



# HARTEL REALTY

*Strategic Real Estate Services*

**FOR LEASE**  
**Multiple Office Suites**  
**2<sup>nd</sup> Floor Units**  
**\$275 - \$350**

**70 East Falmouth Highway, Falmouth, MA**



- **Highly visible East Falmouth Highway (Rt. 28) location.**
- **8 second floor office spaces available.**
- **Ample Parking.**

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](mailto:greg@HartelRealty.com)  
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## Executive Summary

Property Address:	70 East Falmouth Highway, Falmouth
Property Type	Office
Assessor's Reference:	Map: 33, Section: 03 Parcel: 016 Lot: 000
Tax ID #	33 03 016 000
Year Built:	1960
Total Area:	9,053 SF +/-
Zoning:	B2
Date Available	Immediately
Lease	\$275 - \$350/Mo. Modified Gross

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<b>Total Room Count</b>	<b>8</b>
<b>Number of Bathrooms</b>	Common Bath with lock
<b>Floor Levels</b>	Two
<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
<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:**

70 East Falmouth Highway is located at the corner of John Parker Rd. and Rt. 28 in East Falmouth.

### **Complex Description:**

70 East Falmouth Highway is a well maintained, wood structure building located on Rt. 28 in East Falmouth. There is ample parking and nicely landscaped grounds. There are multiple curb cuts onto John Parker Rd..

### **Unit(s) Description:**

There are currently eight units available on the second floor with two private offices and six offices with open ceilings. The rents for the two private offices are \$350/Mo. with utilities and the six other offices are \$275/Mo. with utilities. There are multiple sky lights for natural lighting on the second floor. There is a locked common bath on the second floor.



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## Area Map



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## Zoning Map



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## Photos



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