



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$15 SF**  
**1,600 +/- SF Retail/Office**  
**104 Teaticket Highway, Falmouth, MA**



- Brand New Construction
- Busy Route 28 - Prominent Signage
- Maximum Visibility, High Traffic Area
- Part of 55+ Housing Complex
- Perfect for Healthcare Provider, Therapist, Yoga Studio, Salon

HARTEL COMMERCIAL  
230 Jones Road, Unit 6, Falmouth, MA 02540  
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995  
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## Executive Summary

Property Address: 104 Teaticket Highway, Falmouth, MA

Property type: Retail/Office

Rent: \$15/SF

Lease Type: NNN

Date Available: Immediate

Unit Size: 1,600 +/- SF

Zoning: B2



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## Detailed Summary

<b>Total Room Count in Building</b>	5
<b>Bathrooms</b>	2
<b>Handicap Accessible/Parking</b>	Yes
<b>Floor Levels</b>	First Floor
<b>Parking for Unit</b>	Back of Building
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Natural Gas, FHA
<b>Air Conditioning</b>	Central



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## Property Description

### **General Area Overview:**

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Incorporated into a town in 1686, it is the second largest town on Cape Cod and offers more than 68 miles of coastline and 12 miles of warm water beaches. The town is a collection of eight villages and is just seven miles away from Martha’s Vineyard. The residents and many thousands of visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

### **Neighborhood Description:**

104 Teaticket Highway is located on busy Route 28, across from Shaw’s Supermarket, Wal-Mart and on the same side as Super Stop & Shop and Ocean State Job Lot. Other well-known businesses are nearby; Subway, HomeGoods WalMart, TJ Maxx and Falmouth Fish Market. Well located in a high traffic, retail based area in the densely populated Teaticket Village of Falmouth, 104 Teaticket Highway offers an ideal retail/office space with very visible signage.

### **Building Details:**

This brand new construction building offers a spacious 1,600 +/- SF with one large, main room in the front and four smaller rooms/offices on either side. There are two private baths, many windows for natural light and two entrances. The building sits within a 55+ housing complex, ideal for a healthcare related business.



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## Area Map



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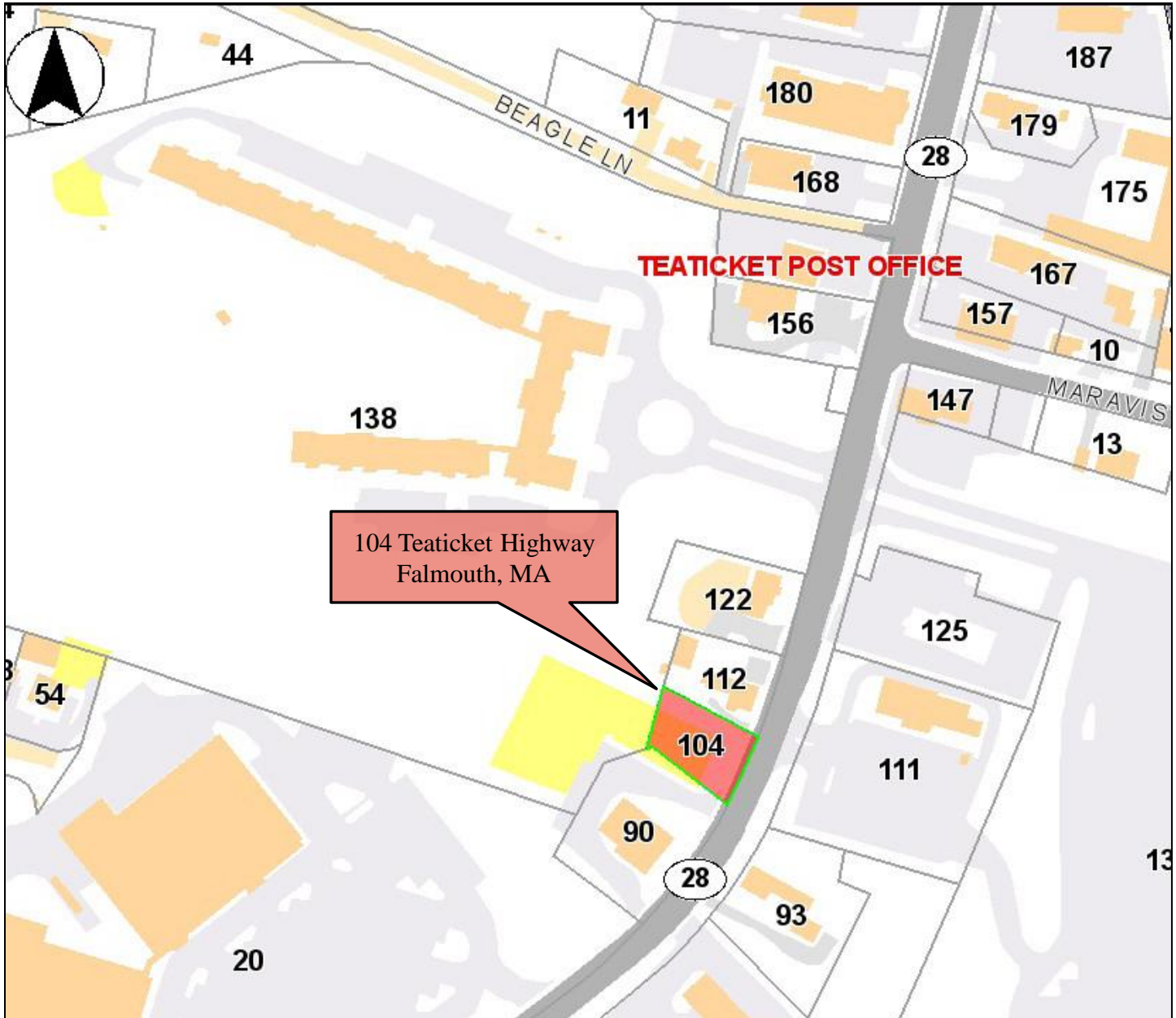
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## Assessor's Map





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## Photos



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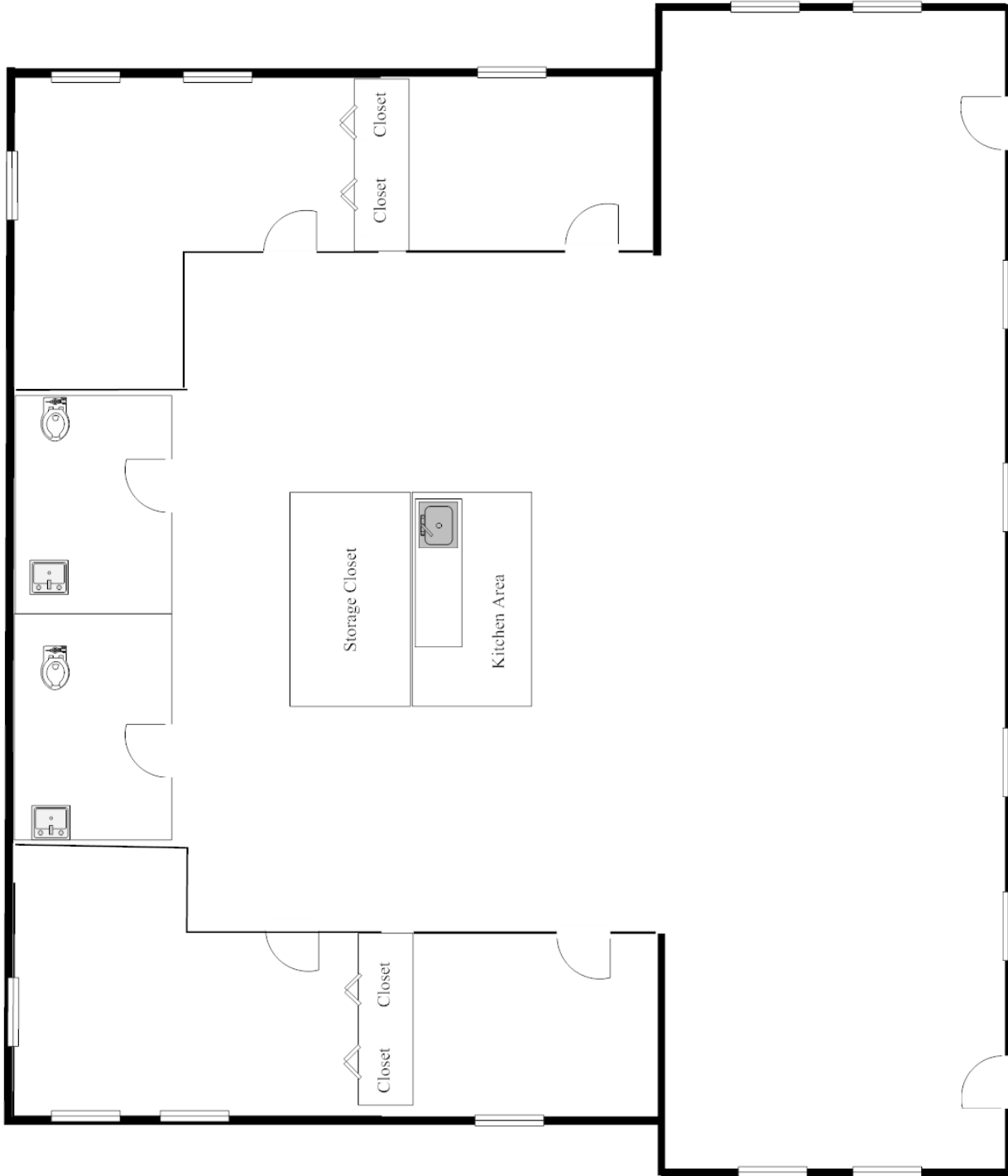
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*Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.*

## Floor Plan