



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
email: greg@hartelrealty.com
www.hartelrealty.com



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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

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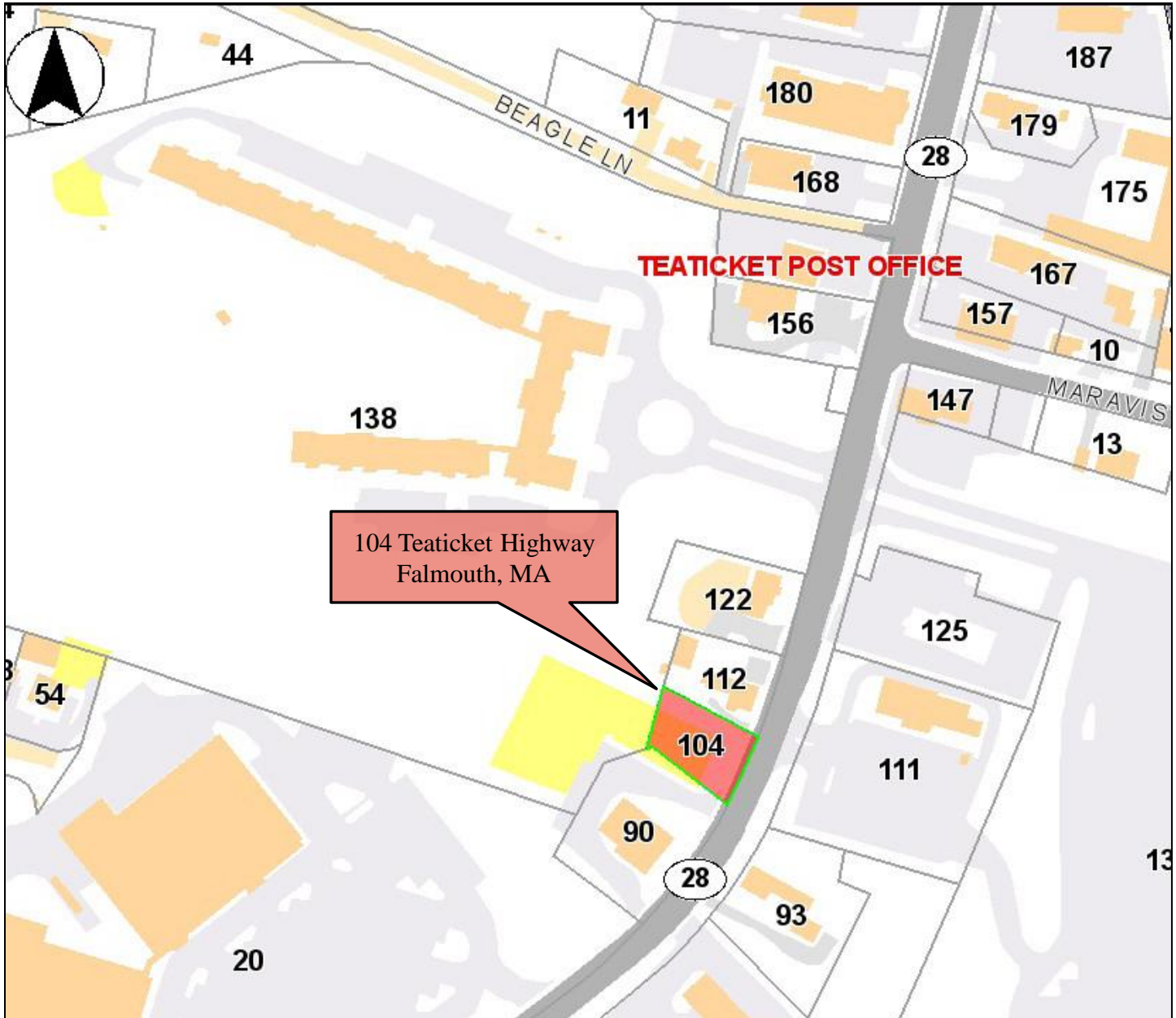
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Assessor's Map



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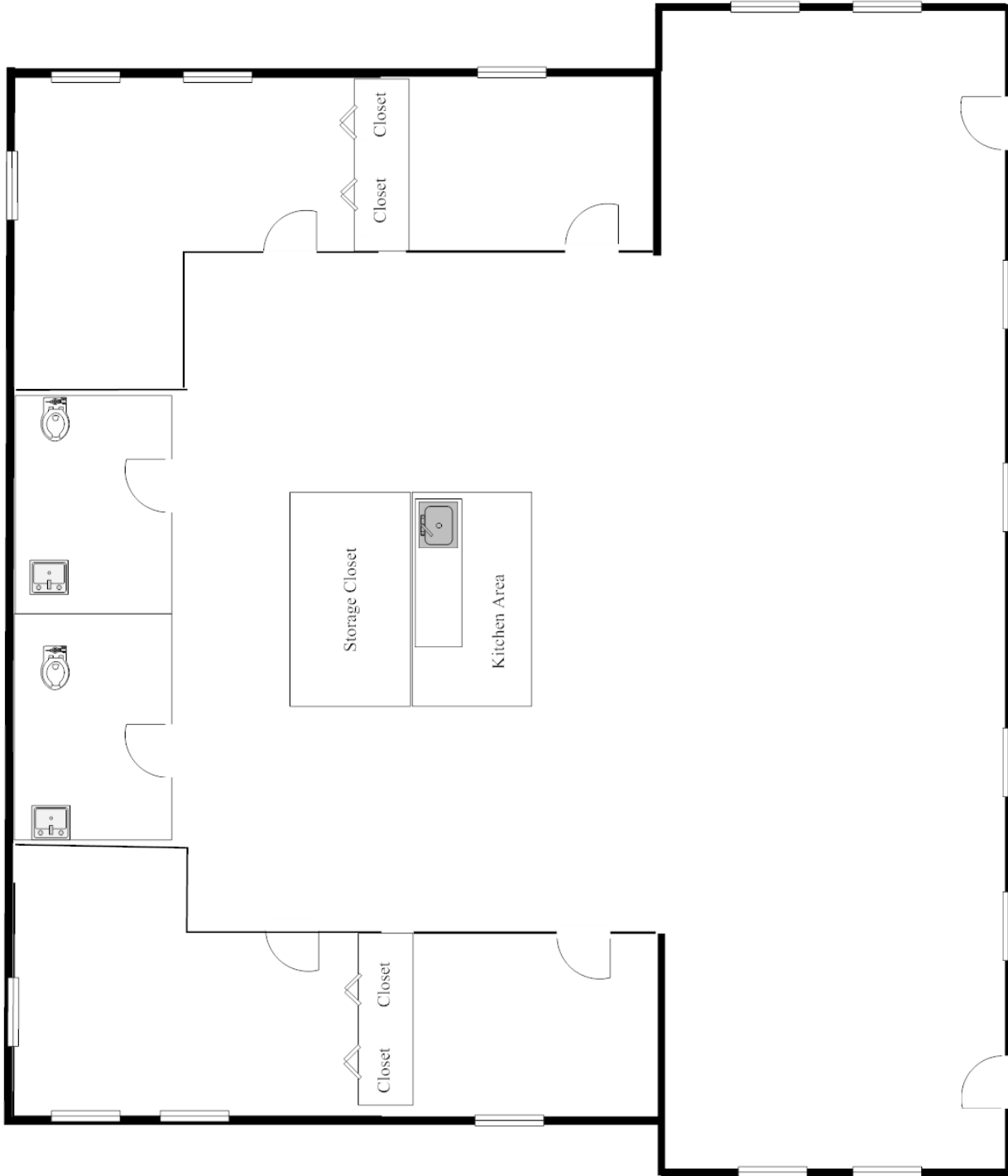
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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.

Floor Plan