



155 Katherine Lee Bates Road - Parallel to Rte 28 - Falmouth, MA

FOR LEASE - Located Parallel to Downtown Main Street

1,990± SF - \$2,000/Mo All Inclusive

2ND FLOOR SPACE - ELEVATOR AND STAIR ACCESS

Jody Shaw 508-566-3556 Jody@HartelRealty.com
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HARTEL COMMERCIAL REAL ESTATE
Falmouth



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155 Katherine Lee Bates Road, Falmouth, MA

Property Details

- * **Prime Commercial Space For Lease - Rare Location Just behind Main Street**
- * **Former Falmouth Road Race Office - 1,990± SF - Offered For \$2,000/Month**
Private Entrance/Exit, Reception/Wait Area, 2 Large Open Areas, 2 Private
Offices, Conference/Break Room, Shared Restrooms, Elevator/Stair Access
- * **All Inclusive (Heat-Electric-AC-Water-Sewer-Trash & Snow Removal-Grounds)**
- * **Located Parallel to Busy Downtown Main Street / Rte 28**
- * **High Traffic Volumes Daily**
- * **Ample Onsite Parking**
- * **Signage on Pylon and Building**

Available March 1, 2026

FOR LEASE

1,990± SF - \$2,000/All Inclusive

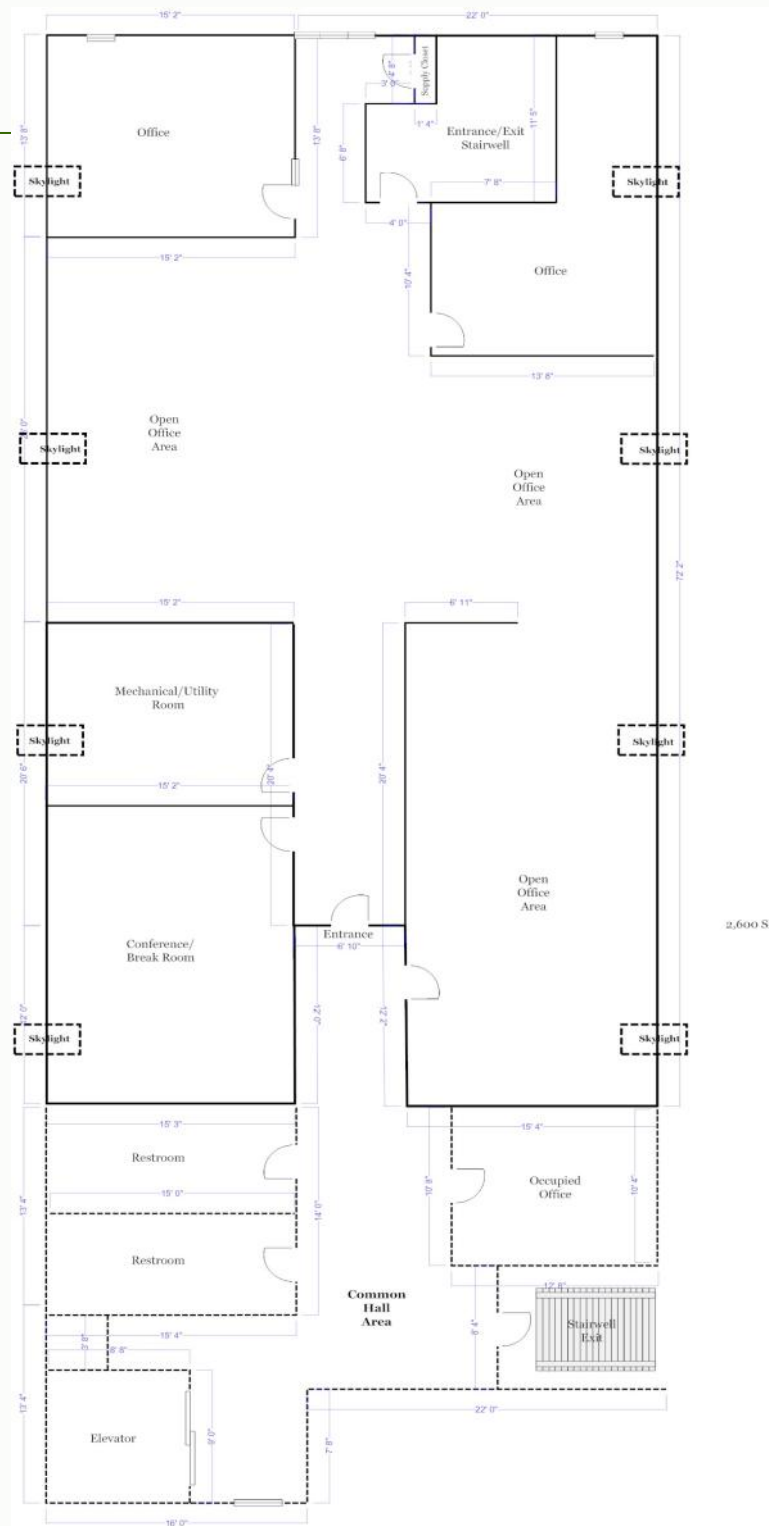
155 Katherine Lee Bates Road, Falmouth, MA



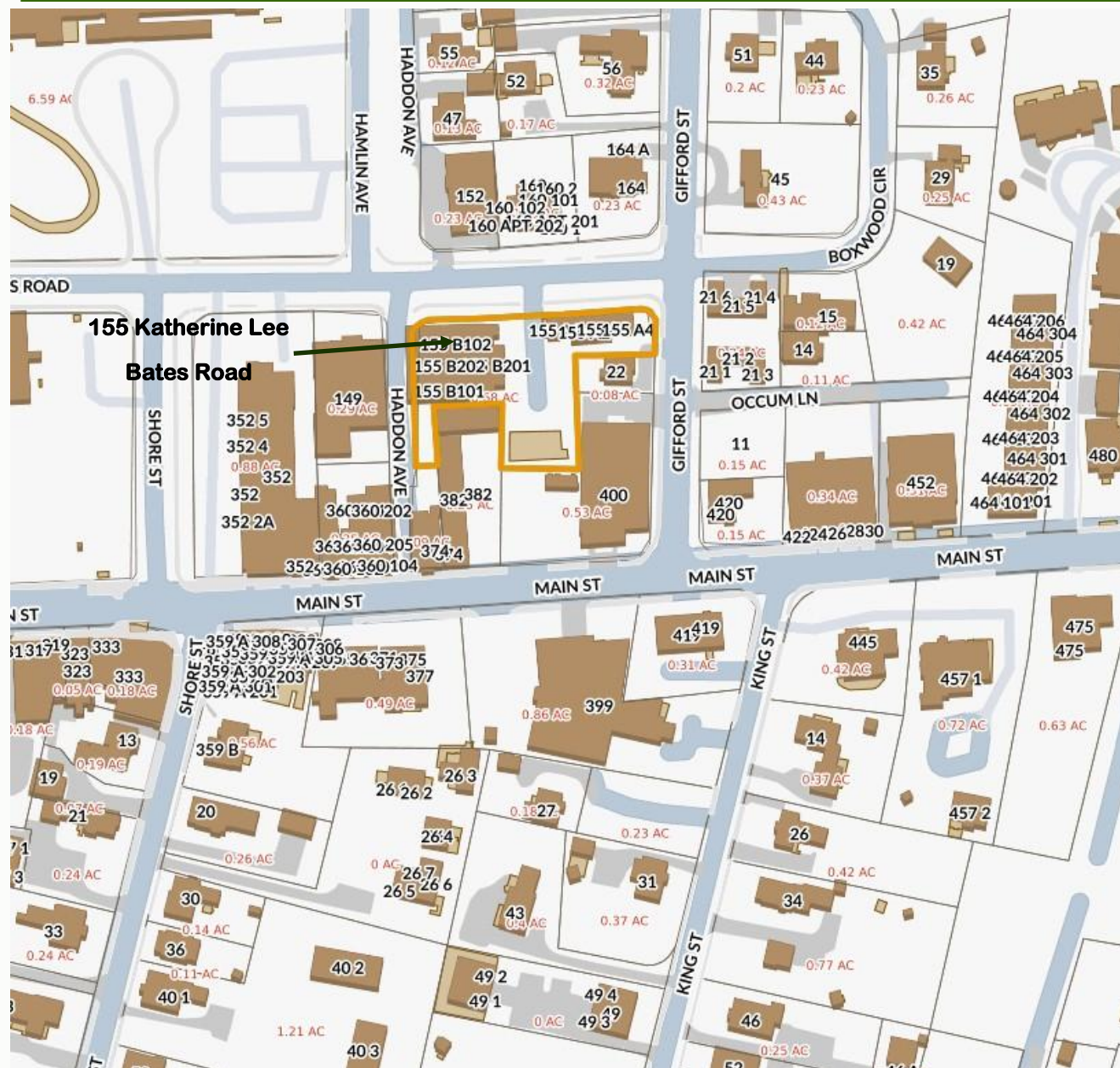
Neighborhood

155 Katherine Lee Bates Road

Floorplan



155 Katherine Lee Bates Road, Falmouth, MA



Assessor Map

155 Katherine Lee Bates Road, Falmouth, MA



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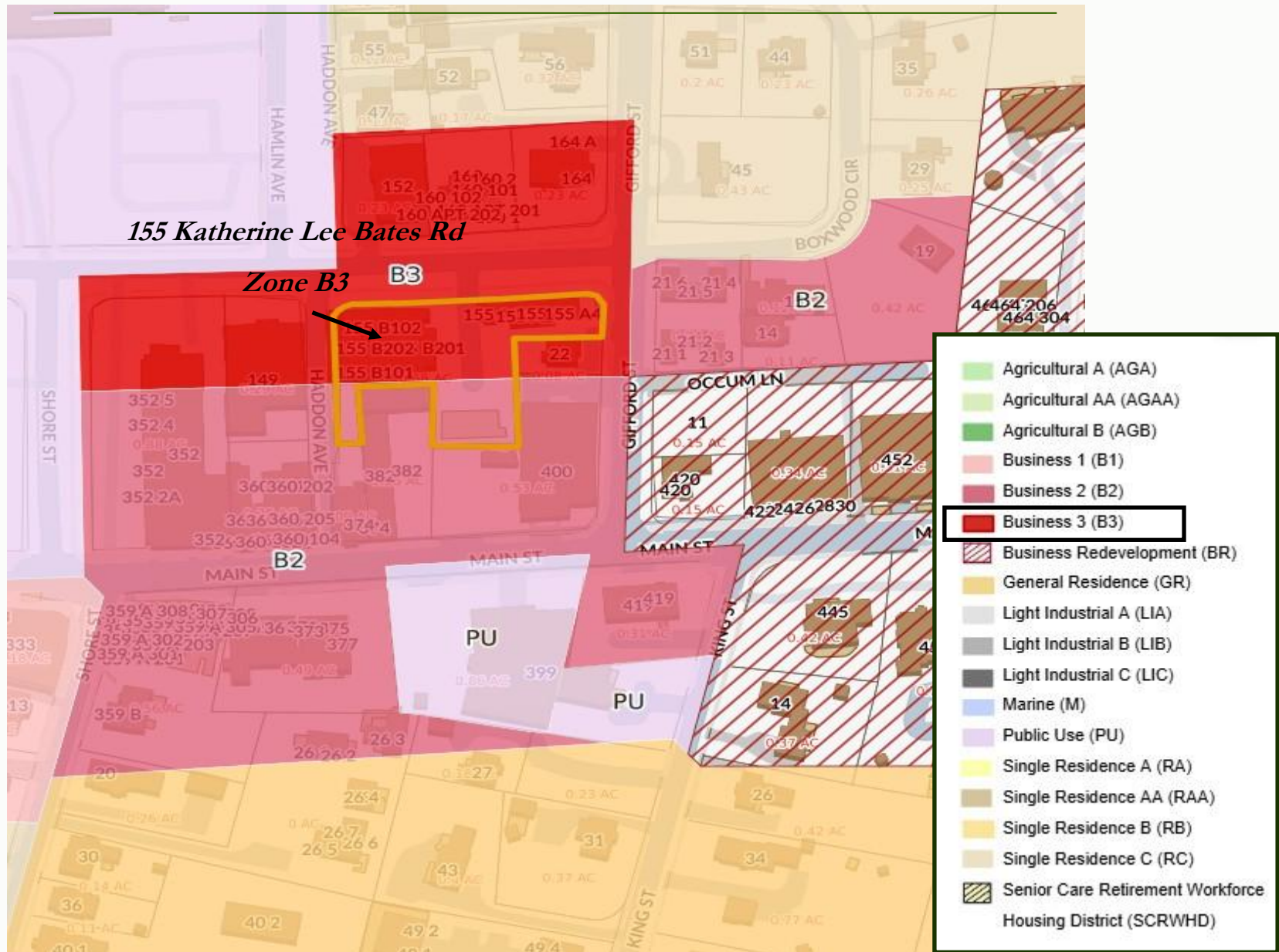
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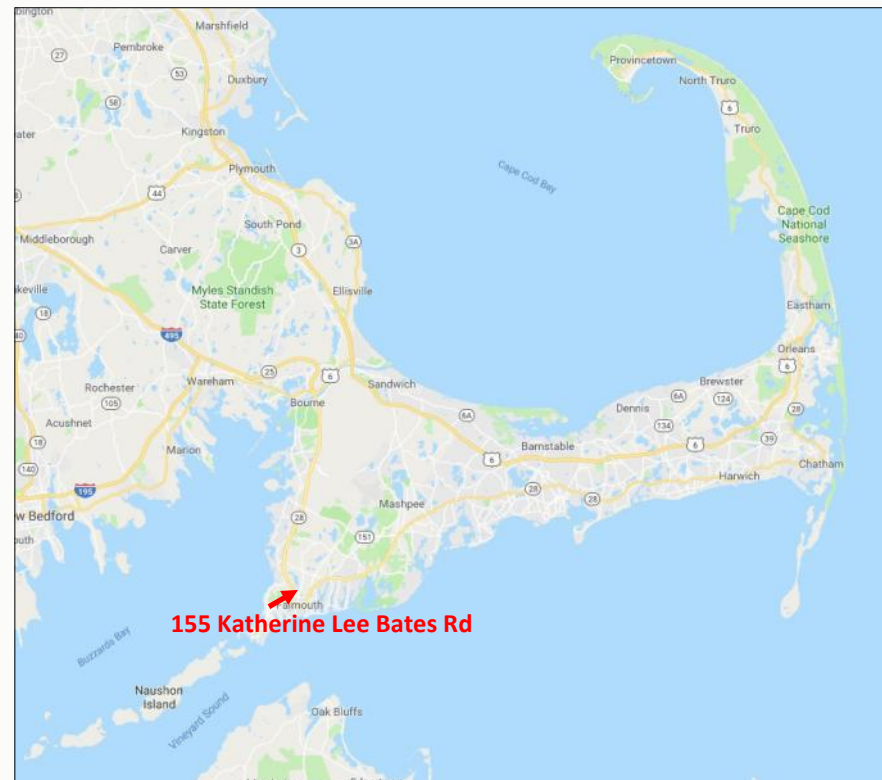


Zoning - B3 - Business 3 District

155 Katherine Lee Bates Road, Falmouth, MA

155 Katherine Lee Bates Road *Commercial Office Space For Lease*

There is one space available on the second floor of 155 Katherine Lee Bates Road, in Falmouth, located parallel to Downtown Main Street. Space consists of 1,990± SF, former Falmouth Road Race office, and offered for \$2,000/Month All Inclusive. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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HARTEL COMMERCIAL REAL ESTATE

FALMOUTH

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