



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - \$17 SF**  
**13,000 +/- SF Office/Medical Building**  
**11 Riverside Drive, Lakeville, MA**



**Convenient to Route 495, Boston, South Shore, Cape Cod**  
**Drive-Thru/Drive-up Access**  
**Neighbors MBTA Commuter Rail**  
**Close to Bank and Shopping Plaza**

HARTEL COMMERCIAL  
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)  
[www.HartelRealty.com](http://www.HartelRealty.com)



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## Executive Summary

Property Address: 11 Riverside Drive, Lakeville, MA

Property type: Office/Medical Building

Rent: \$17/SF

Lease Type: NNN

Date Available: March 1, 2012

Building Size: 13,000 +/- SF



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## Detailed Summary

<b>Floor Levels</b>	<b>1</b>
<b>Parking for Property</b>	<b>Paved Lot, 78 Spaces</b>
<b>Number of curb cuts</b>	<b>2</b>
<b>Town Sewer or Private Septic</b>	<b>Septic</b>
<b>Town Water or Well</b>	<b>Town Water</b>
<b>Heating Type</b>	<b>Natural Gas, FHA</b>
<b>Air Conditioning</b>	<b>Central</b>
<b>Ceiling Height</b>	<b>9'</b>
<b>Building Exterior</b>	<b>Brick</b>
<b>Roof</b>	<b>Rubber</b>
<b>Additional Features</b>	<b>Break Room with Sink, Handy to Commuter Rail Two Reception Areas</b>



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## Property Description

### General Site Overview:

Lakeville is a town approximately forty miles south of Boston, bordering both Taunton and Middleboro. It is so named because of all the bodies of water within the town limits. Out of a total of 36 square miles, nearly one sixth is water. Lakeville has accessibility to Route 495, Route 3 and Routes 44 and 105.

### Neighborhood Description:

Riverside Drive is located just one half mile from Route 495, at Lakeville Corporate Center, on the same street as the US Post Office and other corporate office buildings. Proximity to the MBTA commuter rail and convenient highway access makes this a perfect setting for commuters.

### Property Description:

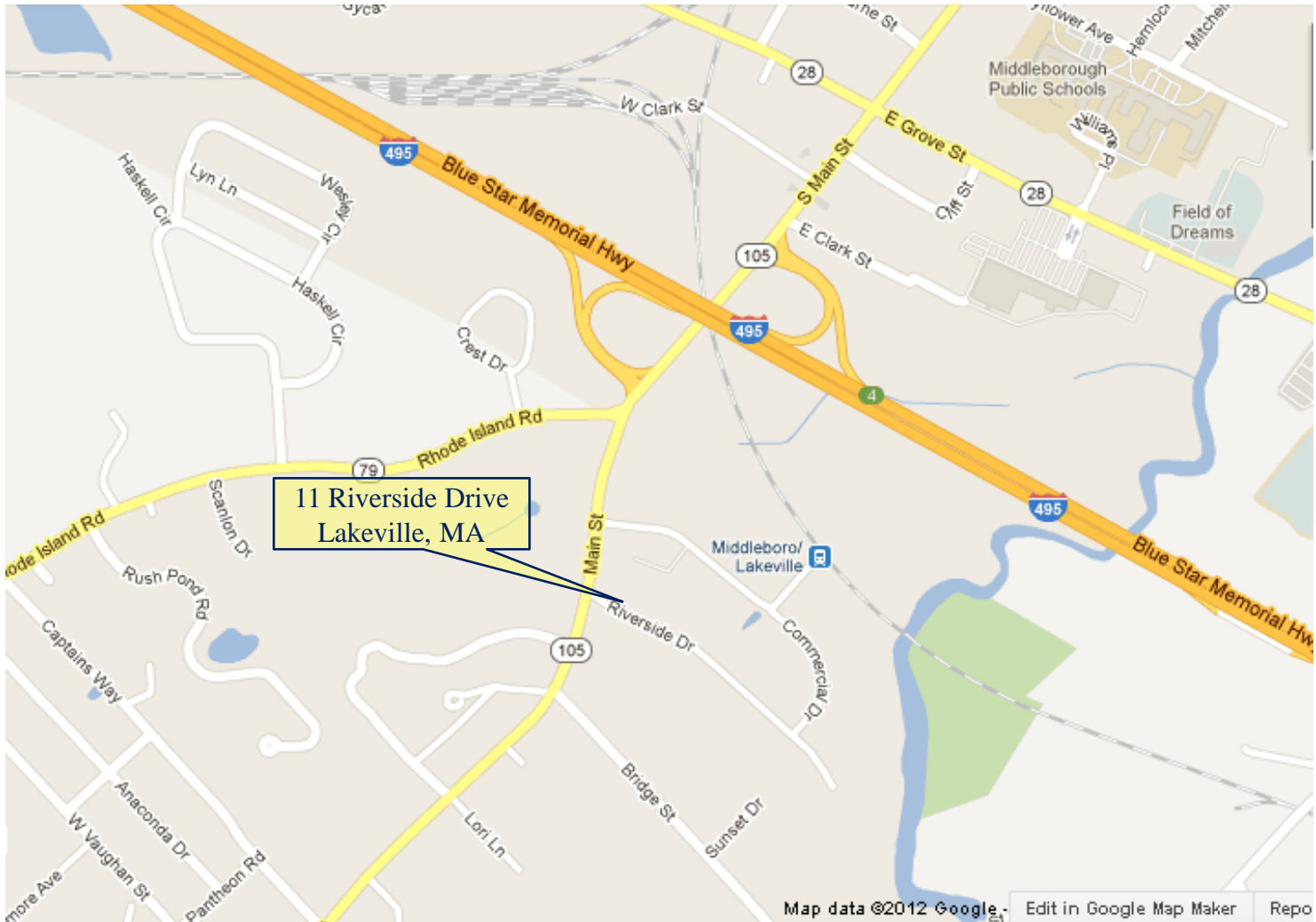
The former Arbella Insurance office is suitable for most office or medical uses. This free-standing building offers plentiful parking, two bathrooms, a break room, two reception areas, a conference room and expansive space easily customizable for a number of uses.



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## Area Map



11 Riverside Drive  
Lakeville, MA

Map data ©2012 Google, Edit in Google Map Maker, Repo



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## Area Satellite



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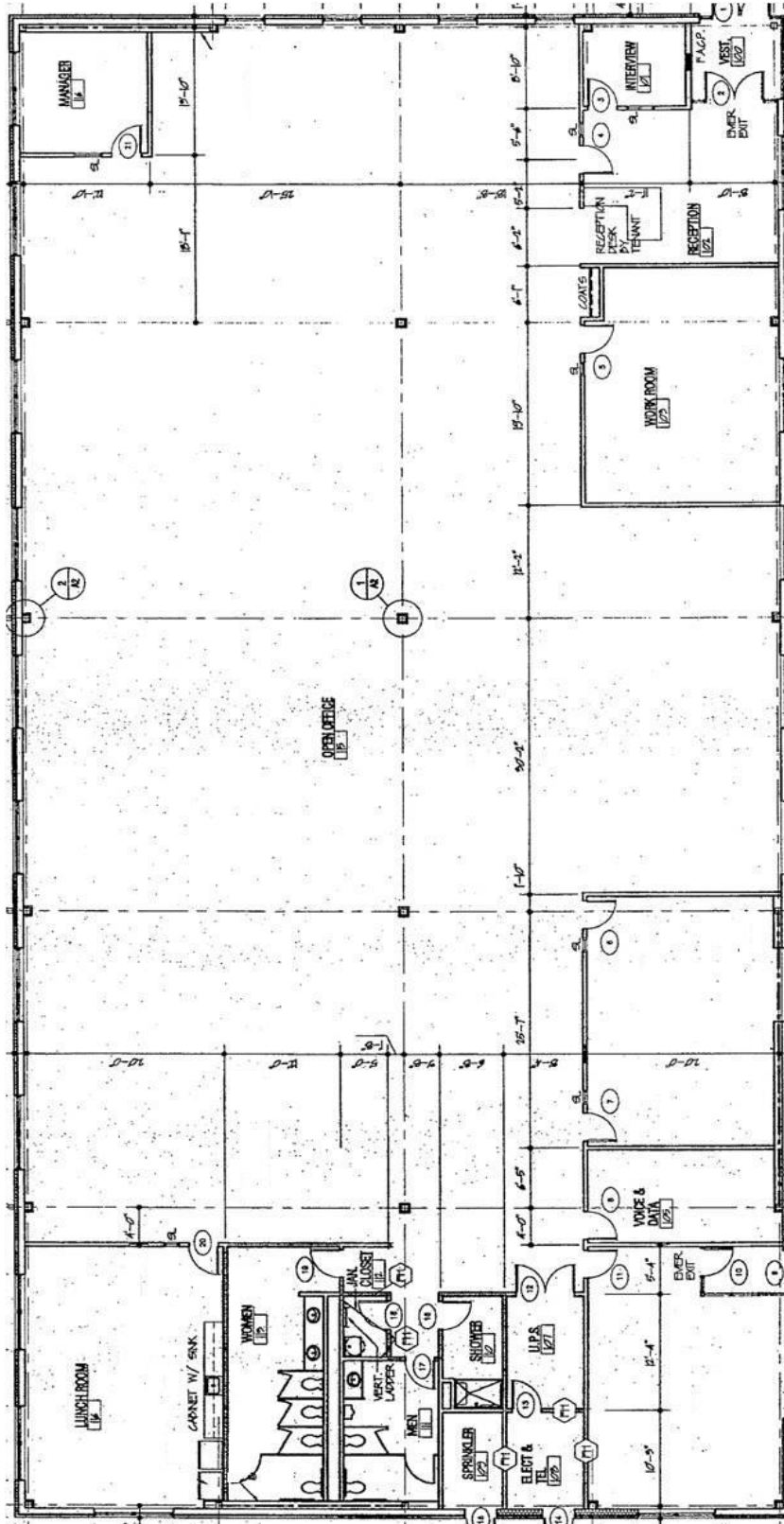


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Original Floor Plan

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