



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE - \$1,500/MO**

**1,440 +/- SF Commercial / Office**

**23 Edgerton Drive, First Floor/Basement  
Falmouth, MA 02540**



- Well Established Commercial Location
- First Floor Location
- Ample Parking
- Just off Rt. 28 A

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: [greg@hartelrealty.com](mailto:greg@hartelrealty.com)

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## Executive Summary

Property Address: 23 Edgerton Drive, Falmouth, MA

Unit # A

Property type: Office/Garage Storage

Rental \$: Office Space: \$1,500/MO + Utilities and plowing  
Garage Space: \$350/MO  
Basement Space: \$150/MO

Unit Size: 1,440 +/- SF First Floor/ 576 Garage  
Space, 864 Basement



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## Detailed Summary

<b>Total Room Count in Unit</b>	Four
<b>Private or Common Bathrooms</b>	Private (2 baths)
<b>Floor Levels</b>	First Floor
<b>Parking Reserved for Unit</b>	Ample public
<b>Number of curb cuts</b>	1 - One Cuts
<b>Town Sewer or Private Septic</b>	Septic
<b>Town Water or Well</b>	Town
<b>Basement Type</b>	Full
<b>Heating Type</b>	Gas FHA
<b>Air Conditioning</b>	Yes
<b>Ceiling Height</b>	8'
<b>Flooring</b>	Vinyl
<b>Building Construction</b>	Wood Frame
<b>Gutters (Y/N)</b>	Yes
<b>Siding</b>	Wood
<b>Roof Type</b>	Asphalt
<b>Handicap Access</b>	Yes
<b>Maximum contiguous SF</b>	1,440 +/- SF



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## Property Description

### General Site Overview:

23 Edgerton Drive is located just off Rt. 28A in an office park made up of primarily medical and doctor offices. To the south is Falmouth Center and Woods Hole.

To the north is Rt. 25 for easy access to Rt. 495 and points north.

### Complex Description:

23 Edgerton Drive is a stand alone building with a basement available to rent and a 24 x 24 two car built in garage also available to rent.

### Unit Details:

23 Edgerton Drive is a 1,440 +/- SF unit, comprised of two separate offices, two private baths, a large Flex Space and a large reception area. There is ample parking. There is basement space available as well as a two car built in garage.

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## Area Map



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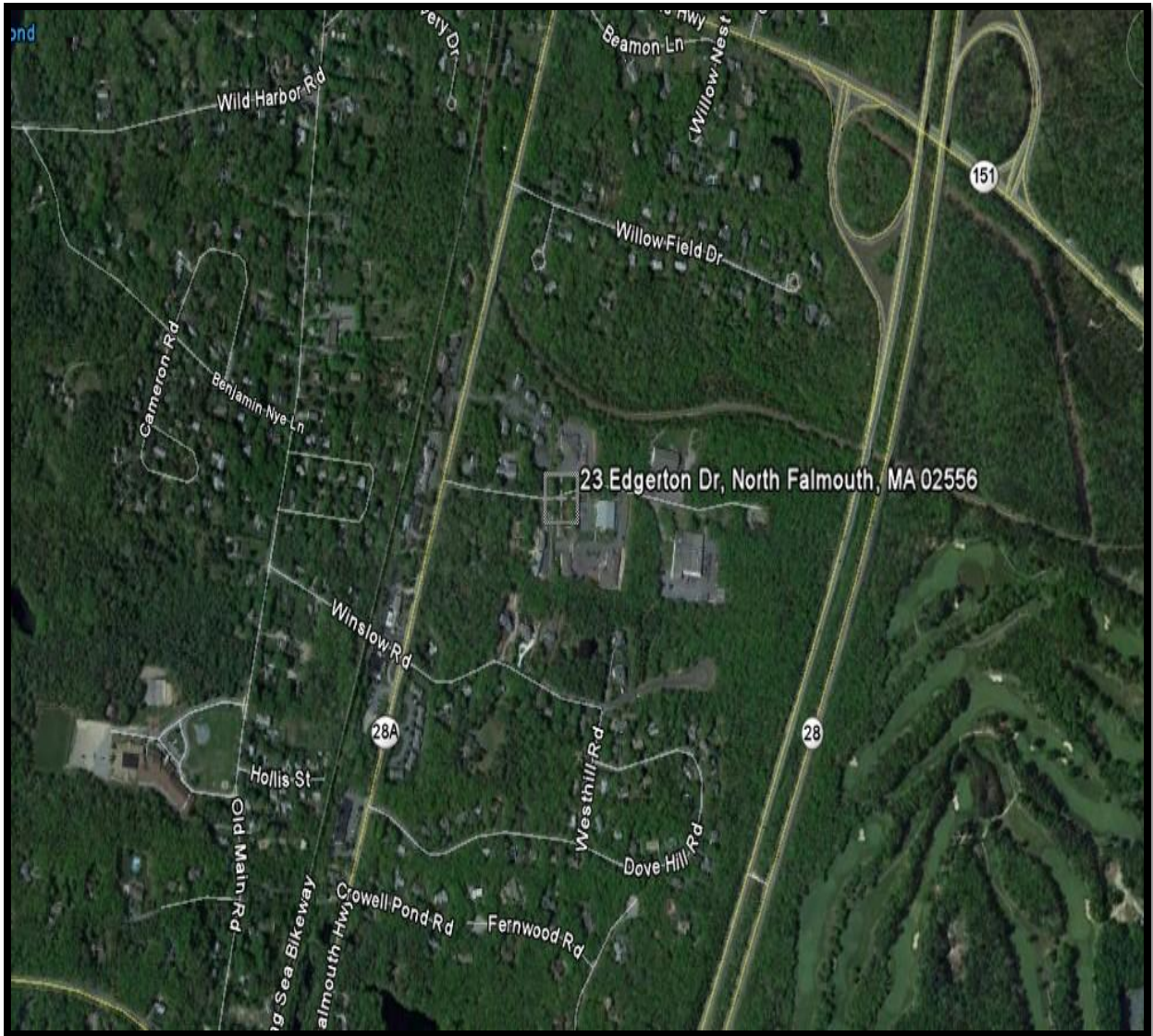
Deer Crossing, C-11



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## Area Satellite



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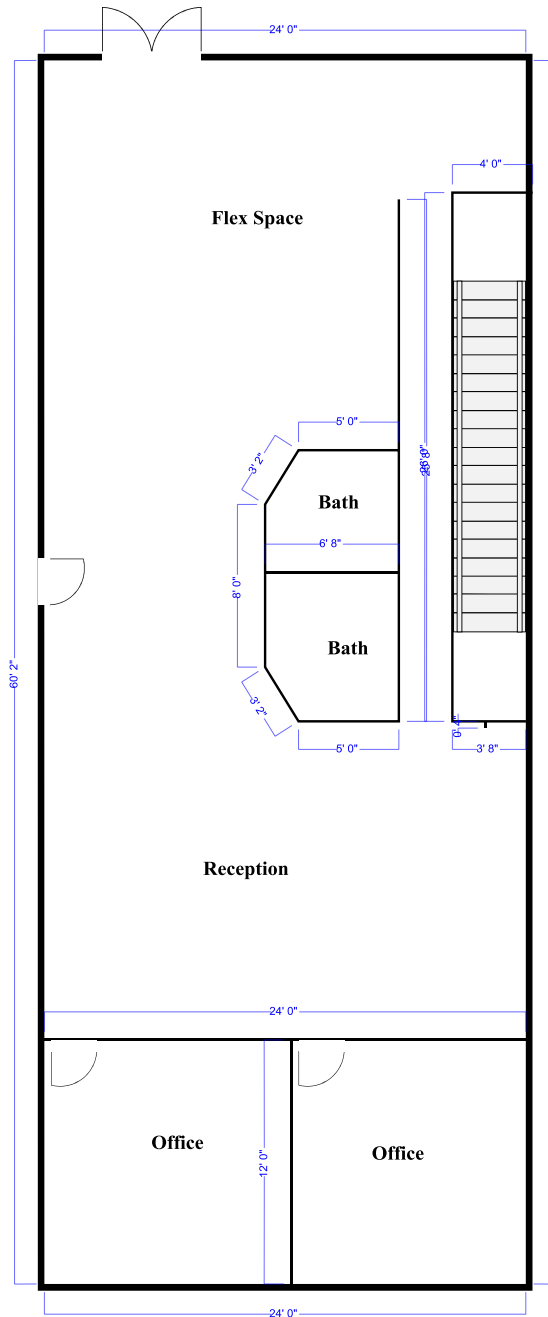
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