.

## PLANNED COMMON AMENITIES

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



ABUNDANT SURFACE & COVERED PARKING



COLUMN-FREE FLOOR PLANS



KITCHEN/BREAK ROOMS ON EACH FLOOR



STUNNING ATRIUM LOBBIES



BIKE STORAGE & LOCKER ROOMS



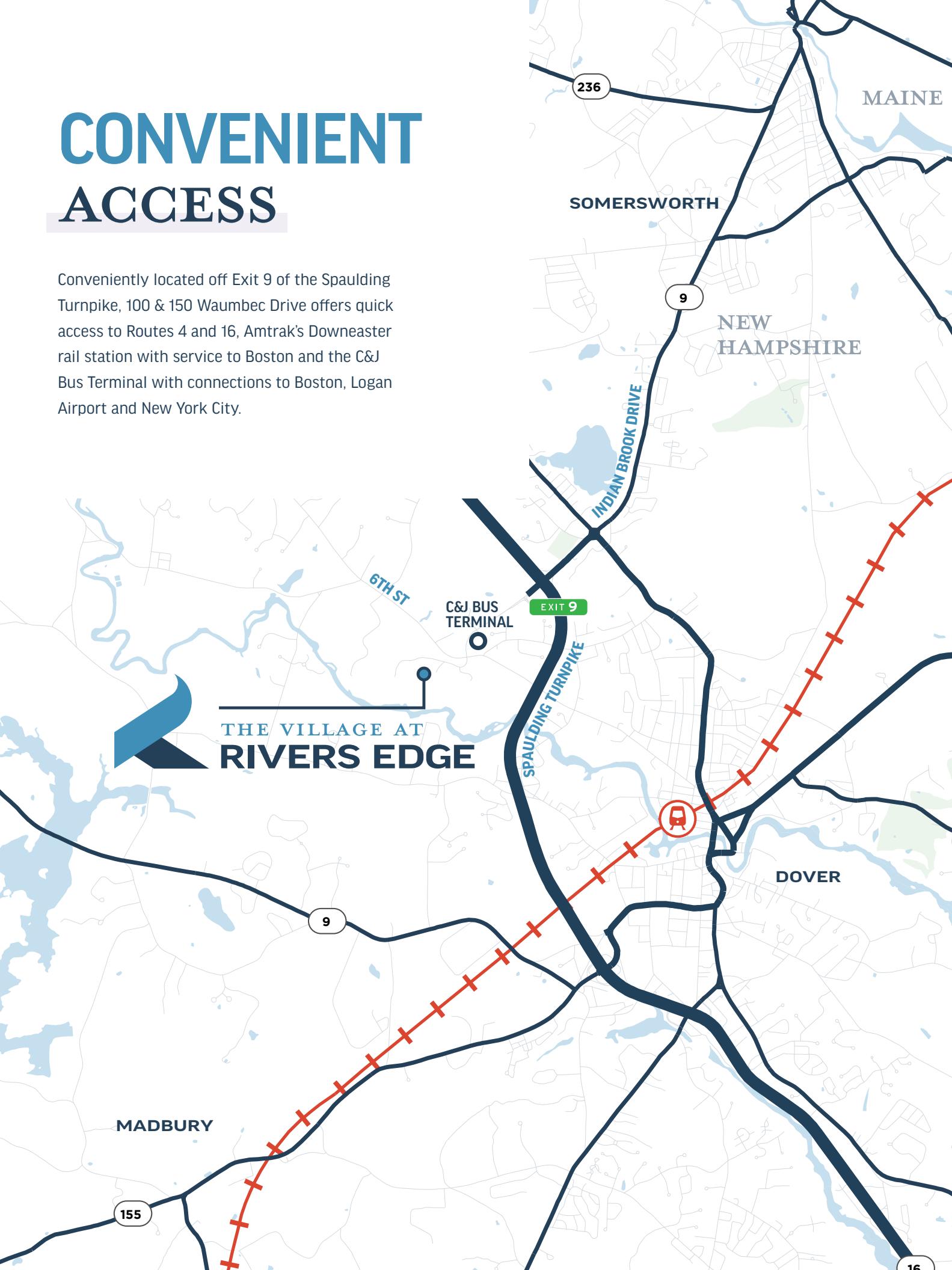
COMMUNITY ROOM



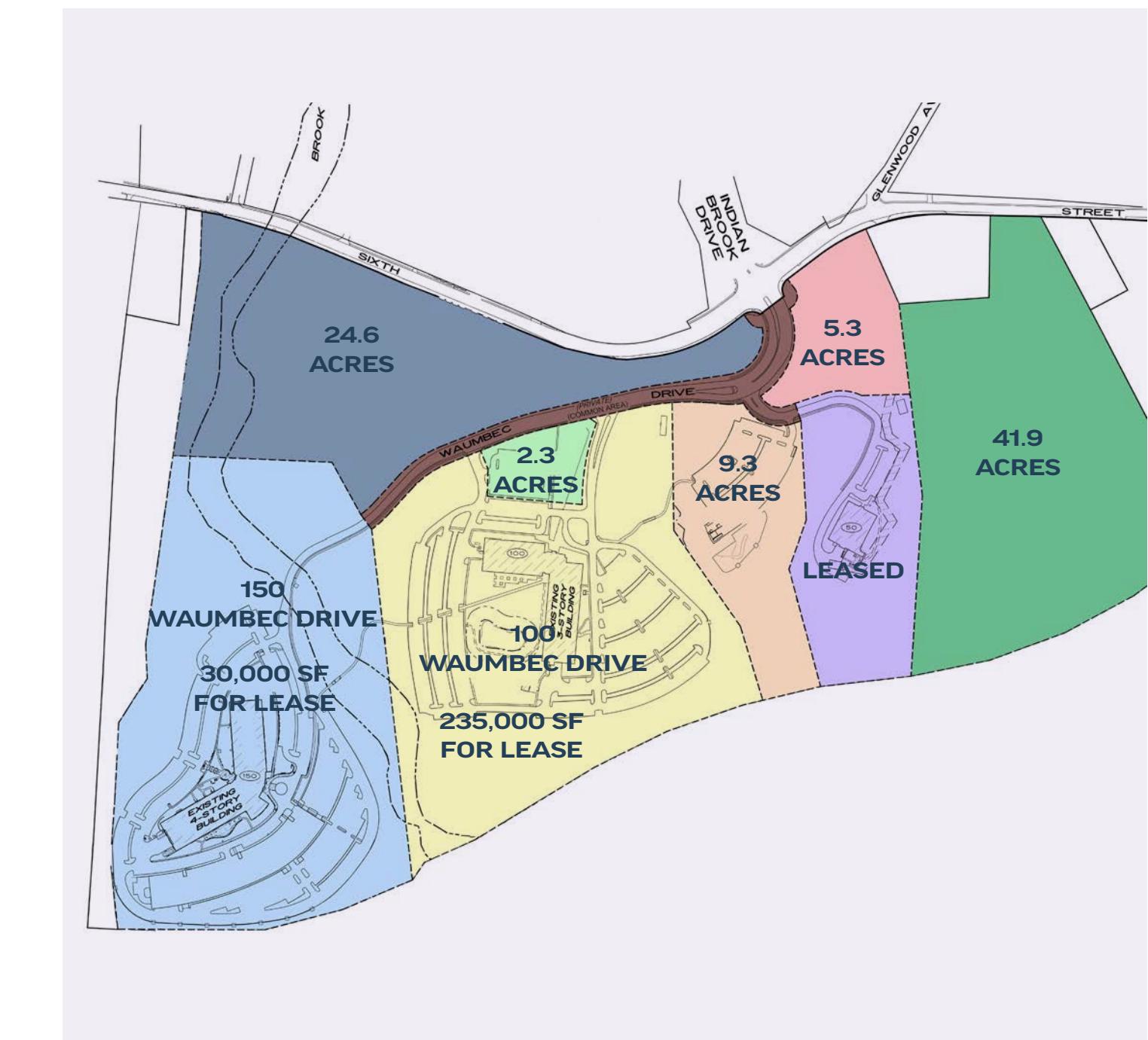
INDOOR & OUTDOOR SEATING AREAS

# CONVENIENT ACCESS

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



# BUILD TO SUIT RETAIL, MEDICAL, INDUSTRIAL & OFFICE PADS FOR LEASE OR SALE



# BUILDING SPECS

## 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.
<b>CONSTRUCTION DETAILS</b>	
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
<b>BUILDING SYSTEMS</b>	
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:	Utilil
Water/Sewer:	City of Dover
Telecom:	Comcast & Consolidated Communications
Generator:	450kw serves; life safety, MDF, IDF.

## 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.
<b>CONSTRUCTION DETAILS</b>	
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.
<b>BUILDING SYSTEMS</b>	
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:	Utilil
Water/Sewer:	City of Dover
Telecom:	Comcast & Consolidated Communications
Generator:	1250kw serves; life safety, walk-ins, MDF, IDF, Security systems, Help Desk seats

# FLOOR PLAN

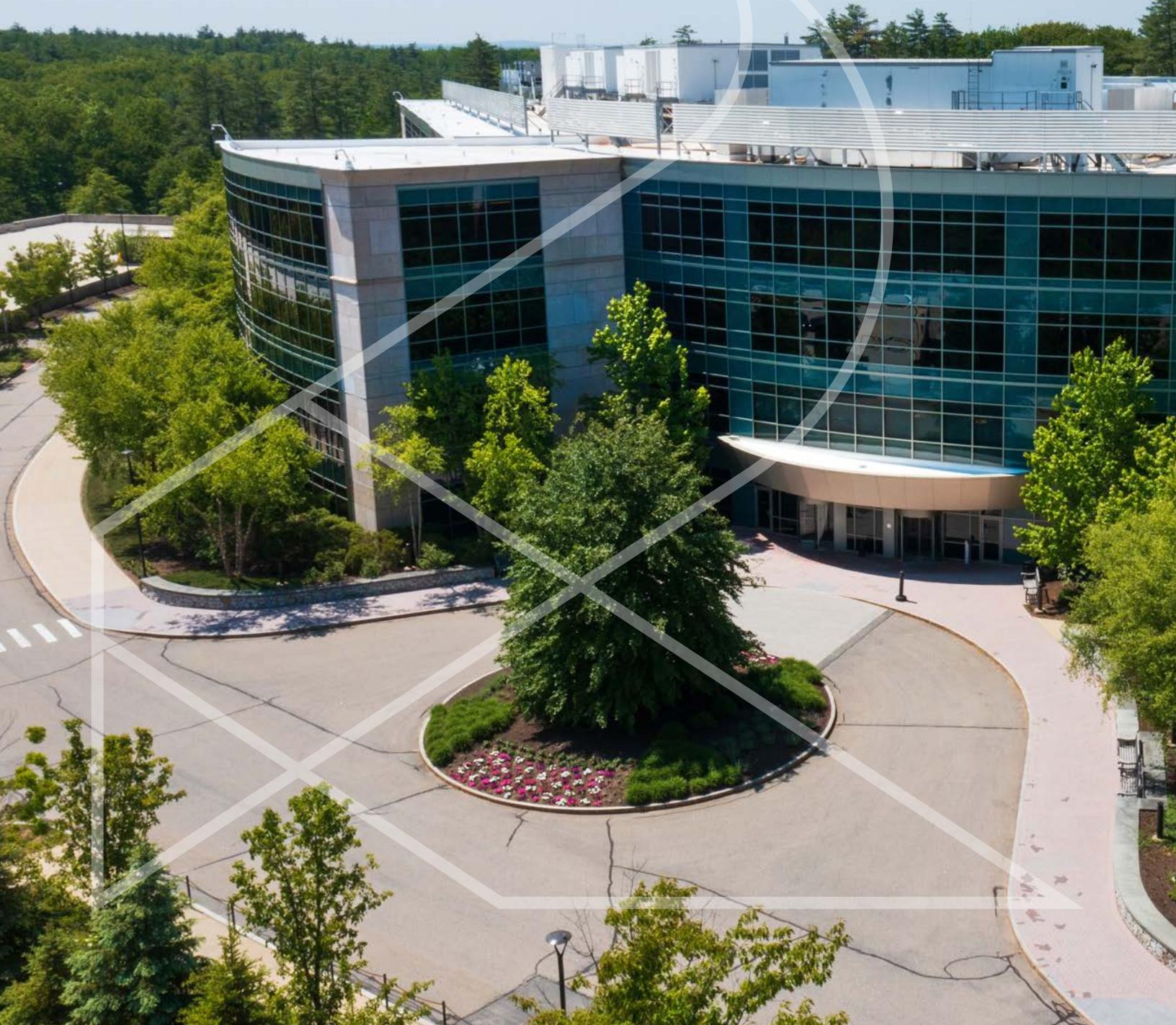
## 100 WAUMBEC DRIVE



# FLOOR PLAN

## 150 WAUMBEC DRIVE





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