



HARTEL REALTY

Strategic Real Estate Services

**FOR LEASE - \$1,050/mo.
1,260 +/- SF Retail / Office**

**118 Waterhouse Rd, Unit E
Bourne, MA 02532**



- Well Established Commercial Location
- Ample Parking
- Just off Rt. 28

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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: 118 Waterhouse Rd, Bourne, MA 02532

Unit # E

Property type: Office

Rent: \$1,050/mo.

Lease Type: Gross

Date Available: 9/1/2011

Unit Size: 1,260 +/- SF



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Detailed Summary

Total Room Count in Unit	Six
Private or Common Bathrooms	Private
Floor Levels	Second floor
Parking Reserved for Unit	Ample public
Number of curb cuts	1 - one cut
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Basement Type	Slab
Heating Type	Gas FHA
Air Conditioning	Yes
Ceiling Height	8' 6"
Flooring	Carpet
Building Construction	Wood Frame
Gutters (Y/N)	Yes
Siding	Wood
Roof Type	Asphalt
Handicap Access	Yes
Maximum contiguous SF	1,260 +/- SF



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Property Description

General Site Overview:

118 Waterhouse is located just off Rt. 28 about 1.5 miles from the Bourne Bridge. To the south is Falmouth and Woods Hole.

To the north is Rt. 25 for easy access to Rt. 495 and points north.

Complex Description:

118 Waterhouse is a building with several other Office Condos. There is a common foyer on both the first and second floor.

Unit Details:

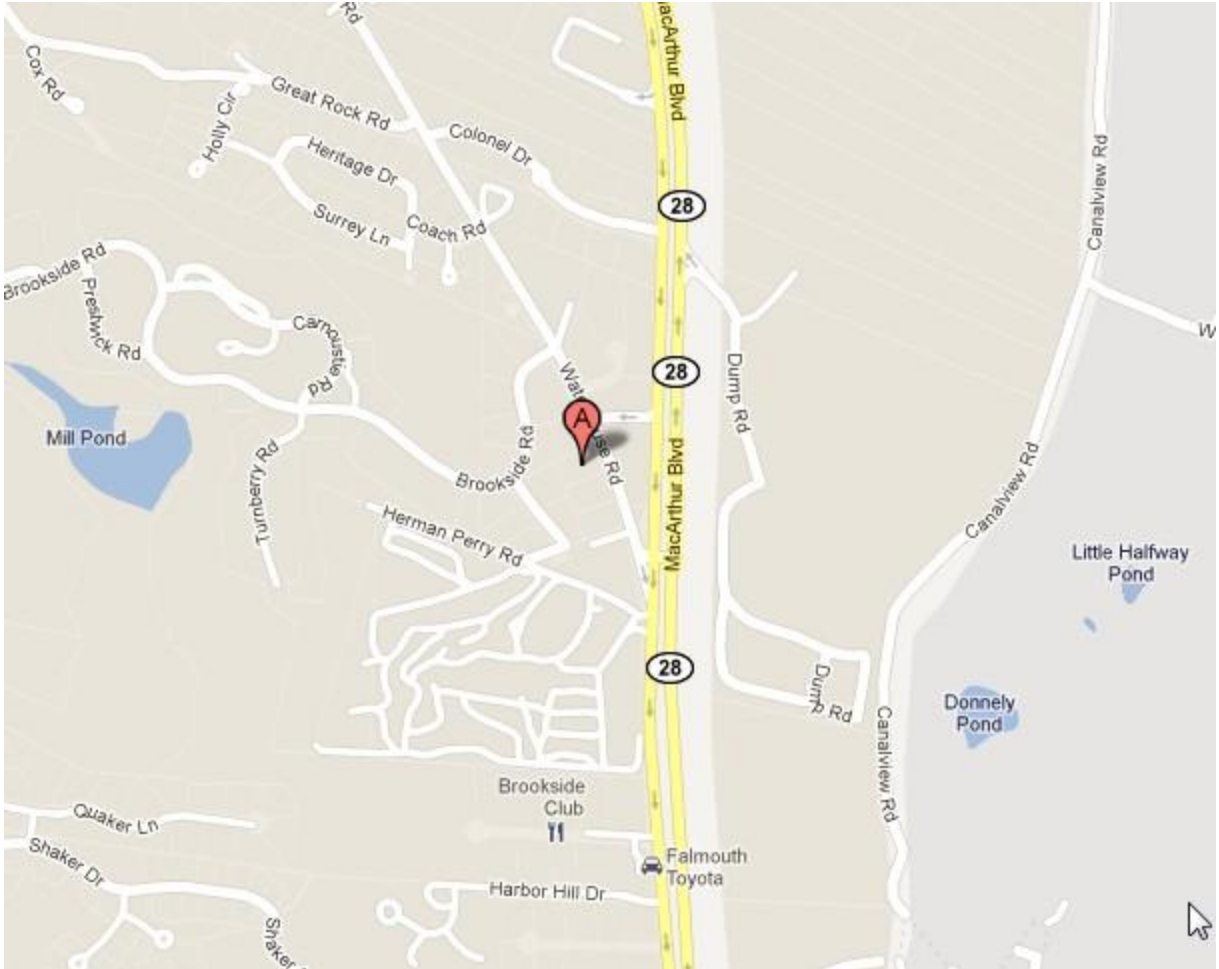
Unit E is a 1,260 +/- SF unit, comprised of five offices, a private bath and a large open conference area. This suite is convenient to the front entrance and parking.



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Area Map



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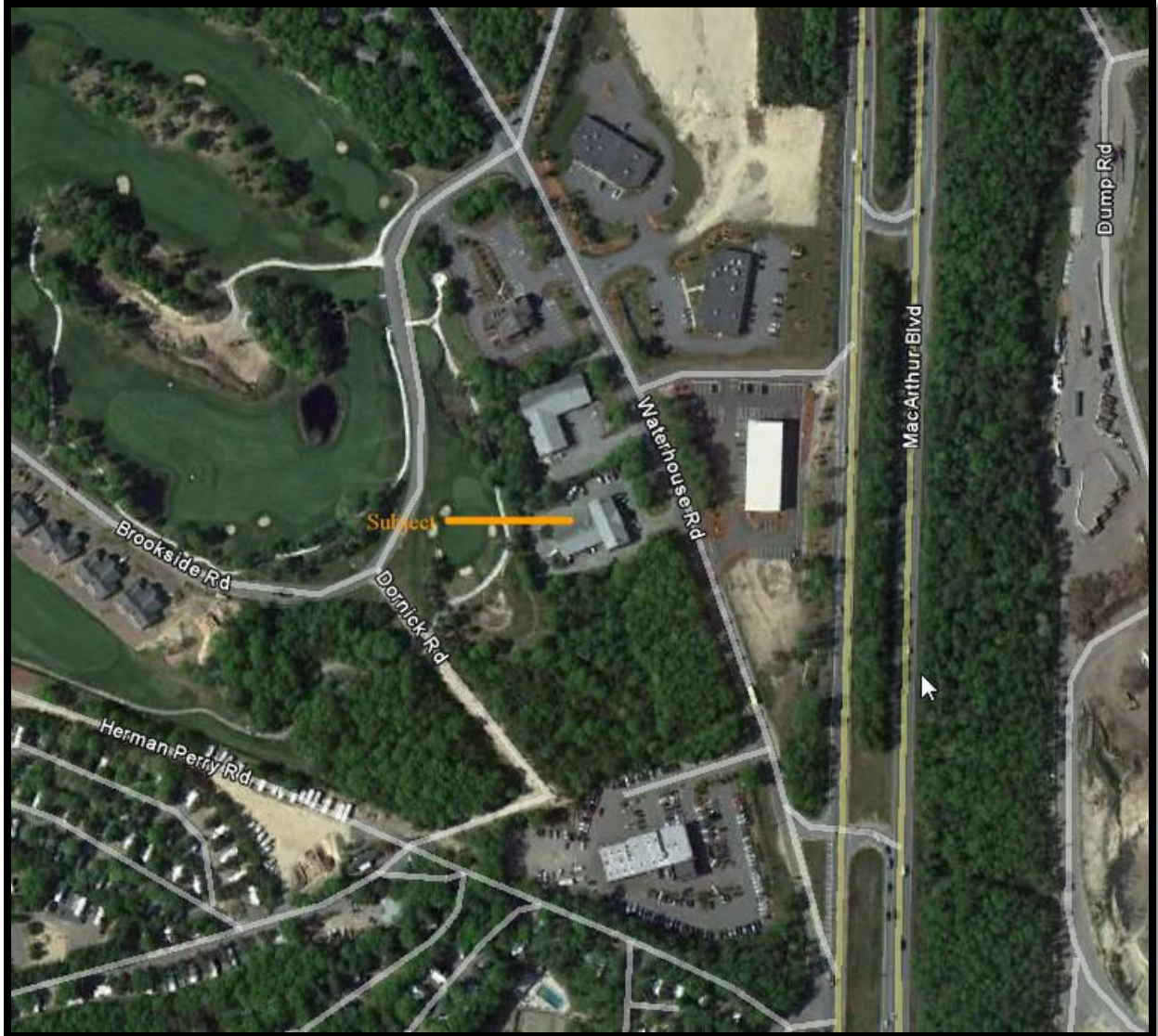
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Area Satellite



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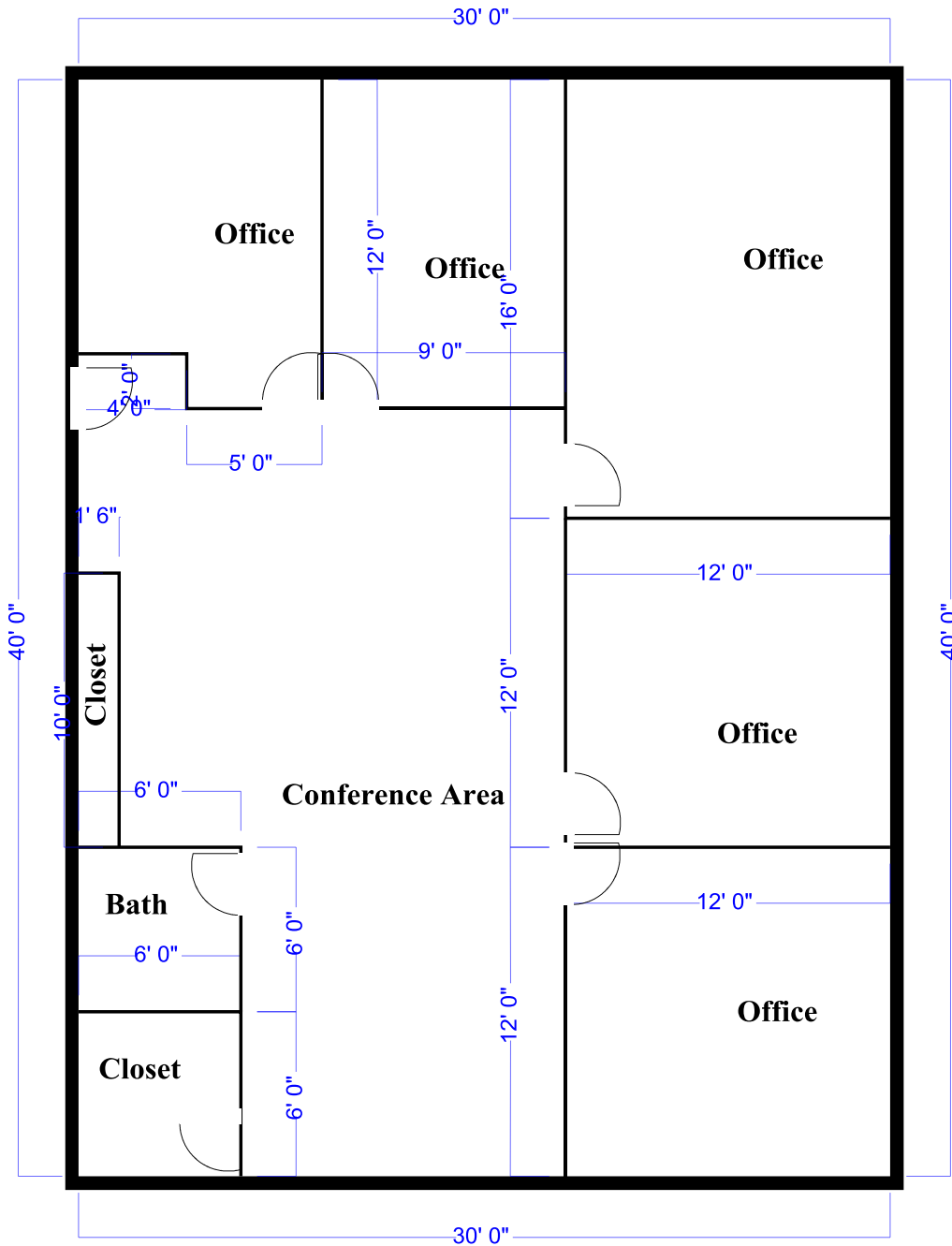
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Deer Crossing, C-11



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