



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$600/month**

**175 +/- SF Office**

**25 Depot Avenue, Falmouth, MA**



- Close to Downtown
- First Floor
- Private Entrance
- Perfect for Attorney, Accountant, Therapist

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](mailto:greg@hartelrealty.com)  
[www.hartelrealty.com](http://www.hartelrealty.com)



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## Executive Summary

Property Address: 25 Depot Avenue, Falmouth, MA

Property type: Retail/Office

Rent: \$600/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 175 +/- SF



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## Detailed Summary

<b>Private or Shared Bathroom</b>	Private - Full Bath
<b>Floor Level</b>	First Floor
<b>Parking for Unit</b>	Side Lot, Street
<b>Utilities</b>	Included
<b>Floor Covering</b>	Carpet
<b>Additional Features</b>	Large Windows, Wood Blinds



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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 and Description:**

25 Depot Avenue is an early 20<sup>th</sup> century former residence located very close to downtown Falmouth, off North Main Street, near the intersections of both Palmer Avenue and West Main Street. Nearby: Falmouth Bus Depot, Falmouth Publishing, Law Office, Architect Office, restaurants and retail shops. Well located in an easy to find area of downtown Falmouth, 25 Depot Avenue offers an ideal office space with parking.

### **Unit Details:**

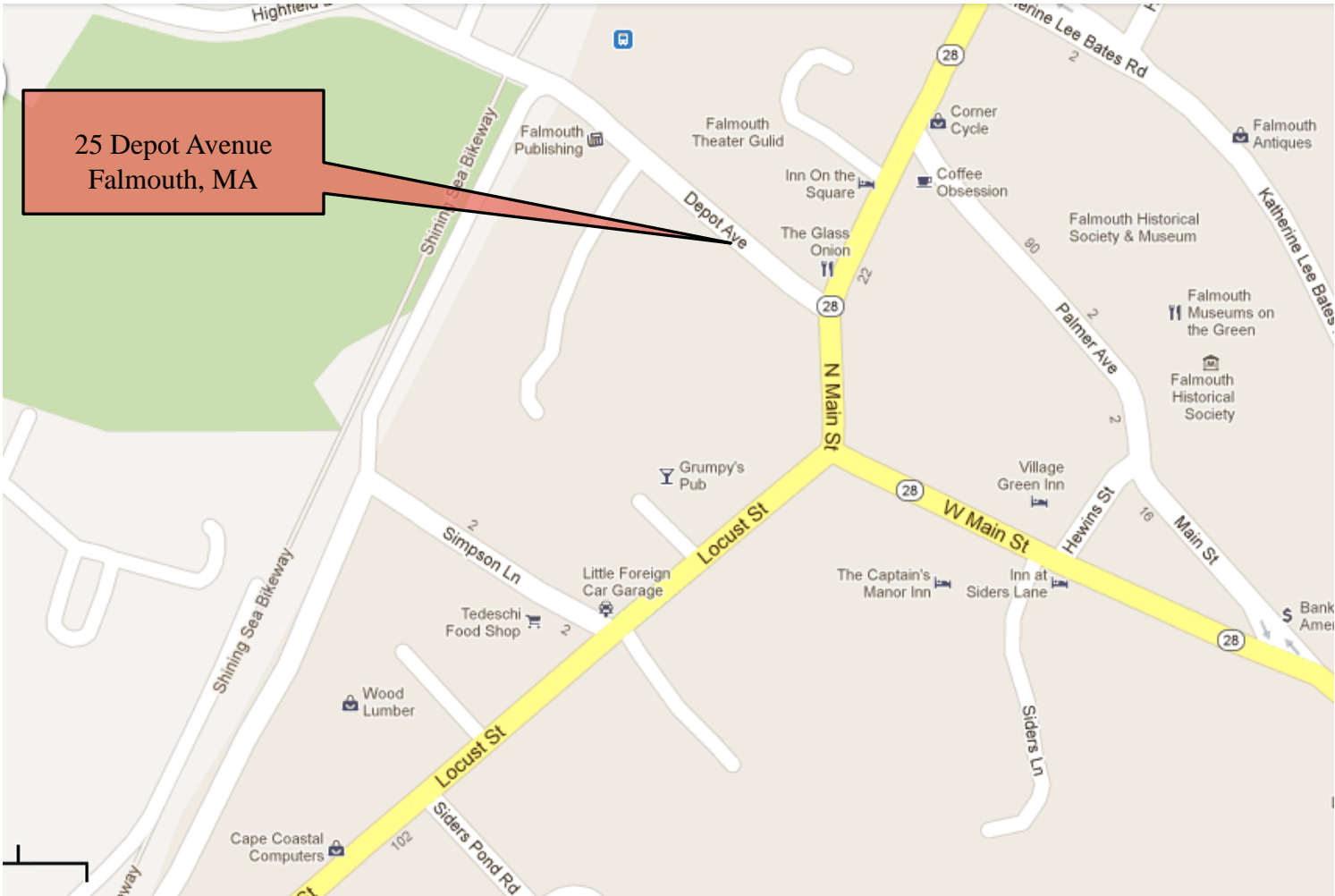
This sunlit, first floor unit offers 175+/- SF office with full bath, two walls of windows and private entrance.



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## Area Map



25 Depot Avenue  
Falmouth, MA

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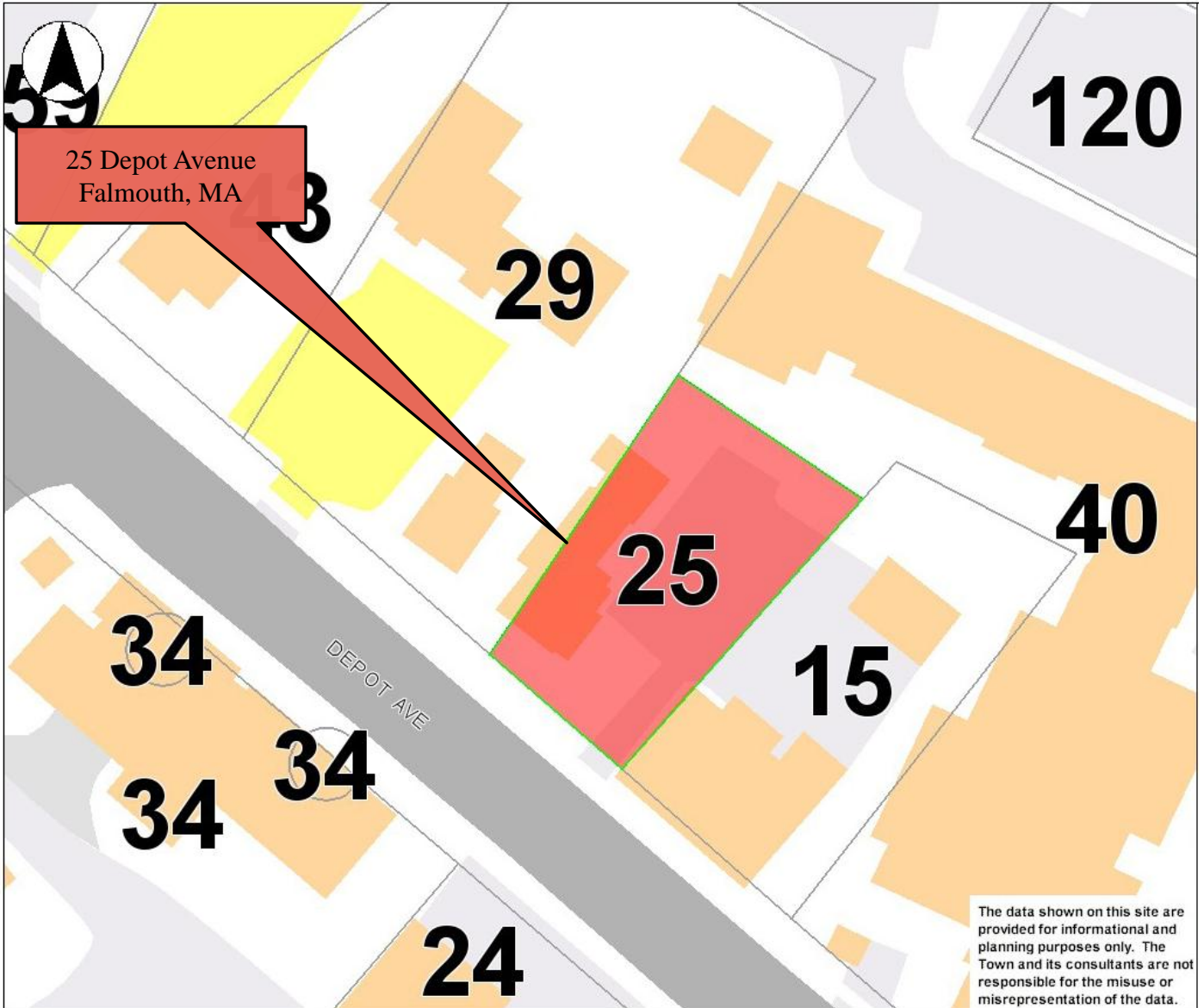
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## Assessor's Map





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## Photos



Private Entrance

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## Photos



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