



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$900/mo.
750 +/- SF Office Suite
49 Locust Street, Falmouth, MA



- Established Law Office
- Well Traveled Location
- Handy to Downtown Falmouth, Route 28
- Prominent 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: 49 Locust Street, Falmouth, MA

Property type: Office Suite

Rent: \$900/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 750 +/- SF

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Detailed Summary

Total Room Count in Unit	3
Private or Common Bathrooms	Common
Floor Levels	First or Second
Parking for Unit	Ample
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Kitchen	Shared
Additional Information	Shared Conference Room
Heating Type	Natural Gas, FHA
Air Conditioning	Yes
Elevators	None
Foyer (Y/N)	Yes

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Property Description

General Site Overview:

Locust Street in Falmouth is a major thoroughfare with mixed commercial and residential. Downtown Falmouth is approximately .25 mile away and is a lively center of town, with a variety of restaurants and retail as well as spas, wine shops and fine boutiques.

Building Description:

49 Main Street is an 18th century structure that was at one time a private home. In recent years, the building has been enlarged and renovated, including a kitchen, which is shared by tenants. Other common areas include; restrooms, conference room and plentiful parking.

Unit Details:

Both available units of 49 Locust Street have their own separate entrance and hallway/foyer. The units offer fresh paint, sunlit rooms and carpeting in a well cared for structure. Perfect for small business office or sole practitioner.

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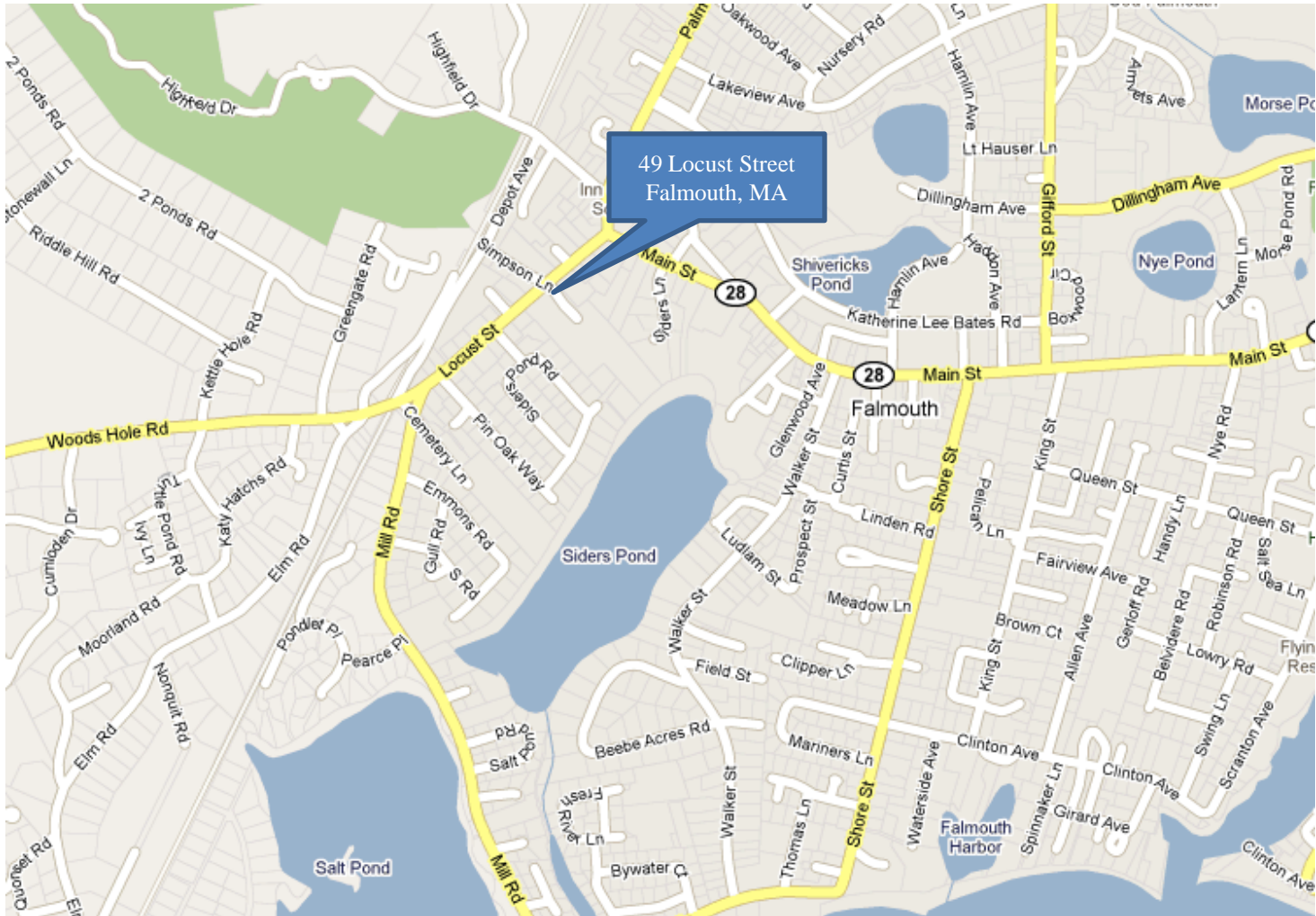
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Area Map



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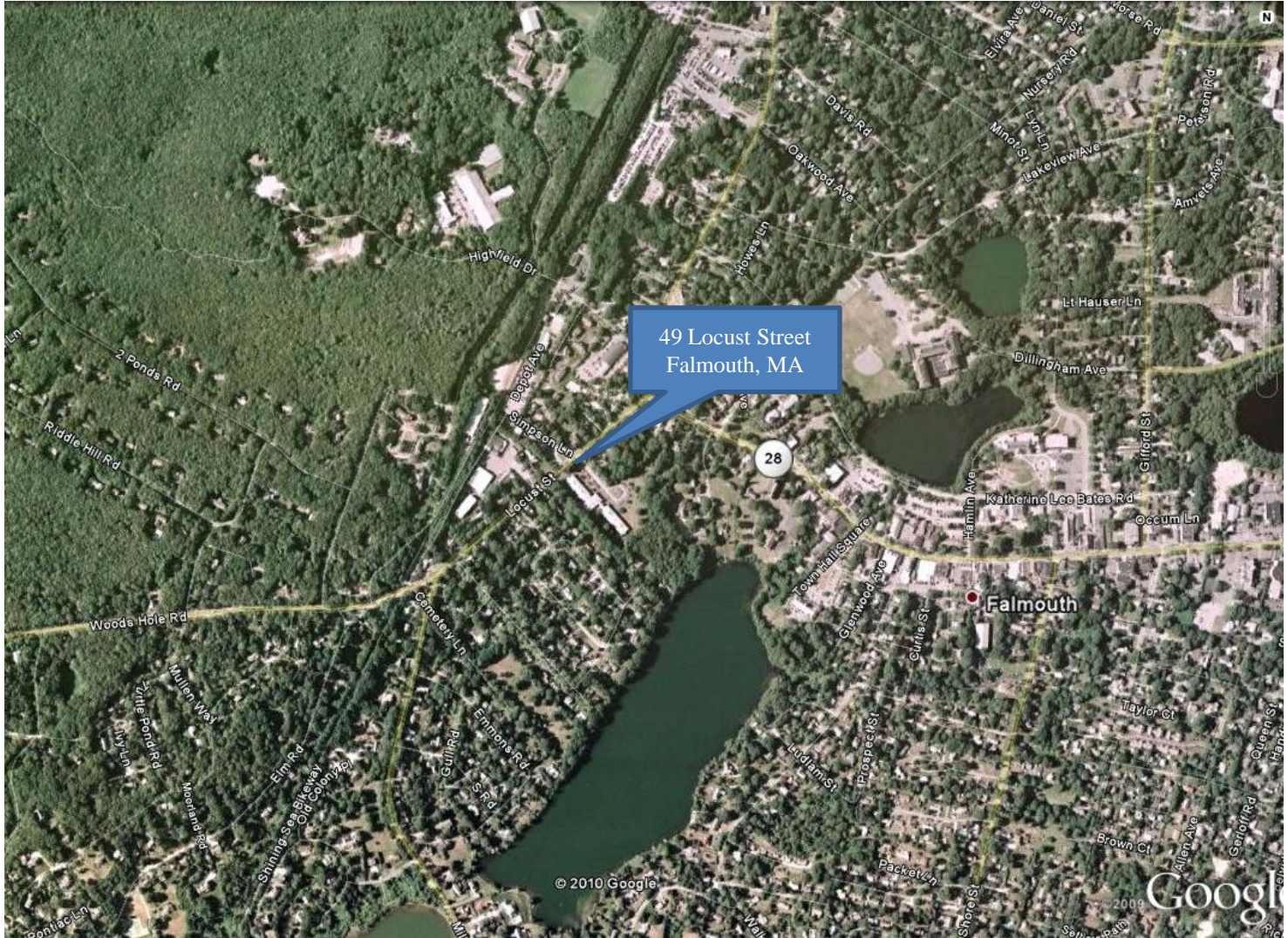
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Aerial View



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Photos



Private Entrance



Parking Area



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Photos



Reception/Entrance, showing both inner offices



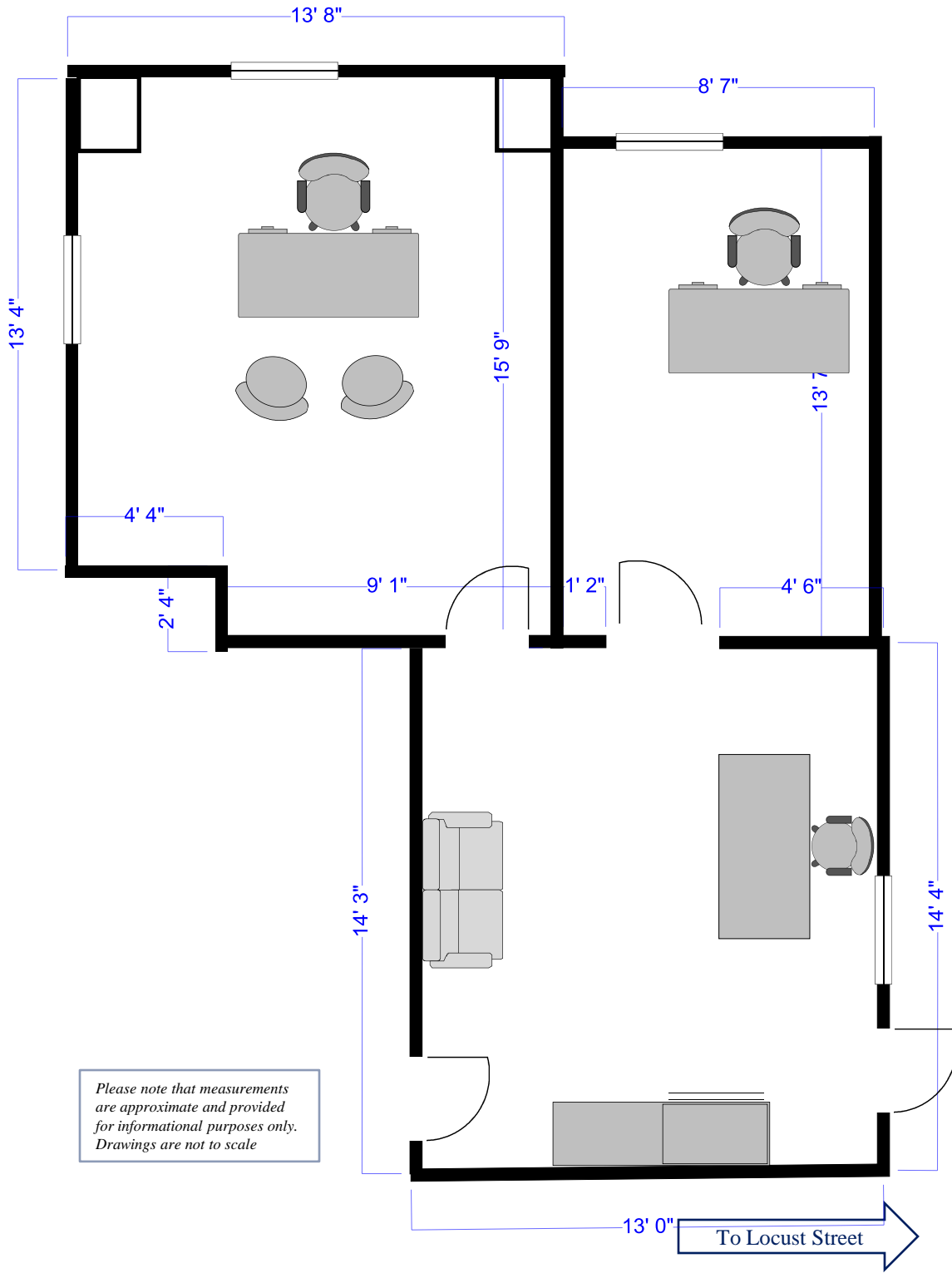
Larger office

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Floor Plan

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