



**555 East Loockerman St.  
Dover, Delaware 19901**

**McGinnis Commercial Real Estate**

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**GOVERNORS CLUB PROPERTY  
144 KINGS HWY, DOVER, KENT COUNTY, DELAWARE 19901**



**AFFORDABLE MONTHLY RENTAL RATES  
INCLUDES UTILITIES, TAXES, INSURANCE & MAINTENANCE**

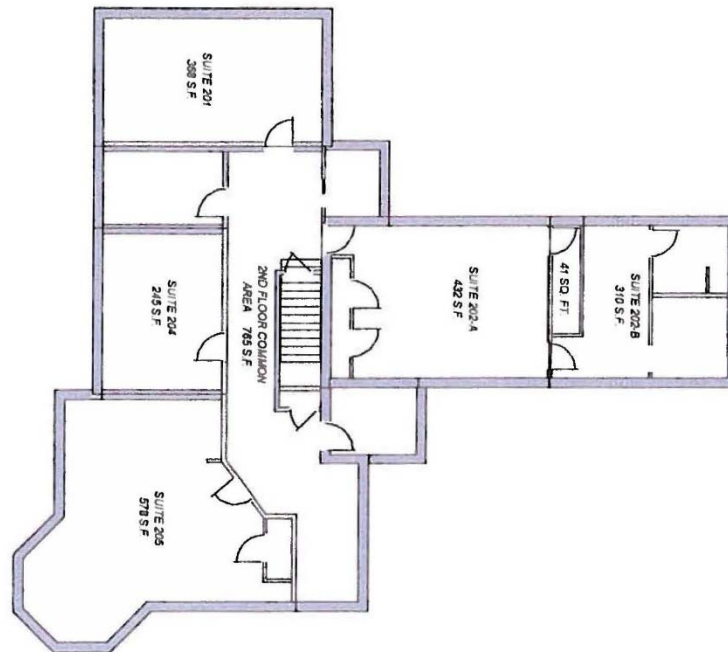
TENANT	FLOOR	SUITE #	USABLE SIZE	%	LEASABLE SIZE	%	RENT PSF	RENT / YR	BASE RENT / MO
Café	1	101	2,404	42.3%	3,107	42.3%		\$45,020.35	\$3,751.70
Café	2	202-B	310	5.5%	401	5.5%	\$14.50	\$5,809.90	\$484.16
Available	2	202-A	432	7.6%	558	7.6%	\$17.19	\$9,600.00	\$800.00
Available	2	201	368	6.5%	476	6.5%	\$17.66	\$8,400.00	\$700.00
Available	2	204	245	4.3%	317	4.3%	\$18.95	\$6,000.00	\$500.00
Focus Group Financial	2	205	578	10.2%	747	10.2%	\$14.50	\$10,882.65	\$907.22
EXP Realty	3	301	200	3.5%	259	3.5%	\$21.52	\$5,562.00	\$463.50
Tara Adams	3	302	158	2.8%	204	2.8%	\$14.50	\$2,961.17	\$246.76
Amy Didden	3	303	256	4.5%	331	4.5%	\$14.50	\$4,797.85	\$399.82
Available	3	304	446	7.8%	576	7.8%	\$18.73	\$10,800.00	\$900.00
Mill Brook Engineering	3	305	288	5.1%	372	5.1%	\$14.50	\$5,392.58	\$449.80
			5,685	100.0%	7,348	100.0%			

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.**

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**144 Kings Hwy**  
**Dover, Kent County, Dela 19901**  
**June 1, 2019**

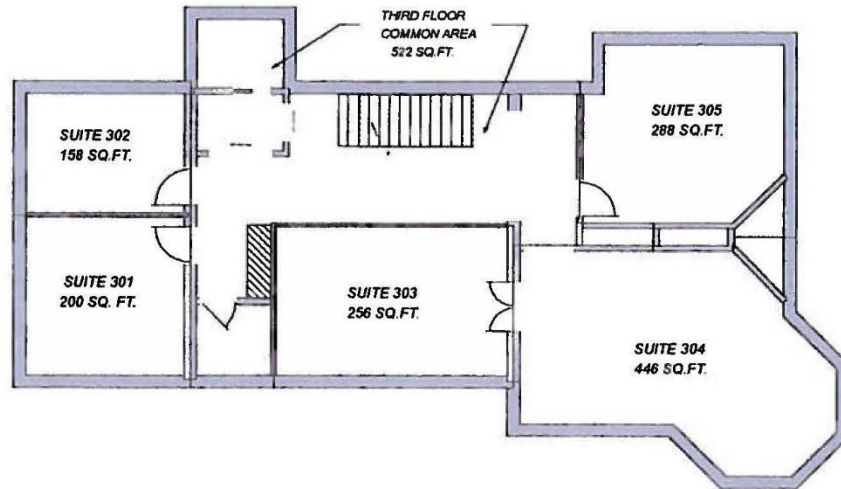
UNIT #	available immediately <b>201</b>	available immediately <b>202-A</b>	available immediately <b>204</b>	available immediately <b>304</b>
USEABLE AREA	368	432	245	446
LEASABLE AREA	476	558	317	576
PERCENTAGE AREA	6.5%	7.6%	4.3%	7.8%
ANNUAL RENT	\$8,400.00	\$9,600.00	\$6,000.00	\$10,800.00
TOTAL MONTHLY	\$700.00	\$800.00	\$500.00	\$900.00
SECURITY DEPOSIT	\$700.00	\$800.00	\$500.00	\$900.00
SIGN PACKAGE	\$195.00	\$195.00	\$195.00	\$195.00

## SECOND FLOOR PLAN



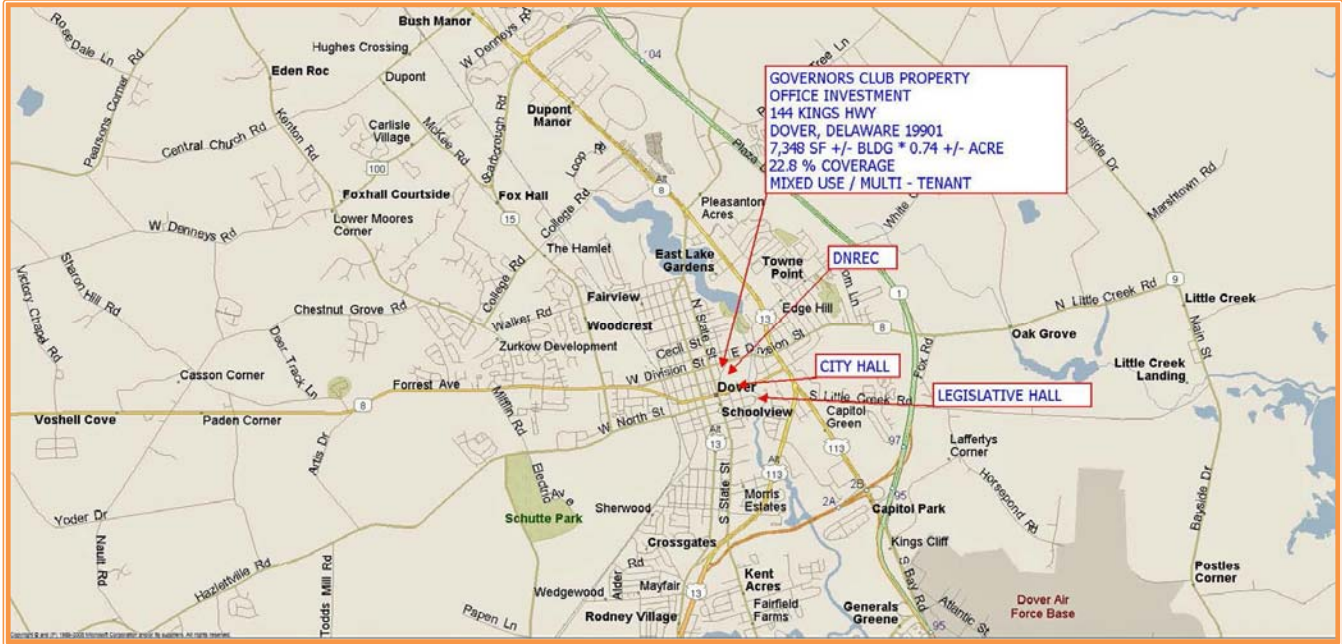
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# THIRD FLOOR PLAN



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FRONT ENTRY HALLWAY TO ELEVATOR

SUITE 201 SECOND FLOOR



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SUITE 202-A SECOND FLOOR



SUITE 303 THIRD FLOOR



SUITE 305 FURNISHED THIRD FLOOR

SUITE 305 FURNISHED THIRD FLOOR

