



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE \$1,450
1,100 +/- SF Retail/Office Unit #2B
205 Worcester Court, Falmouth, MA



- **Three offices and large reception area**
- **Highly visible Worcester Court**
- **Busy Neighborhood of Mixed Retail and Office/Commerce**

HARTEL COMMERCIAL
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
Year Built:	1986
Total Area:	1,100 +/- SF
Zoning:	B2
Date Available	Immediately
Lease	\$1,450/Mo. Modified Gross



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Detailed Summary

Total Room Count	4
Private or Shared Bath	Shared
Floor Levels	One
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Gas, FHA (A/C)
Gutters	Yes
Air Conditioning	Yes
Exterior	Wood/Brick
Flooring	Carpet
Foundation	Concrete Slab
Parking	Paved Lot



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Property Description

General Site Overview:

The Heritage Place complex is located just off Route 28, adjacent to 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 Court, just off Route 28. The complex enjoys on-site parking on both sides of the building and multiple curb cuts into Worcester Court.

Unit(s) Description:

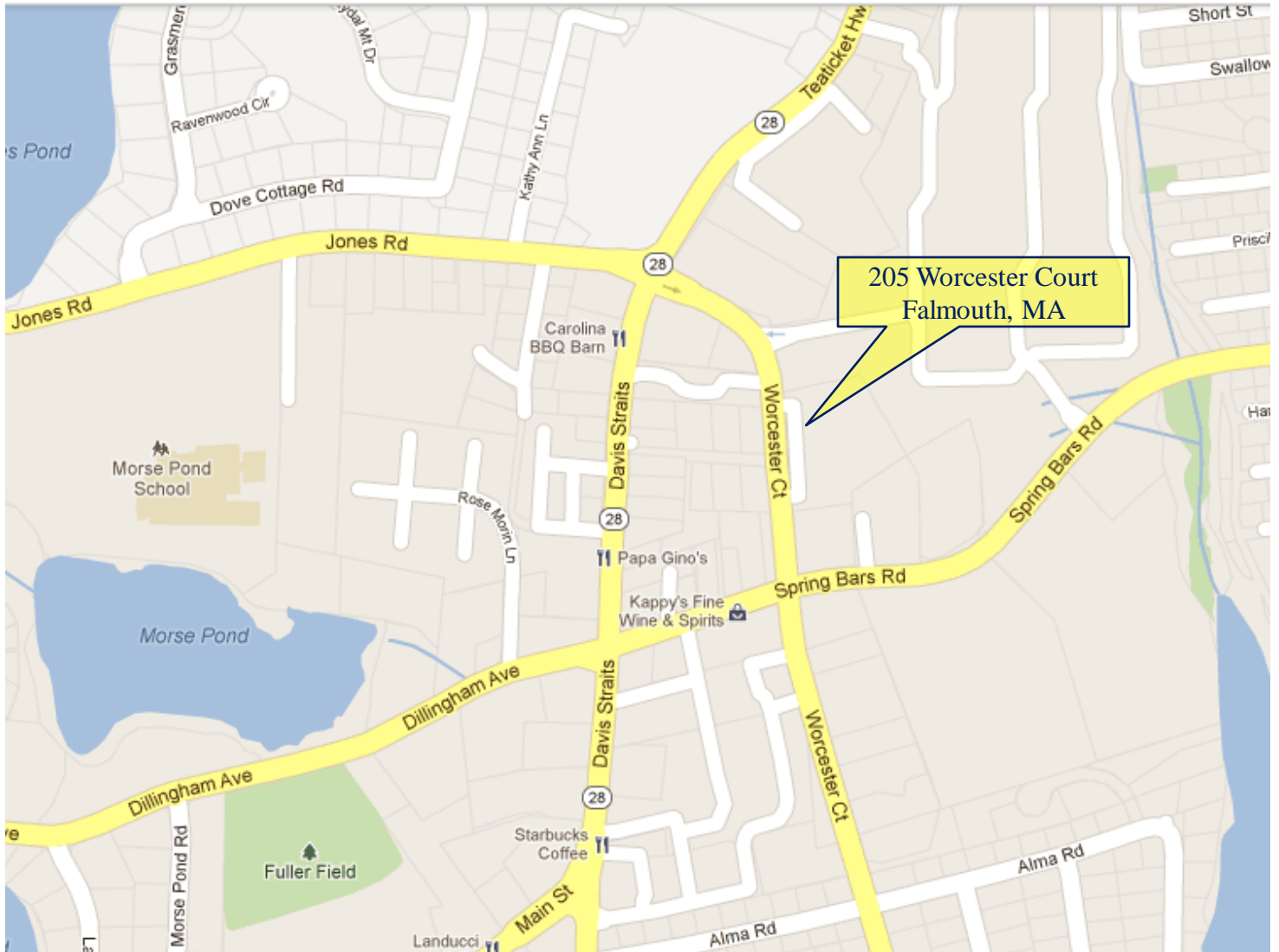
Unit 2B at Worcester Court is 1,100+/- SF space made up three offices, kitchenette and a large reception/waiting room. The office has CAT 5 wiring, new carpet and a multi zoned heating/ac system.



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Area Map



205 Worcester Court
Falmouth, MA

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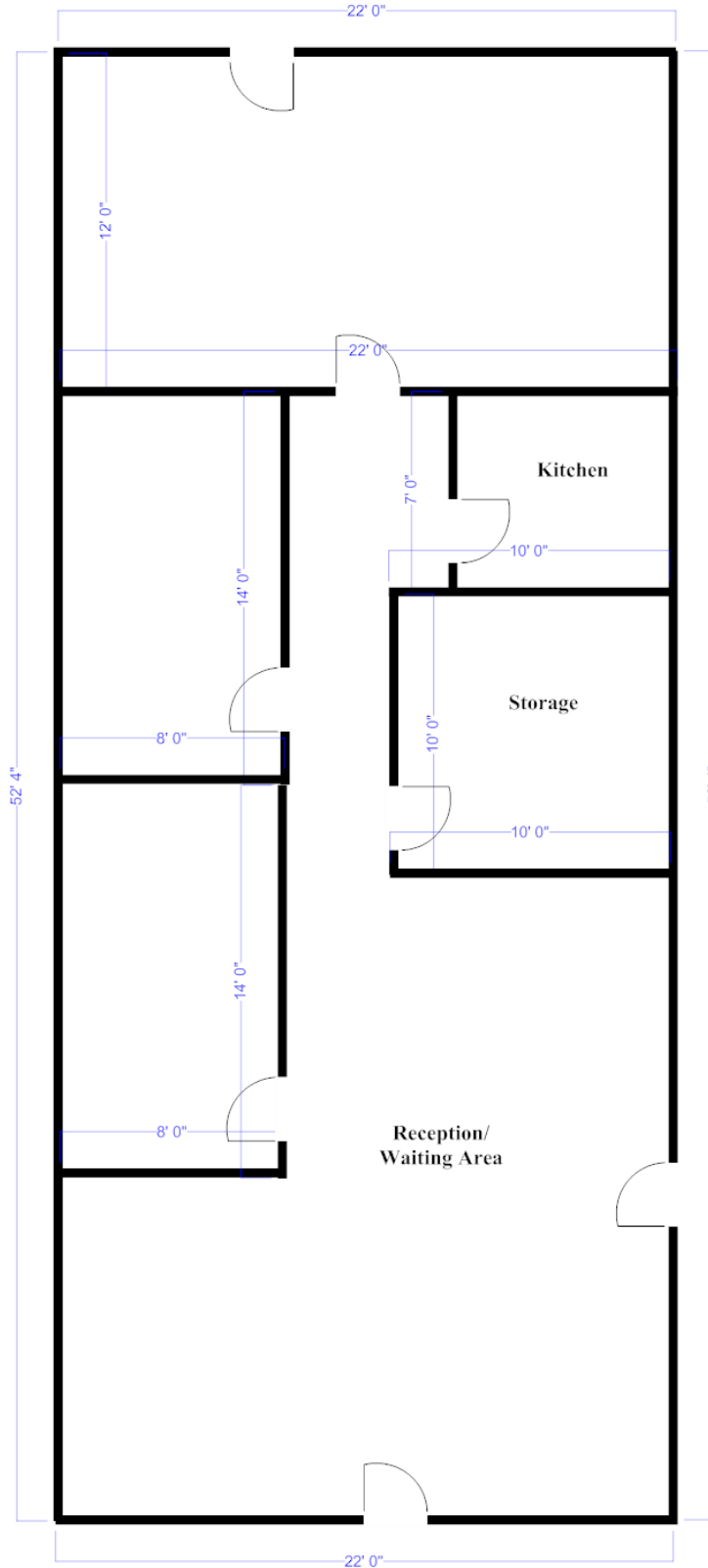
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Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale.



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Photos



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