

SALE or LEASE:

101 Mont Blanc Boulevard, Dover DE

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

**Medical or
Professional
Office Condos!**

WALKER PAVILION



Walker Pavilion:

- Prime Location on Route 15 in West Dover
- Within 2 miles to Bayhealth’s Kent General Hospital
- 2.6 Acre Parcel, Zoned CPO
- Commanding 24,500 +/- sq-ft. building at intersection with traffic signal.
- Sale opportunities starting at \$255,000.



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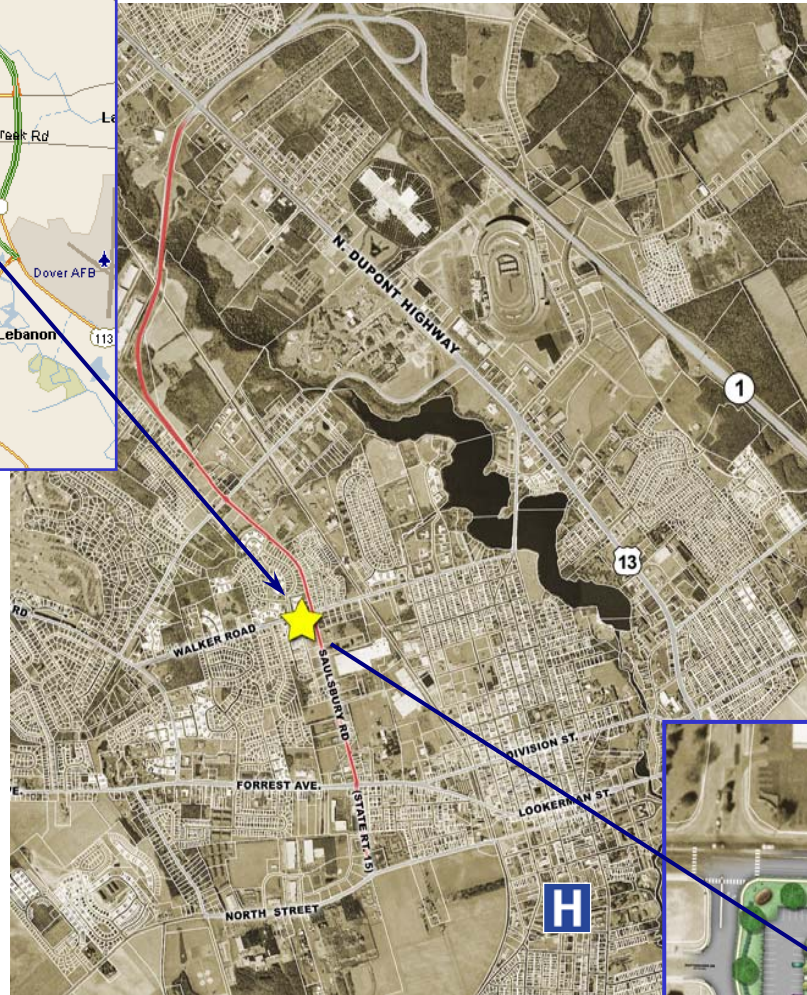
**Want more info?
Call for 12 page booklet
including executive
summary.**



Location:

Convenient access to downtown Dover, residential developments west of Dover, and Route 1 and Rt. 13.

Within 2 miles of Bayhealth's Kent General Hospital.



Prominent:

Don't have your business get lost in the back of a business park or on a side street. Your building will have a commanding "up front" presence at an intersection, with a traffic signal.

Get your name exposed to traffic from both Rt. 15 (Saulsbury) and Walker Road.



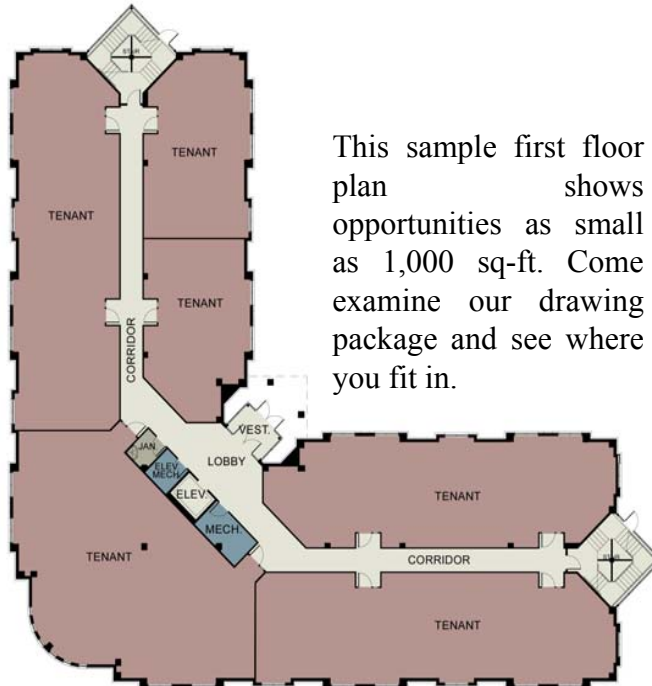
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New Construction=Flexibility = Value

With new construction you have the best chance of getting how much you want, and how you want it. Have your architect, or ours, customize a suite exactly to your specifications, optimizing fit-out dollars.



This sample first floor plan shows opportunities as small as 1,000 sq-ft. Come examine our drawing package and see where you fit in.



The Flip Side

The dramatic Becker Morgan design places your building up front on the road with a classic mix of brick and stucco and stylish rounded walls and arches.

In the back you have easy access off Mont Blanc Boulevard. There is plenty of free parking (5.15/1000 sq-ft) and with the L shaped building design all spaces are close to a building entrance.



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Project Checklist:

1. Complete City of Dover planning process and obtain "Record Plan"		DONE! Record Plan: 24,500+/- SF office space.
2. Hire reputable firm known for quality and expertise in the area to design to design and develop site and building plans.		DONE! Thirty one (31) page drawing package comprising site, landscape planning, architecture, structural, plumbing, mechanical and electrical plans.
3. Hire construction management firm known for on time / on budget performance, know-how and quality workmanship evidenced by existing projects in the area.		In Process! Engineering specifications provided to construction management firms for bids. Acceptable bids received. Iterations being performed to finalize selection.
4. Line up financing		DONE!
5. Identify medical/professional office users who want a quality product in a great location and may want the benefits of owning their business space.	<u>WE NEED YOUR NAME HERE!!!</u>	IN PROGRESS!
6. Perform construction of building and ideal custom fit-out of individual suites		COMING SOON!



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