



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
Greg Hartel 617-256-3169 Greg@HartelRealty.com



HARTEL COMMERCIAL REAL ESTATE
Falmouth



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Property Details

- * Prime Commercial Space For Lease - Rare Location Just behind Main Street
- * Former Falmouth Road Race Office - $1,990\pm$ 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

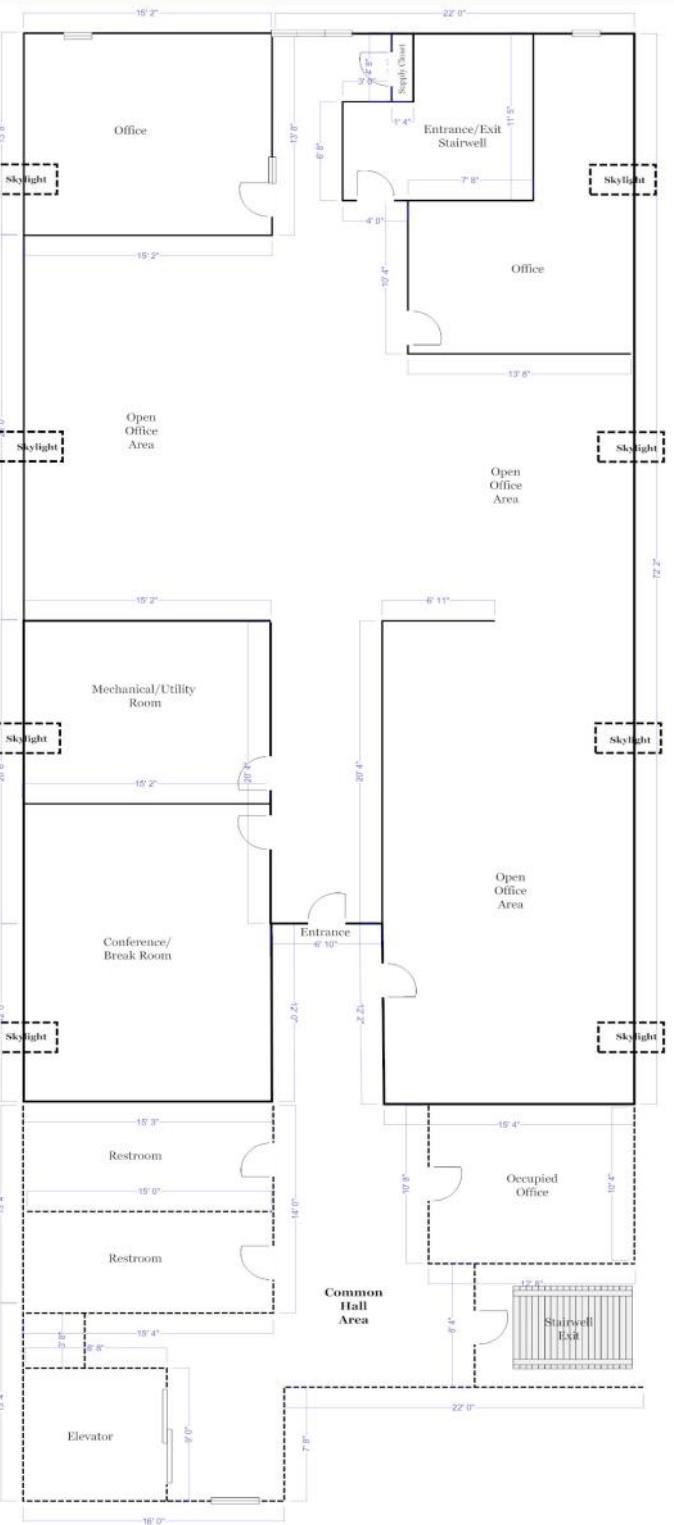
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155 Katherine Lee Bates Road, Falmouth, MA



Neighborhood

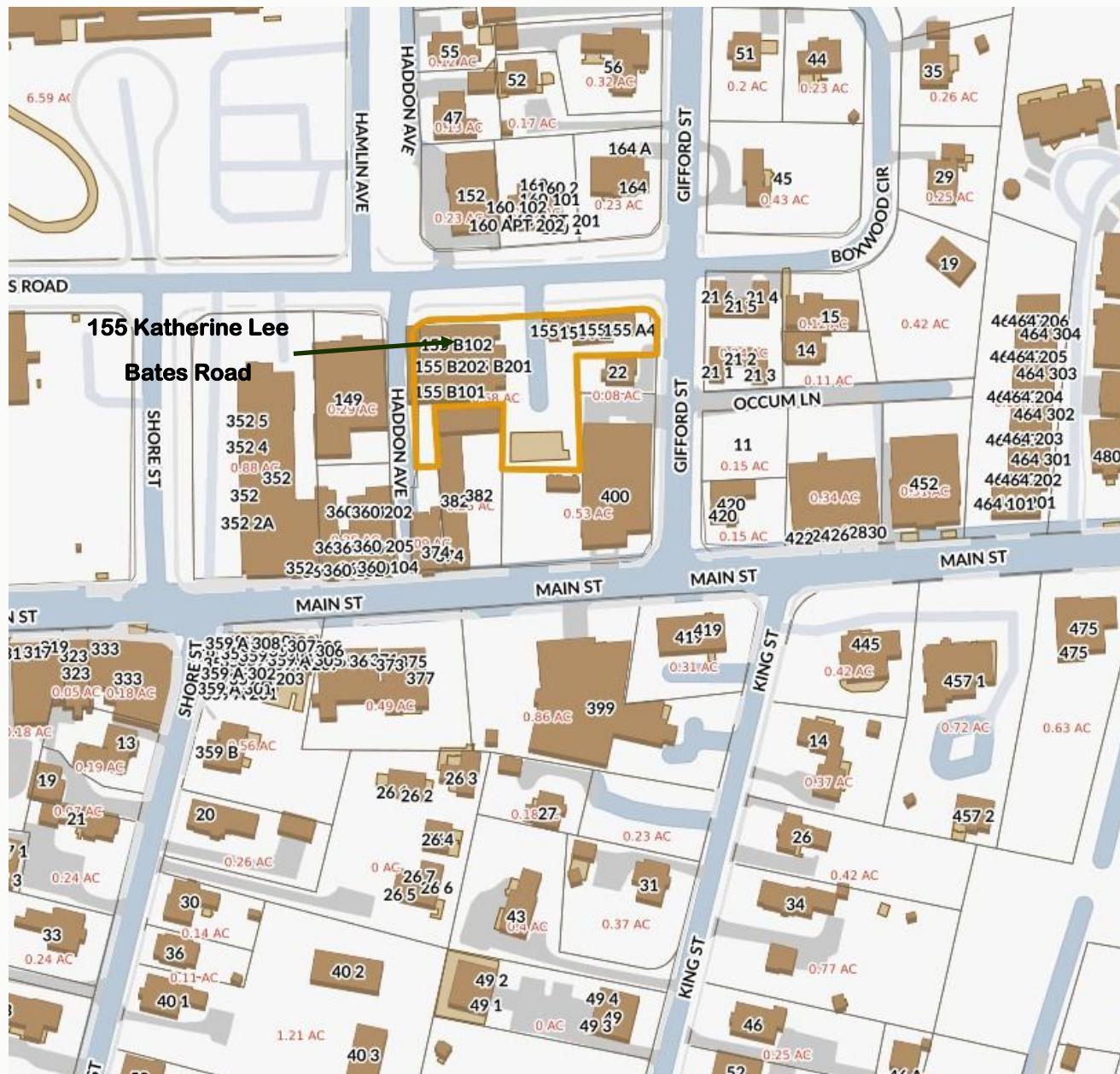
155 Katherine Lee Bates Road



Floorplan

2,600 SF

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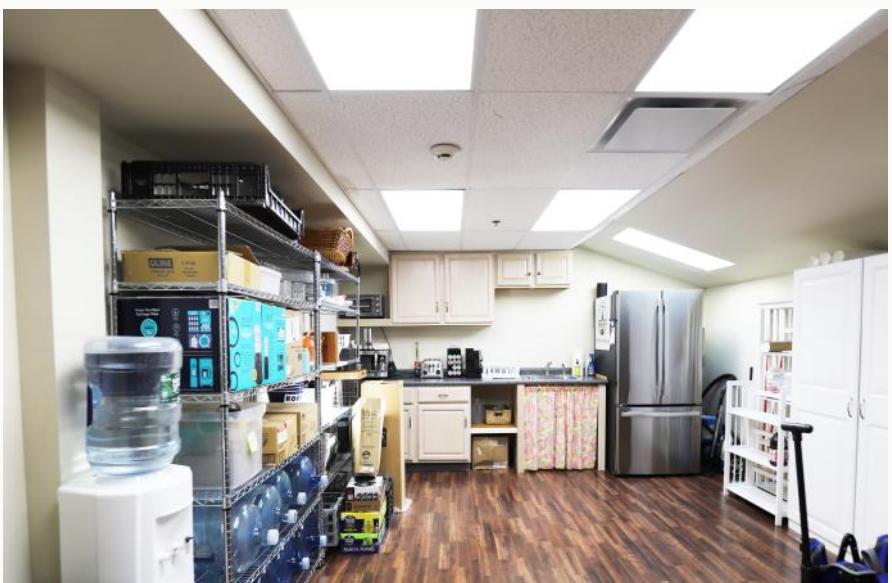


Assessor Map

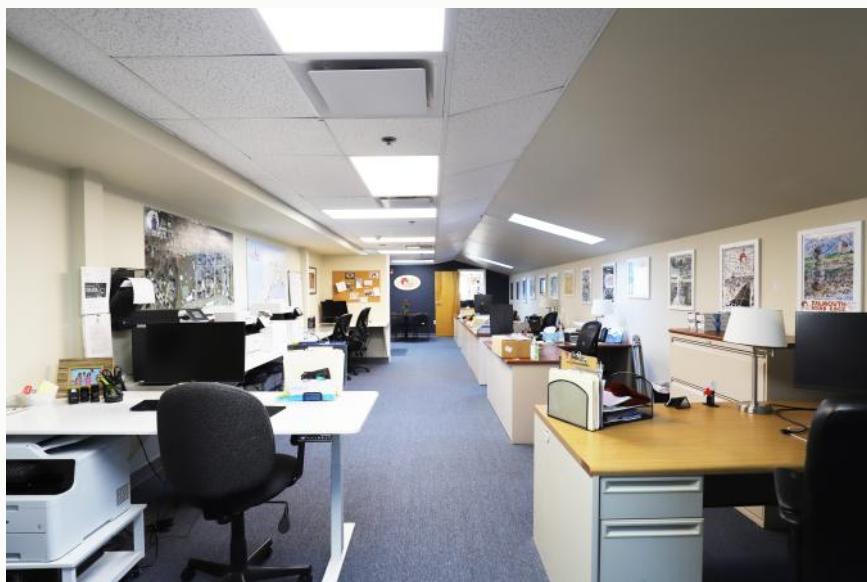
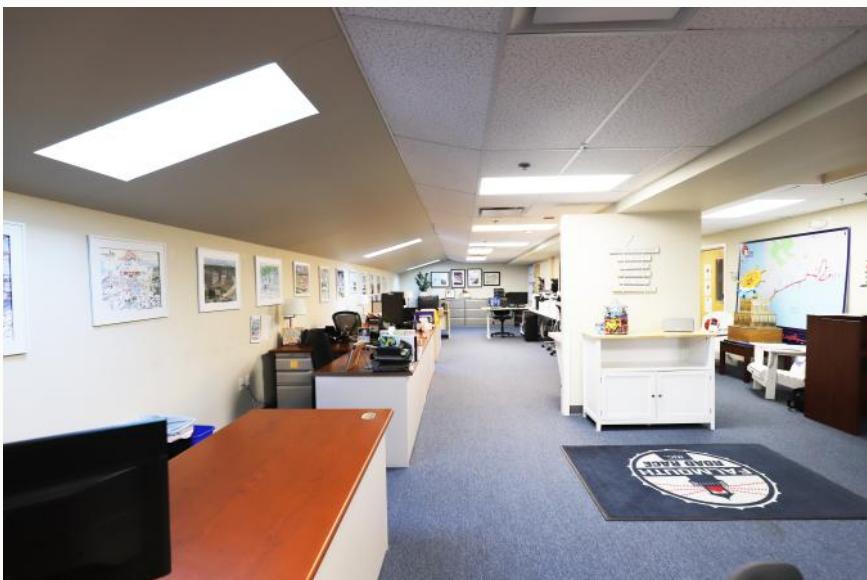
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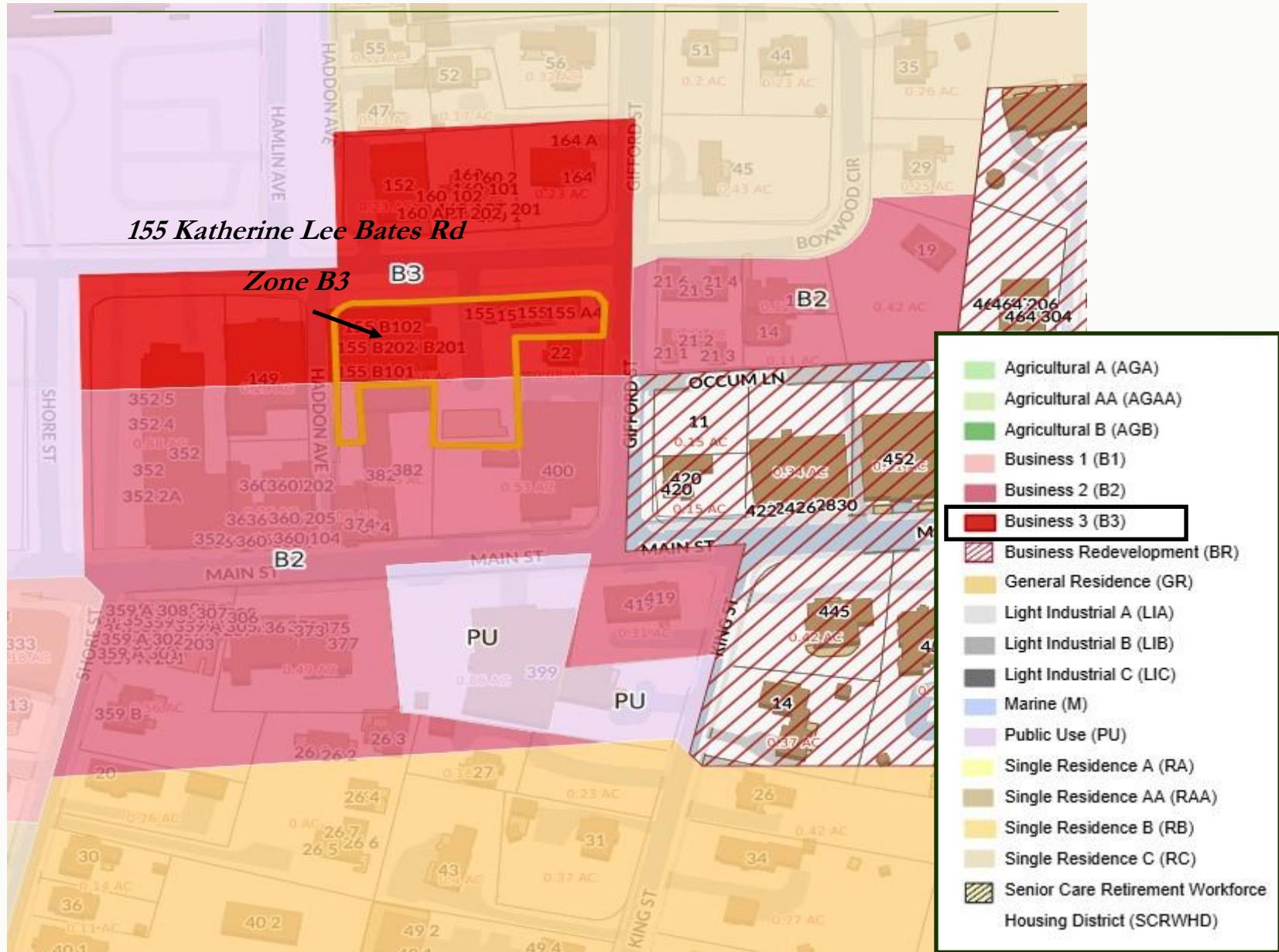
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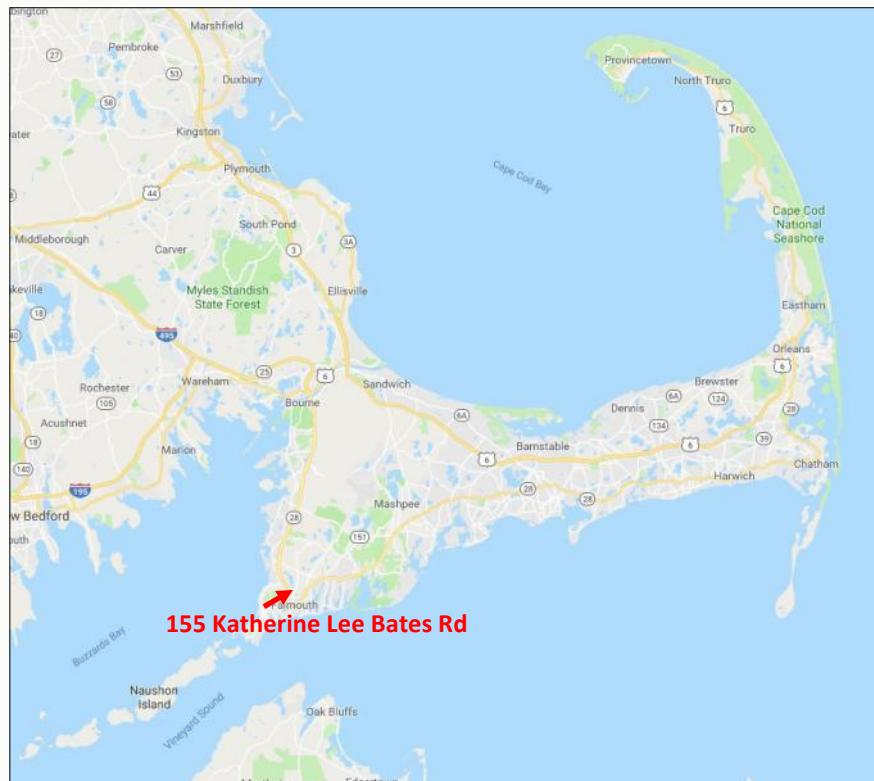


Zoning - B3 - Business 3 District

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 $1,990 \pm$ 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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FALMOUTH

**230 Jones Road
Suite 6
Falmouth MA 02540**

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com

Contacts

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