



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$18/SF NNN
1,531 +/- SF Professional Office Space

704 Main Street, Unit D, Falmouth, MA 02540



- **Former Community Bank Location**
- **Highly visible on Main Street with signage**
- **Two offices, conference room, front reception area and two baths**

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
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Executive Summary

Property Address:	704 Main Street, Unit D, Falmouth, MA 02540
Property Type	Professional
Assessor's Reference:	Map: 47B, Section: 3 Parcel: 003 Lot: 003DU
Year Built:	2006
Total Area:	1531 SF +/-
Zoning:	Business 3
Rent	\$18/SF
Lease Type	NNN
Date Available	Immediately

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Total Room Count	2
Number of Bathrooms	Two
Floor Levels	One
Town Sewer or Private Septic	Town
Town Water or Well	Town
Heating Type	Gas, FHA (A/C)
Gutters	Yes
Additional Features	On-site parking
Basement	Slab
Air Conditioning	Yes
Exterior	Wood
Flooring	Carpet
Foundation	Concrete Slab
Parking	Multiple Spots
Electrical	200 Amp
Handicap access	Yes



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Property Description

General Site Overview:

Former Community Bank Location with Main Street visibility and signage. 704 Main St is located directly across from D'Angelo's Sandwich Shop in Downtown Falmouth.

Complex Description:

704 Main street is made up of four different professional business suites with Main St frontage. There is lighted parking designated for commercial business use only.

Unit(s) Description:

704 Main Street, Unit D is a 1,531 SF condo, enjoy the high end build-out which includes two offices, a conference room, front reception area, two bathrooms, kitchen, copy room and storage. There is an ATM machine on the premises which the previous tenant is willing to leave behind. This is an ideal professional location in town.

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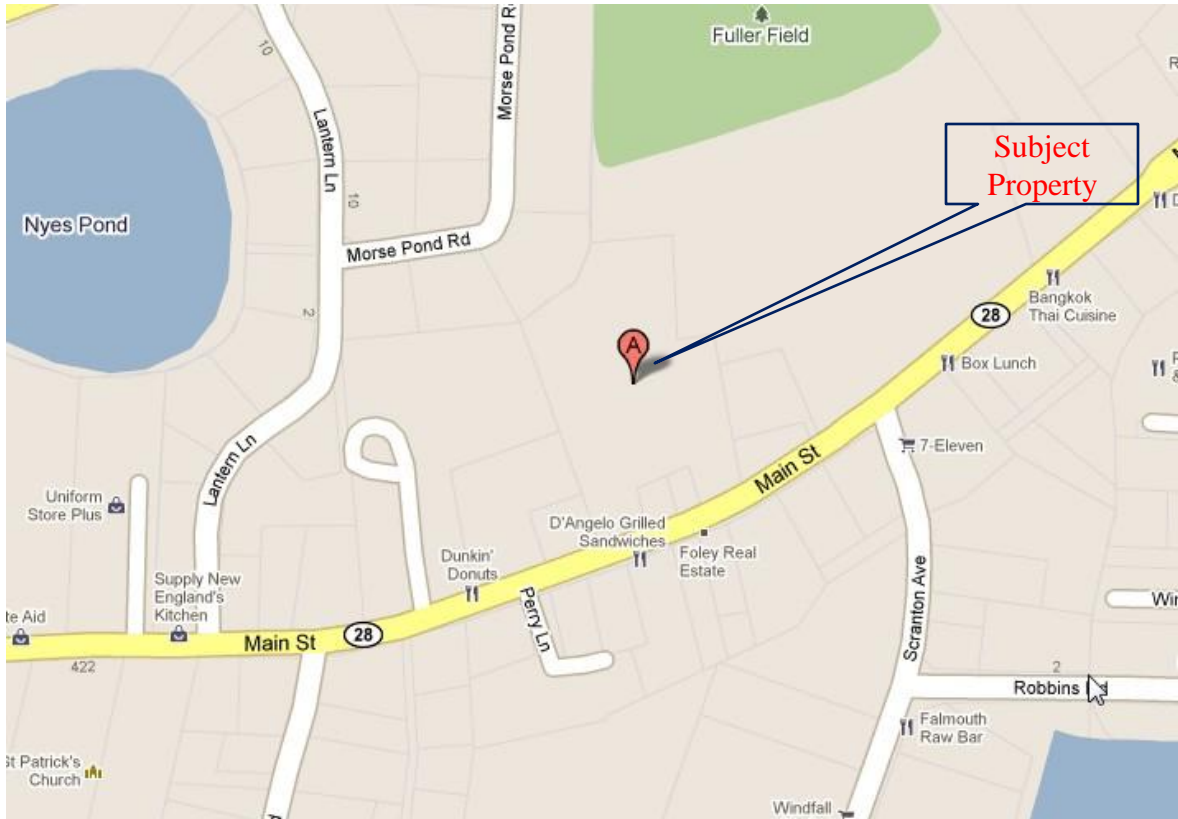
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Area Map



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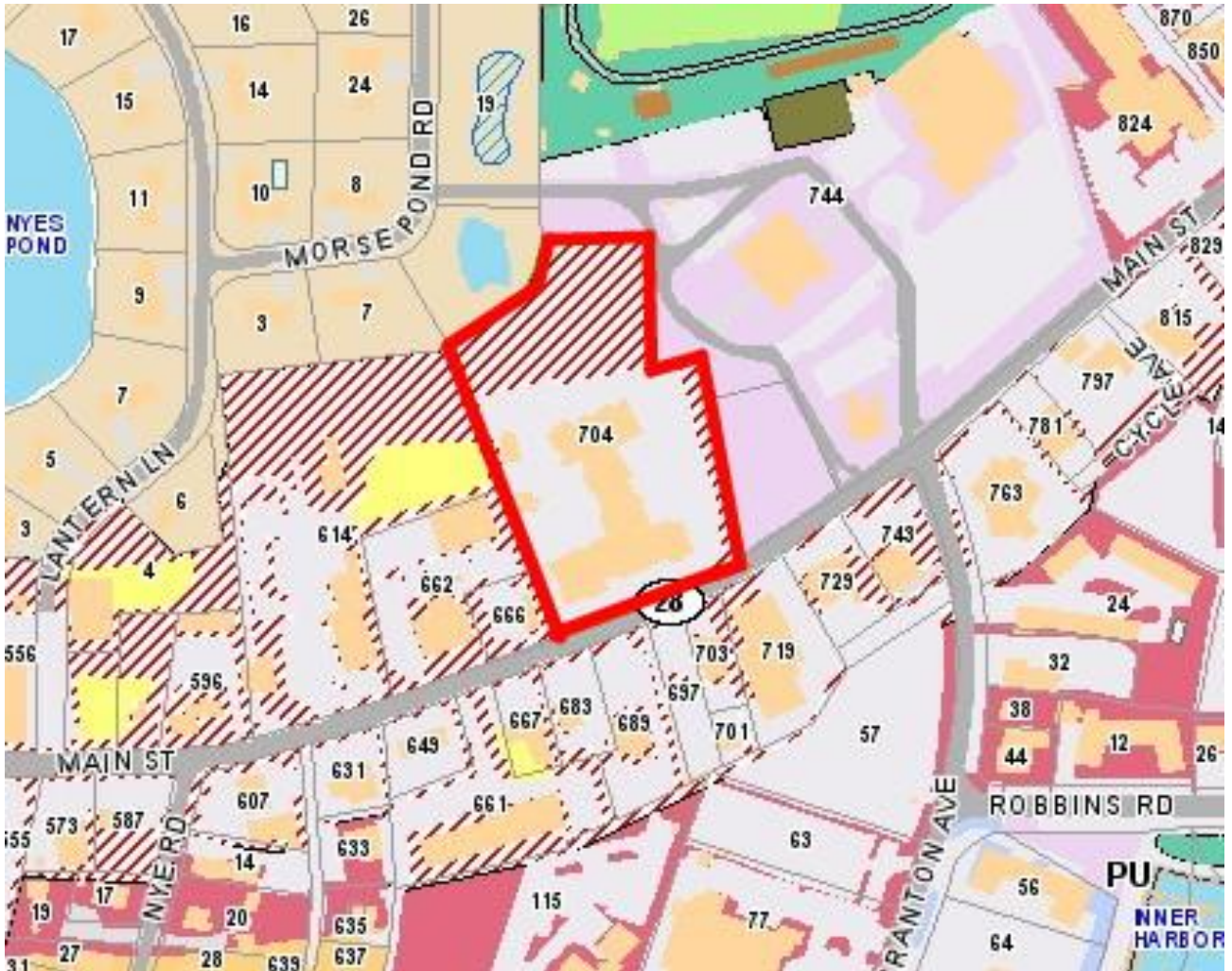
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Zoning Map



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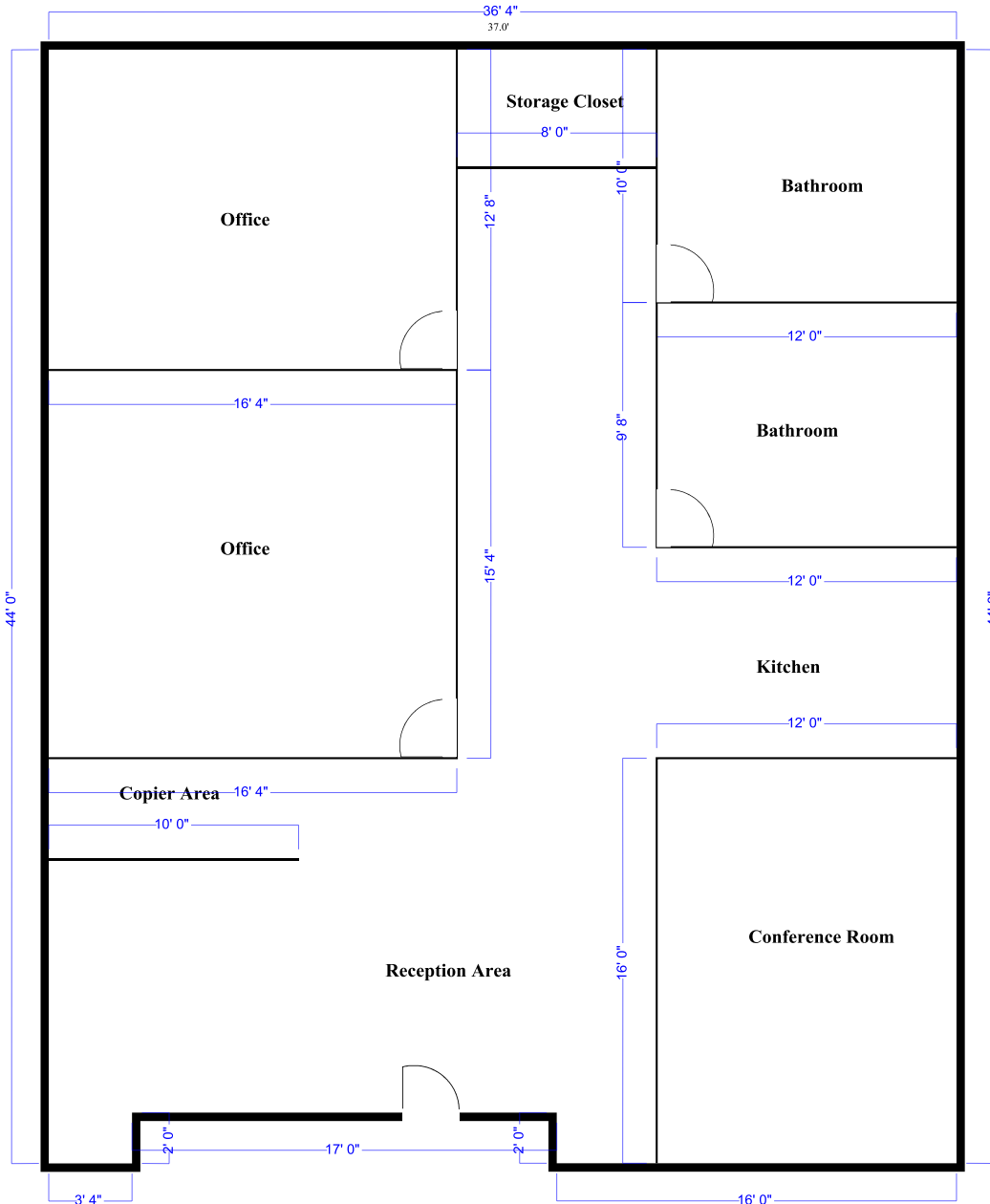
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Sketch of Condo



Not To Scale

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Photos



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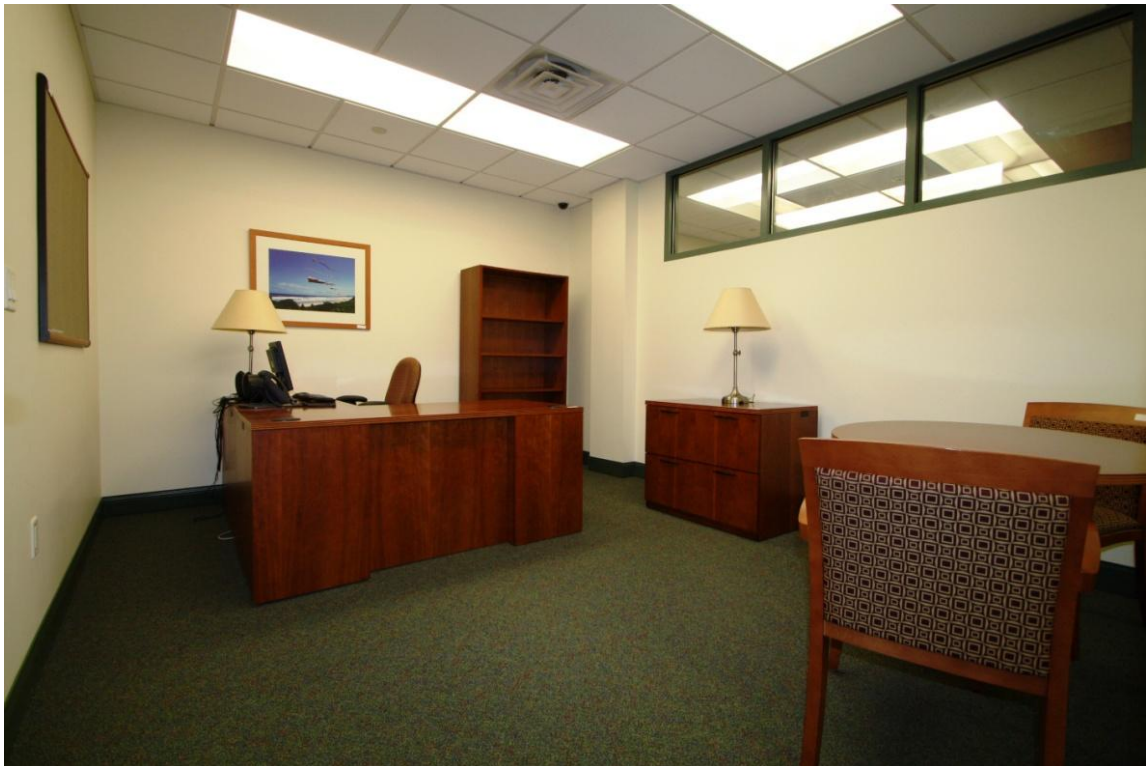
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