



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$3,000/mo.

2,312 +/- SF

CLASSIC VILLAGE PROFESSIONAL BUILDING 611 W. Falmouth Highway, Falmouth, MA



- West Falmouth Village Location
- Convenient to Route 28 and Bourne Bridge
- Desirable Historic Building with Signage
- Plentiful Client Parking
- Steps from Shining Sea Bikeway and W. Falmouth Harbor

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

www.hartelrealty.com



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Executive Summary

Property Address:	611 W. Falmouth Highway, Falmouth, MA
Property Type:	Office
Rent:	\$3,000/mo.
Lease Type:	NNN
Date Available:	Immediate
Unit size:	2,312 +/- SF



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Detailed Summary

Total Room Count	8
Number of Bathrooms	2
Floor Levels	2
Town Sewer or Private Septic	Private Septic
Town Water or Well	Town Water
Heating Type	Natural Gas, FHW, FHA (A/C)
Curb Cuts	One
Flooring	Hardwood
Additional Features	Irrigation System, Handicap Access
Parking	Ample
Air Conditioning	Yes
Unit Features	Storage barn, closets



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Property Description

General Area Overview:

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Falmouth was 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. Visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

Neighborhood Description:

West Falmouth Highway runs parallel to Route 28, so highway access is effortless. The building is located in the West Falmouth Village, in a quaint neighborhood that is a pleasant mix of small businesses and stylish residential homes. Nearby businesses include: West Falmouth Library, West Falmouth Market, Relax & Renew Day Spa and The Chappaquiot Inn.

Office Details:

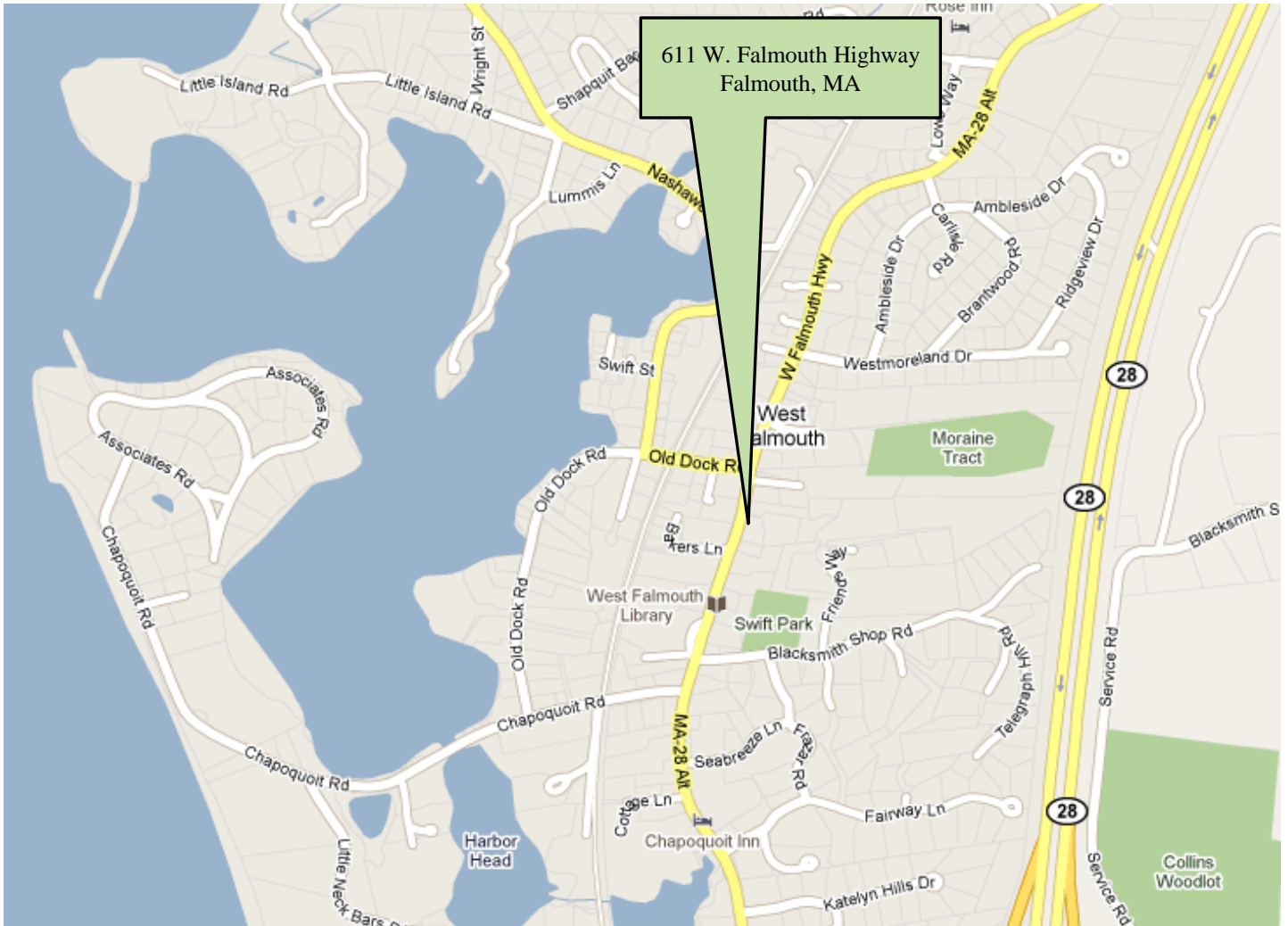
611 West Falmouth Highway is an historic Queen Ann Style Cape, recently refurbished to blend the best features of the original architecture with modern conveniences. Currently with three zoning designations, it has most recently operated as a realtor’s office, and is fully wired for communications . The over half acre lot features a two-story barn for storage, a graceful arbor, stone walls and colorful, mature perennials and landscaping. The interior features include: polished hardwood floors, stained and beveled glass, multiple windows, enclosed front porch, front and back staircase, storage, front and back entrances and street signage.



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Area Map



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611 W. Falmouth Highway
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Aerial Map



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Photos



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