



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$ 1,300/mo. Gross
1,471 +/- SF Office**

**Deer Crossing, Unit #A-27
681 Falmouth Road, Mashpee, MA 02649**



- Well Established Commercial Location
- Ample Parking
- Prominent Visibility, High Traffic Area

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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: 681 Falmouth Road, Mashpee, MA

Unit # A-27

Property type: Retail/Office

Rent: \$ 1,300/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,471 SF



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Detailed Summary

| | |
|---------------------------------------|-------------------------|
| Total Room Count in Unit | 5 rooms |
| Private or Common Bathrooms | Common |
| Floor Levels | Second floor |
| Total Number of Parking Spaces | Lower level/front /rear |
| Parking Reserved for Unit | Ample public |
| Number of curb cuts | 2 - one cuts with light |
| Town Sewer or Private Septic | Septic |
| Town Water or Well | Town |
| Basement Type | Slab |
| Heating Type | Gas FHA |
| Air Conditioning | Yes |
| Sprinklers | None |



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Detailed Summary

| | |
|------------------------------|--------------|
| Overhead Doors | None |
| Elevators | None |
| Foyer (Y/N) | None |
| Ceiling Height | 8' 6" |
| Ceiling Type | Sheetrock |
| Flooring | Carpet |
| Building Construction | Wood Frame |
| Gutters (Y/N) | Yes |
| Siding | Wood |
| Roof Type | Asphalt |
| Kitchen | None |
| Windows | In each room |
| Handicap Access | None |
| Additional Features | Rear egress |
| Maximum contiguous SF | 1,471 |



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Property Description

General Site Overview:

Deer Crossing is located on Falmouth Road (Route 28) in Mashpee, approximately ¾ mile north of the Falmouth town line and in close proximity to the Route 28/Route 151 Rotary. To the southeast is New Seabury, an affluent, resort community situated on over 1,500 acres of land bordering Nantucket Sound, with 1,300+ homes in a seaside/golf setting.

To the north on the same side of Falmouth Road as the subject is Mashpee Commons, an upscale shopping village which is emerging as Mashpee's central business district. Across the street is South Cape Village, a newer retail complex housing Roche Bros. Supermarket, Marshalls, Olympia Sports, Orvis Outlet, Dunkin' Donuts and Bank of America.

Complex Description:

Deer Crossing contains 5 buildings and 34 units. Current occupants include: Desperados Restaurant, Curves, Mattress and Futon King, Soprano's Restaurant, Tru-Value Hardware, Comcast, Gold's My Bag Jewelry, J. Miller Picture Frammer and Subway, among others.

Unit Details:

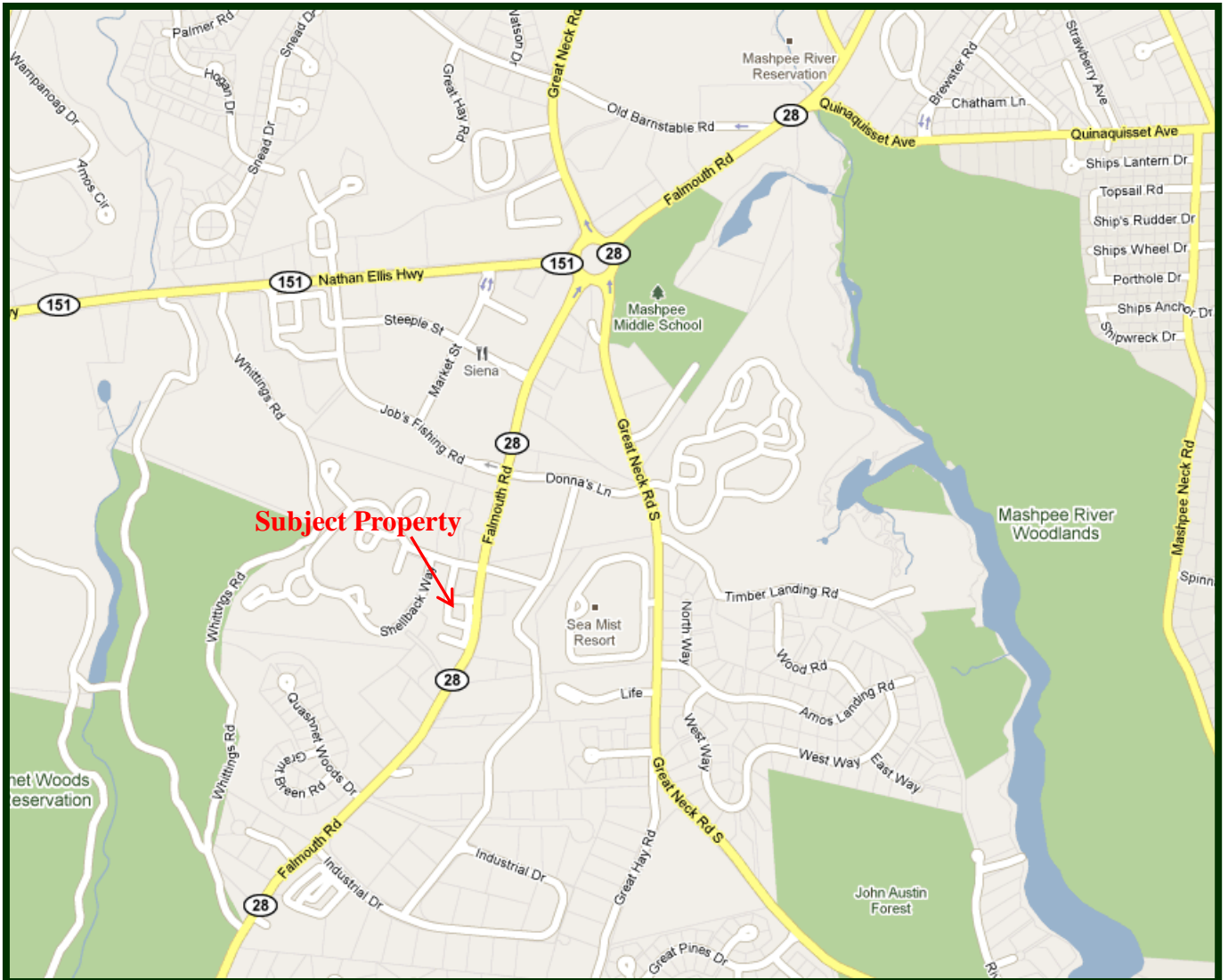
A-27 is a spacious 1,471 +/- SF unit, comprised of five separate rooms and a common/supply area with cabinets. Front room has been used as a reception area. Located at the rear of the building, this suite is convenient to the restrooms, rear entrance and parking.



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Area Map



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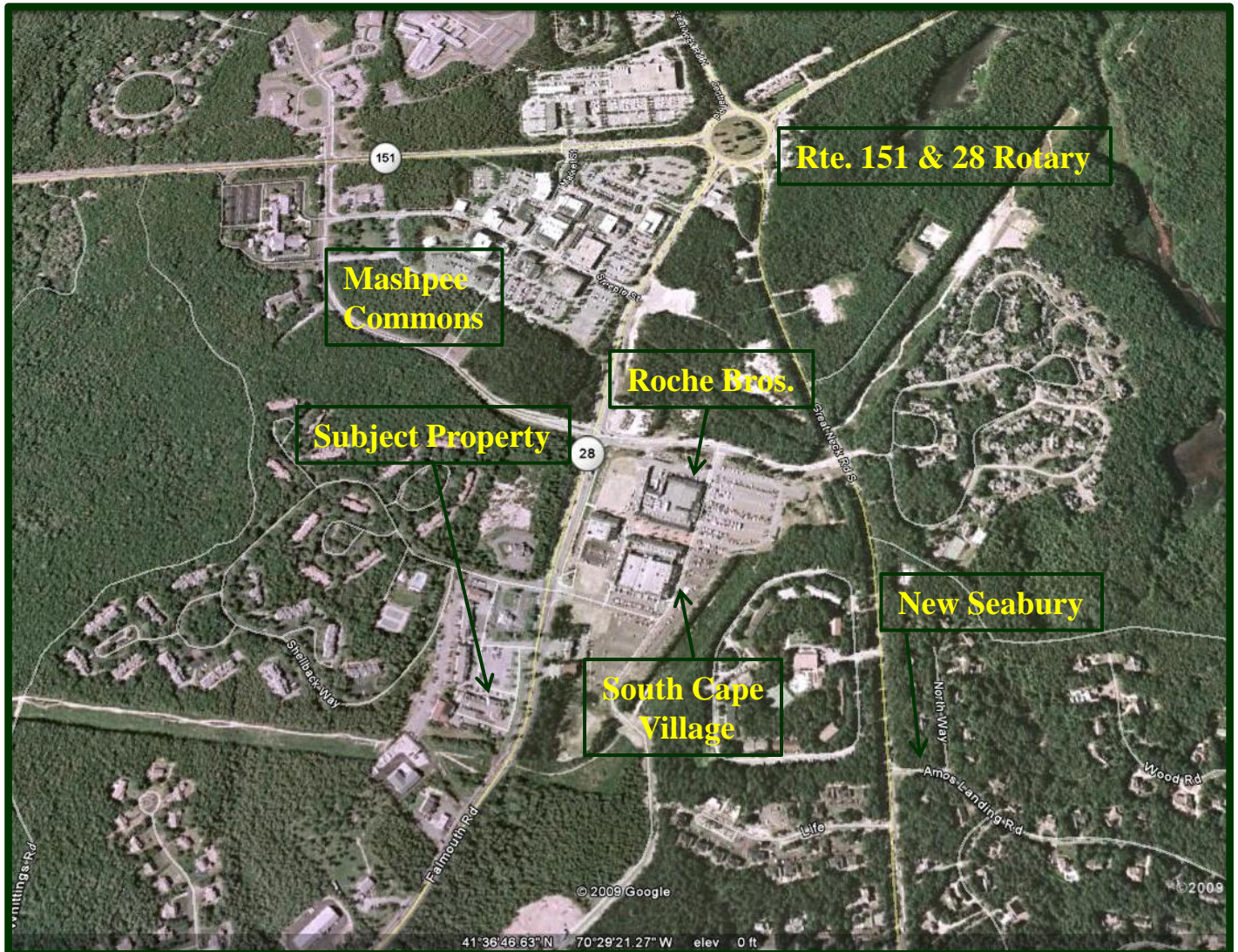
Deer Crossing, A-27



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Area Satellite



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Deer Crossing, A-27



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Unit Photos



Reception Area



Office Space



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Unit Photos



Interior of Unit



Road Signage

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Aerial Photo



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