



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE**

**1,100 +/- SF at \$1,450**

**Retail/Office**

**205 Worcester Ct., Unit 2B, Falmouth, MA  
Heritage Place**



- **Highly visible Worcester Ct location in Heritage Place .**
- **1,100 SF Office Space with a highly visible location just off Rt. 28.**
- **Three office spaces and a large reception 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

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## Executive Summary

Property Address:	205 Worcester Ct, Unit 2B, Falmouth
Property Type	Office/Retail
Assessor's Reference:	Map: 39, Section: 15 Parcel: 043 Lot: 002BU
Tax ID #	39 15 043 002BU
Year Built:	1986
Tax Bill 2011:	\$977.76
Total Area:	652 SF +/-
Zoning:	B2
Date Available	Immediately
Lease	\$1,450/Mo. Modified Gross

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<b>Total Room Count</b>	4
<b>Number of Bathrooms</b>	Common Bath with lock
<b>Floor Levels</b>	One
<b>Town Sewer or Private Septic</b>	Town water, private septic
<b>Town Water or Well</b>	Town
<b>Heating Type</b>	Gas, FHA (A/C)
<b>Gutters</b>	Yes
<b>Additional Features</b>	On-site parking
<b>Basement</b>	Slab
<b>Air Conditioning</b>	Yes
<b>Exterior</b>	Wood/Brick
<b>Flooring</b>	Carpet
<b>Foundation</b>	Concrete Slab
<b>Parking</b>	Paved
<b>Electrical</b>	Public



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## Property Description

### General Site Overview:

The Heritage Place complex is located just off Rt. 28, adjacent from the Falmouth Mall, next to CVS and Stop & Shop. 75% of the units in the complex are owner occupied.

### Complex Description:

Heritage Place is located in Falmouth on Worcester Ct., just off R. 28. Remax is located next door. The complex enjoys on-site parking on both sides of the building and multiple curb cuts onto Worcester Ct..

### Unit(s) Description:

205, Unit 2B Worcester Ct is a 1,100+/- SF space made up three offices, kitchenette and a large reception/waiting room. The office has CAT 5 wiring, a locked common bath, on site mail box, street signage and ample on site parking. New Carpet, drop ceilings and a multi zoned heating/ac system.

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## Area Map



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## Zoning Map



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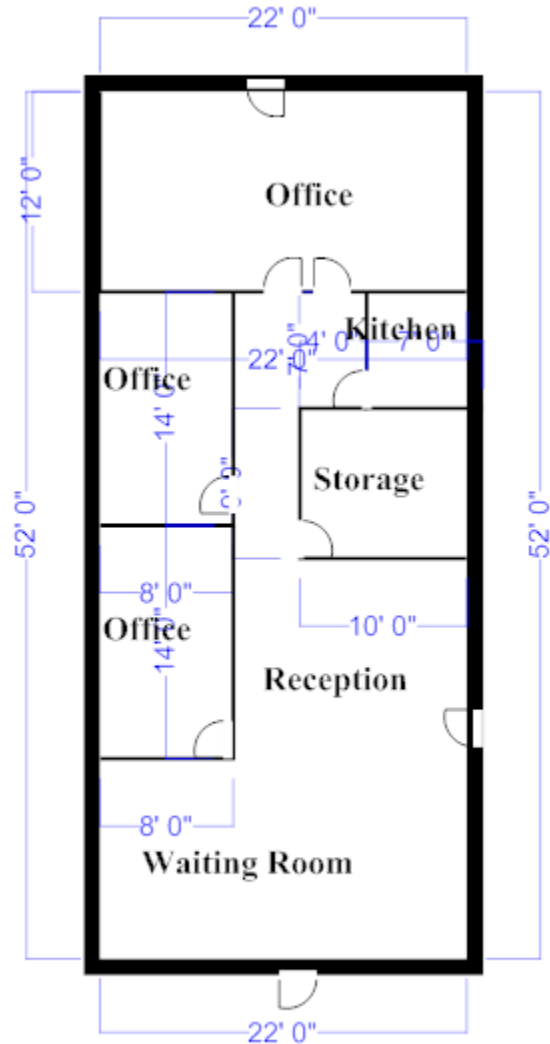
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Not to Scale



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## Photos



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## Photos

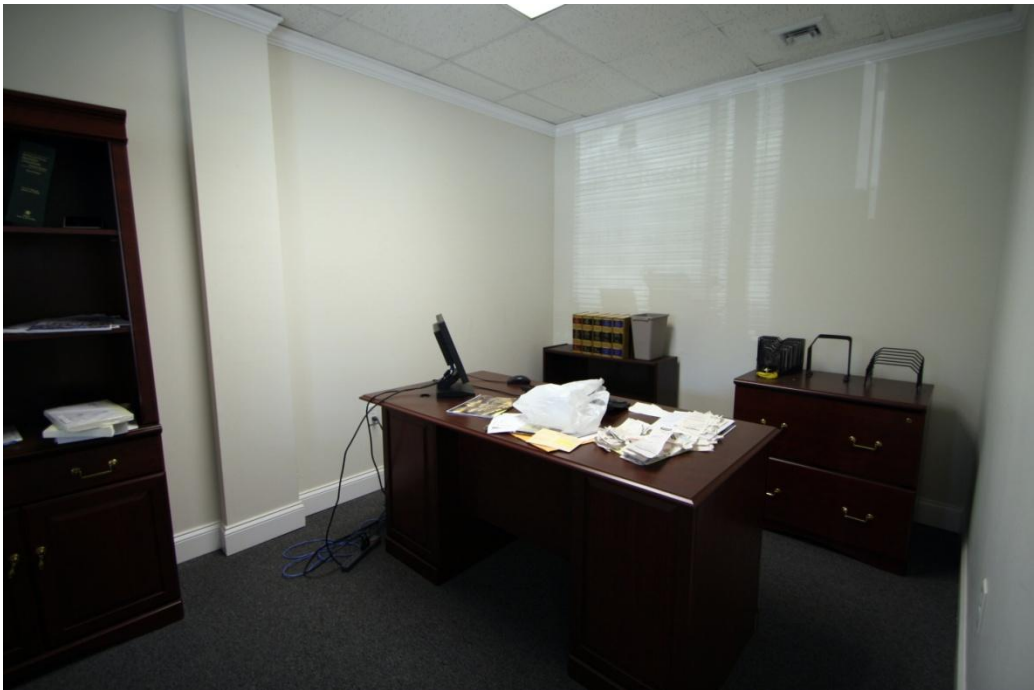


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