



# nerej

## **Fulcrum Associates completes 130-unit Orpheum Apartments - a five-story, 157,000 s/f building developed by Cathartes**

September 04, 2020 - Northern New England



Dover, NH Fulcrum Associates completed construction of the Orpheum Apartments. The final certificate of occupancy was approved on July 16, and residents have been moving into the luxury apartments, located at 104 Washington St., since partial occupancy was approved in April.

“Dover continues to be one of the fastest-growing communities in New Hampshire,” said Jeffrey Luter, president of Fulcrum. “The support and excitement we’ve seen from the community has continued to grow since construction began, and we’re proud to have worked with Cathartes on bringing the residents of Dover the first luxury-style living opportunity in the heart of downtown.”

Fulcrum began construction in June of 2018, beginning with the demolition of Robbins Block. In its place now stands the five-story, 157,000 s/f building with 130 apartment units, topped by a rooftop lounge and terrace, with views of downtown. Off the lobby on the ground level, residents have access to a café, a lounge area with a fireplace and gallery seating, a fitness center and a groom room pet-washing station. A coworking space with various sized private offices are available for lease on a membership basis ranging from a day pass to full-time. The building also features a new bruncherie called The Sassy Biscuit.

The Orpheum Apartments, walkable to restaurants, bars and shops, offer residents a choice of open-concept living from studio to three-bedroom units with vibrant style and modern amenities, including quartz countertops and backsplash in the kitchen, smart thermostats and USB outlets, hardwood-style flooring, expansive walk-in closets, balconies and front-loading washers and dryers.

Fulcrum was hired by Cathartes to manage the construction of Orpheum Apartments.

Photo credit John Gauvin

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540