



HARTEL REALTY

Strategic Real Estate Services

FOR LEASE - \$2,216/mo
2,660 +/- SF Retail / Office
Unit #93

95 Spring Bars Road, Falmouth, MA



- Well Established Retail Location
- Favorable Neighboring Businesses
- Ample Parking
- 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



HARTEL REALTY

Strategic Real Estate Services

Executive Summary

Property Address: 95 Spring Bars Road, Falmouth, MA

Unit # 93

Property type: Retail/Office

Rent: \$2,216 /mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 2,660 +/- SF

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



HARTEL REALTY

Strategic Real Estate Services

Detailed Summary

Total Room Count in Unit	2
Ceiling Height	9'
Ceiling Type	Suspended
Flooring	Carpet
Building Construction	Wood Frame
Roof Type	Asphalt
Windows	Front, plate glass
Additional Features	Utility Room
Handicap Access	Yes
Number of Bathrooms	1
Floor Levels	First floor
Parking Reserved for Unit	Ample public
Number of curb cuts	2
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Heating Type	Natural Gas
Air Conditioning	Yes
Maximum contiguous SF	2,660 +/- SF

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



HARTEL REALTY

Strategic Real Estate Services

Property Description

General Site Overview:

95 Spring Bars Road runs parallel to Route 28 in Falmouth, directly across the street from the Falmouth Mall. The surrounding area enjoys a number of retail and commercial trade, with accompanying traffic from Route 28 and downtown Falmouth. A well-populated shoreline community is also in the immediate vicinity. Main Street Falmouth is one mile to the south and is a lively town center, with a variety of restaurants and retail as well as spas, specialty shops and fine boutiques.

Complex Description:

Trade Center Plaza is a single building with eight commercial units on the first floor. The entire lower level is comprised of a bowling alley and the entire second floor houses residential apartments. The building offers ample public parking and all commercial units are on the ground floor.

Unit Details:

Unit #93 is a 2,660 +/- SF unit, with two main rooms and a utility closet. The unit also offers a private bath. Previously used as a printing shop. Perfect for office, light industrial or retail use.

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

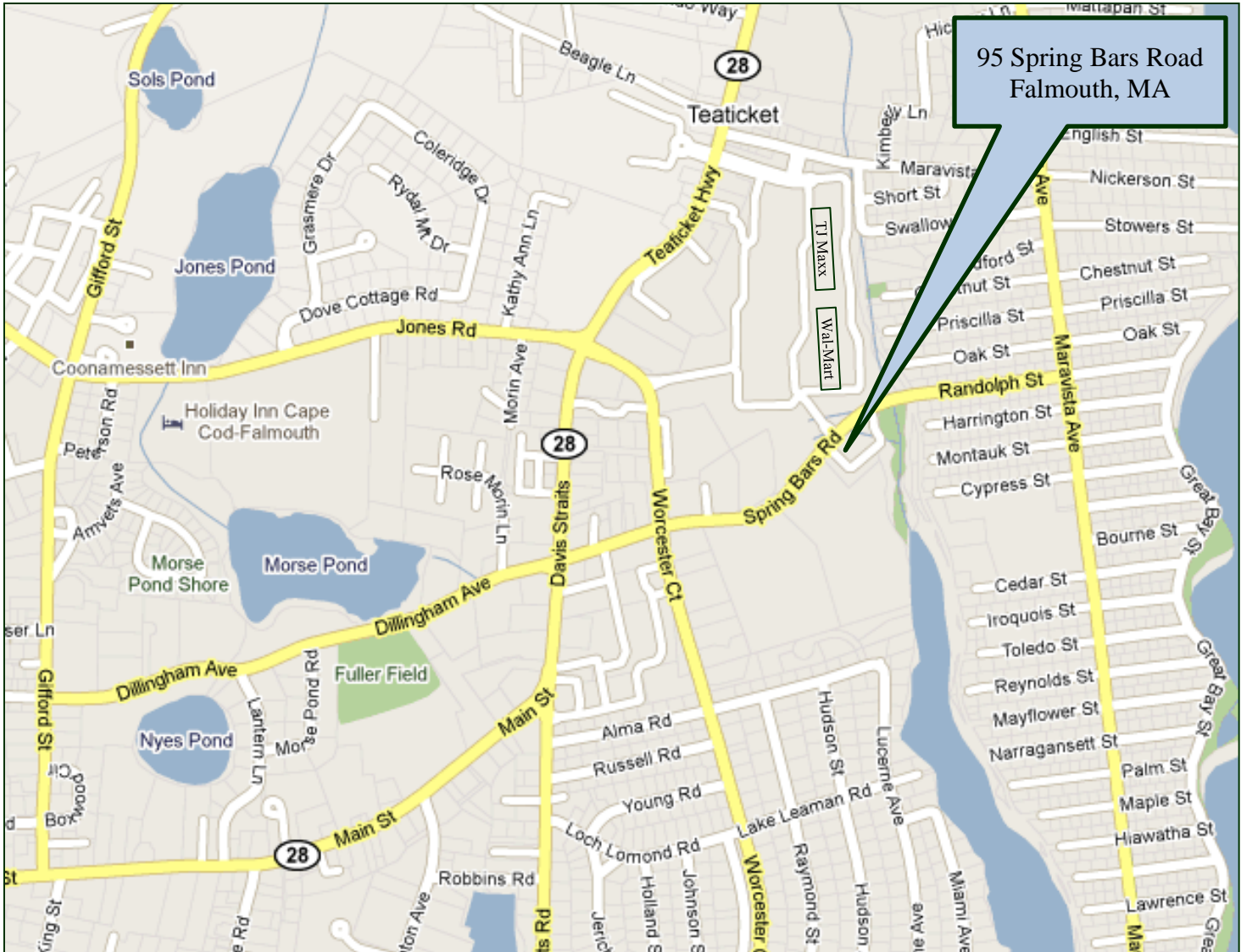
www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Area Map



95 Spring Bars Road
Falmouth, MA

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

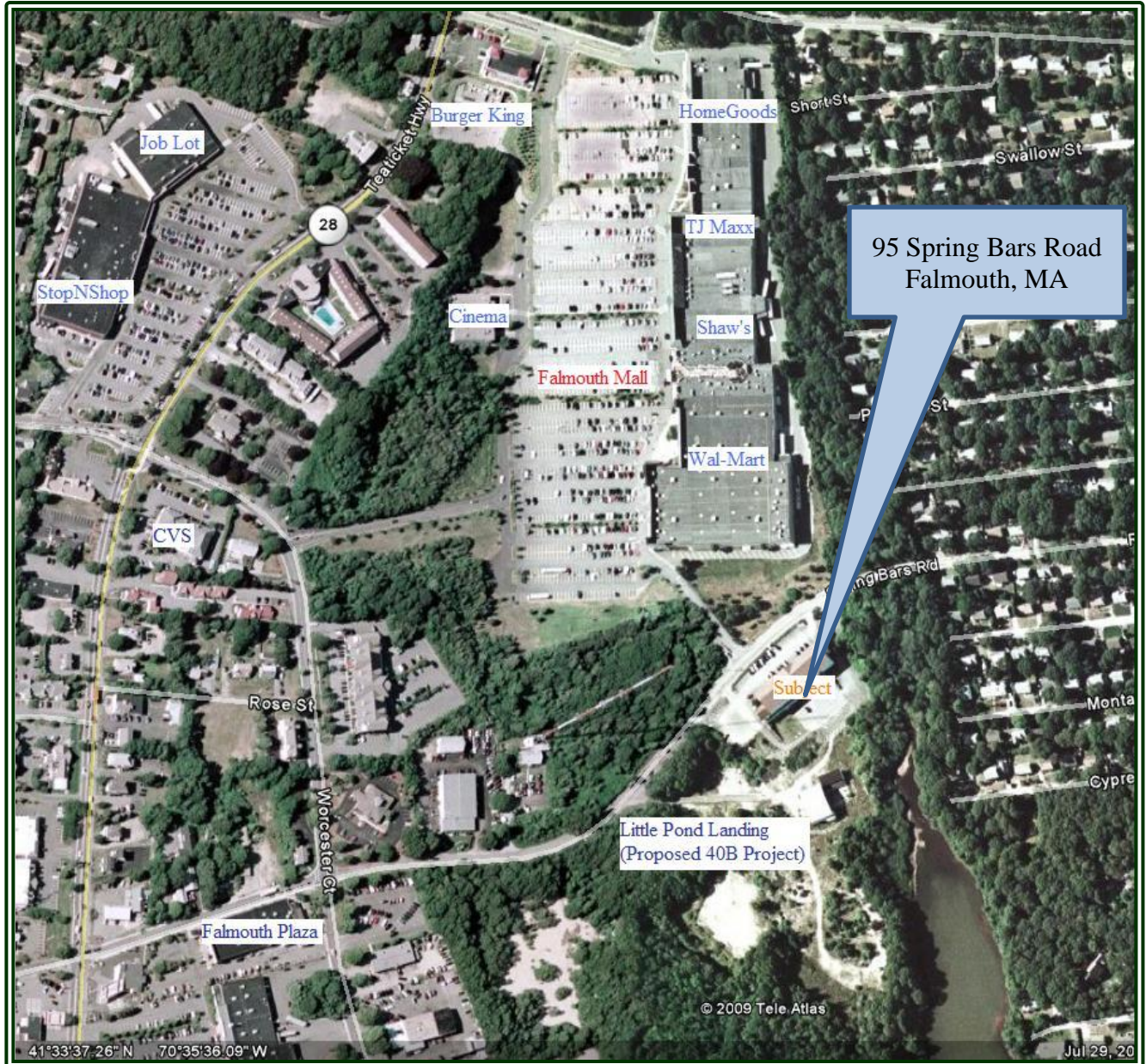
www.hartelrealty.com



HARTEL REALTY

Strategic Real Estate Services

Aerial Map



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



HARTEL REALTY

Strategic Real Estate Services

Photos



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

