



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$1,800/mo.

1,250 +/- SF Office

Building #3

24 Spring Bars Road, Falmouth, MA



- Brand New Commercial Construction
- Close proximity to Route 28, Downtown Falmouth
- Neighboring Complementary Businesses
- Maximum Visibility, High Traffic Area

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

www.hartelrealty.com



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Executive Summary

Property Address: 24 Spring Bars Road, Falmouth, MA

Units # A & B

Property type: Office

Rent: \$ 1,800/mo. plus utilities

Lease Type: Gross

Date Available: Immediate

Unit Size: 1,250 +/- SF

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Detailed Summary

Total Room Count in Suite	Configurable
Private or Common Bathrooms	Common
Floor Levels	First Floor
Parking for Unit	Ample
Town Sewer or Private Septic	Town
Town Water or Well	Town
Tenant Pays	Gas and Electric
Heating Type	Natural Gas, FHA
Air Conditioning	Yes
Sprinklers	Yes

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Property Description

General Area Overview:

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Incorporated into a town in 1686, it is the second largest town on Cape Cod and offers more than 68 miles of coastline and 12 miles of warm water beaches. The town is a collection of eight villages and is just seven miles away from Martha’s Vineyard. Visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

Neighborhood Description:

24 Spring Bars Road is surrounded by well-known businesses; Kappy’s Liquors, TJ Maxx, Wal-Mart, Staples, Petco, Papa Gino’s Citizen’s Bank, Starbucks, Falmouth Plaza and the Falmouth Mall, to name a few. Well located in a high traffic area, 24 Spring Bars Road offers Retail and or Office Space and ample parking.

Building Details:

Building #3 features two Retail or Office units, each with 1,250 +/- SF each. Both units share a common bath and there is basement storage. Tenant pays gas and electric utilities and space is currently configurable.

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Area Map



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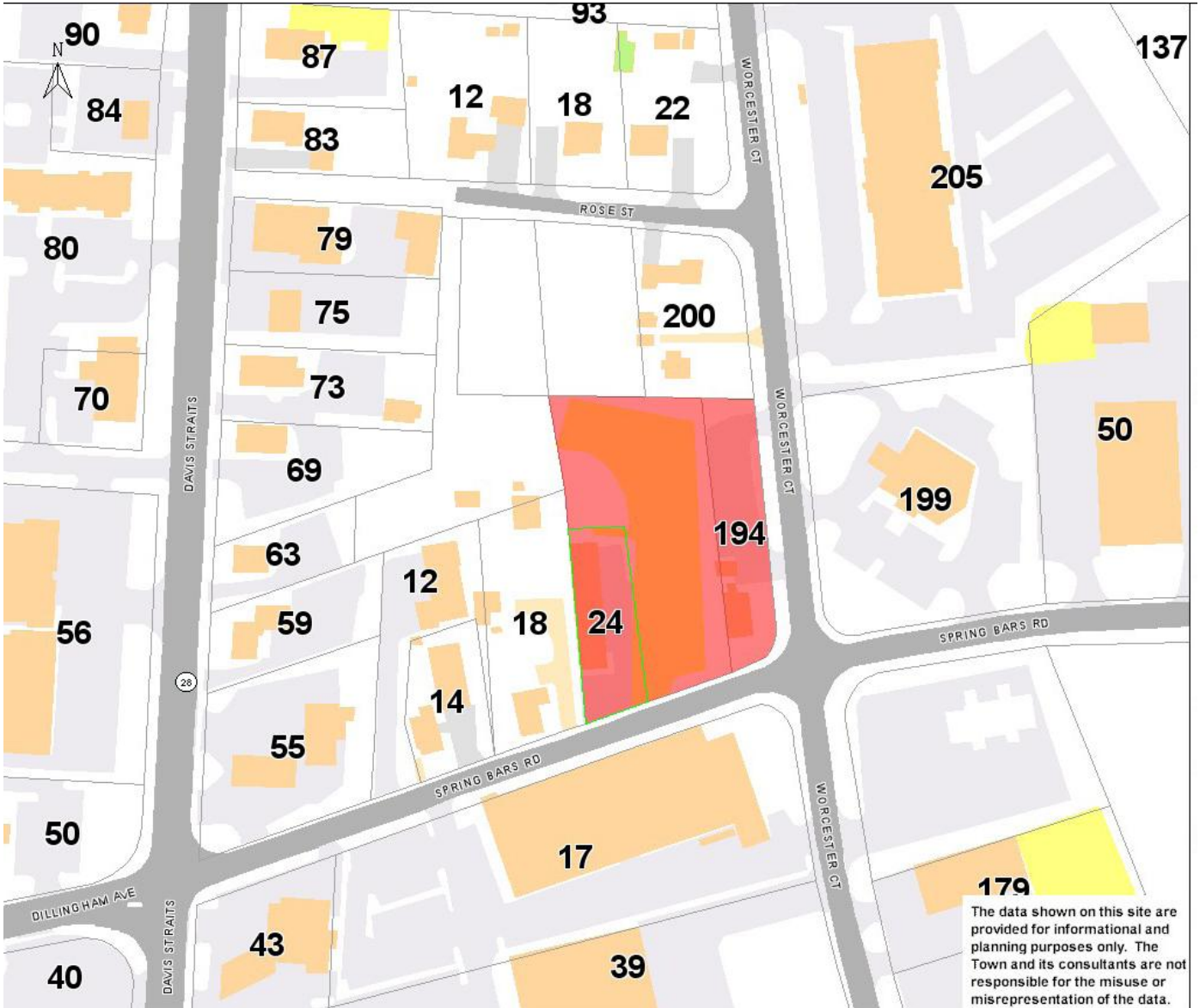
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Assessor's Map



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