



FOR LEASE ~ \$10/SF NNN

3,264± SF ~ PROFESSIONAL/MEDICAL BUILDING
20 & 22 BRAMBLE BUSH DRIVE ~ FALMOUTH, MA

Offered by

Hartel Commercial Real Estate

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- Medical/Professional Use –
Well Established Medical Office Park Location
- Falmouth Hospital within walking distance
- Route 28 less than 1/4 mile
- Minutes from Downtown Falmouth
- 3,264± Combined SF Building Size
- Two Professional Medical Offices
- 18 Total Rooms/6 Offices-8 Exam Rooms-2 Wait Rooms-2 Reception Areas
- Building Signage with On-Site Parking
- High Traffic Medical Area with Year Round Activity

Area Overview

- Bramble Bush Medical Park is located on Bramble Bush Drive within the Falmouth Hospital Medical Community in Falmouth, MA, .23± mile southwest of the Falmouth Hospital and in close proximity to the Route 28. Falmouth Hospital is the heart of this medical community and has opened its new Clark Cancer Center, an addition to the modestly expanding facility. Bramble Bush has a strong tenant base with pediatric doctors, oral surgeons, labs, and physical therapists.

Property Synopsis

- 20 & 22 Bramble Bush Drive consists of a combined 3,264 SF Medical building in the Falmouth Medical Community.
- This was the former location of Falmouth OB-GYN until its close in 2007 due to retiring doctors. In practice for over thirty years, this was a thriving location for doctors and patients alike. Built in 1975, this building has a uniqueness to it, being constructed on the interior and exterior with barn board materials.
- 20 Bramble Bush Drive has a waiting room upon entrance also, reception area, five exam rooms, three offices and a triage/office room. This unit also has two private baths and kitchen area. Both units are connected via hallway.
- 22 Bramble Bush Drive has a waiting room upon entrance, reception area, three exam rooms, one office and a triage/office room. This unit has two private baths.

Location



Assessor Map

20 & 22 Bramble Bush Drive

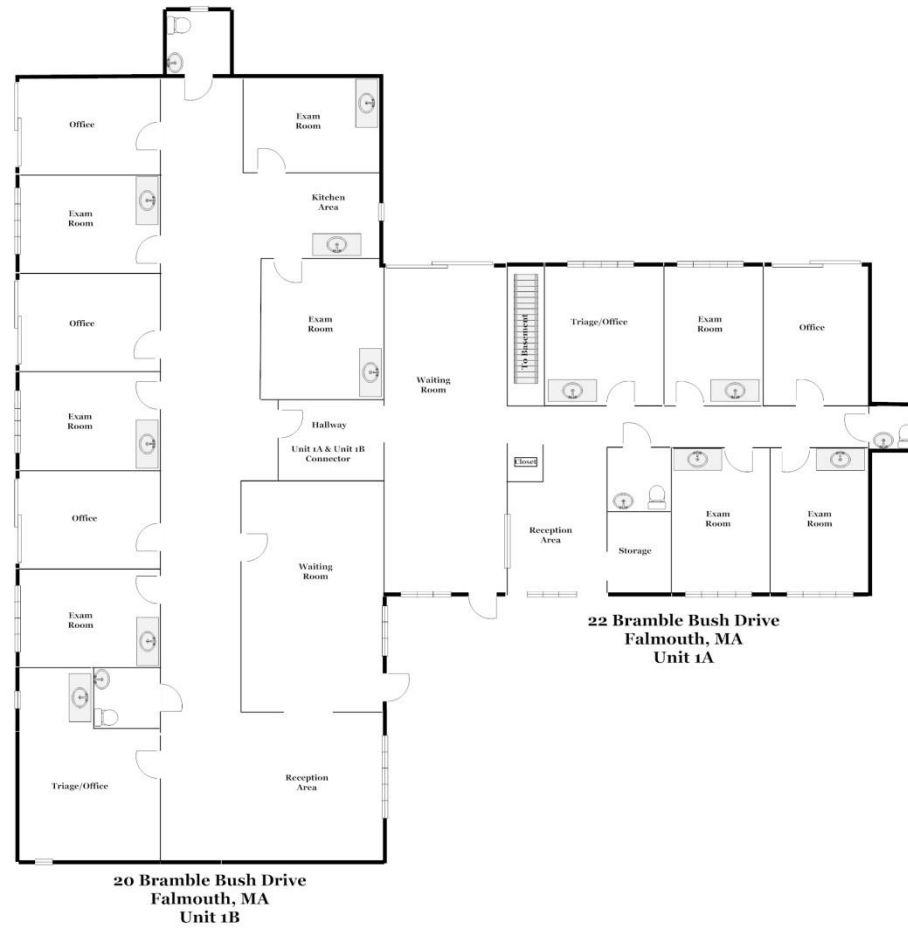


Satellite View

□ 20 & 22 Bramble Bush Drive



Floor Plan ~



Visuals

