



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **FOR LEASE - \$14/SF**

### **Unfinished Space - As Is**

**Prime Medical/Professional/Flex Space  
33B Edgerton Drive, N. Falmouth, MA**



- Upper Level Unit - Ample Parking
- High Visibility located just off Route 28A
- Easy Access to Route 28 points north and south
- Owner will work with tenant regarding Build Out
- Diversified Tenant Base - Medical, Scientific, Industrial, Recreational

HARTEL REALTY

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

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## Executive Summary

Property Address:	33B Edgerton Drive North Falmouth, MA
Tax ID:	05 10 019B 002CU
Unit:	Upper Level
Unit Size:	2,200± SF - with potential 6,000± SF
Rent:	\$14/SF NNN Unfinished Space Owner will work with tenant regarding Build Out
Unit Type:	Flex/Medical/Office
Date Available:	Immediate
Additional Features:	Build to Suit - Time to Choose Potential to combine with lower level for 6,000± SF



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## Property Description

### General Site Overview:

The property is located on a fairly new quiet street in the North Falmouth section of Falmouth. To the north is the Town of Bourne, south is the Town of Falmouth, west is Buzzards Bay and east is the Town of Mashpee.

### Neighborhood Description:

33B Edgerton Drive is located in the North Falmouth section off busy Route 28A. The area is comprised of both year round and seasonal homes as well as retail and commercial businesses. Route 151 is .36 mile north for points east. Route 28 is .44 mile northeast off Route 151 with easy access to points north and south. This existing medical/office community includes businesses such as Teledyne Benthos, ASC Surgical Center, Quest Diagnostics, Barrett Plumbing & Heating, Dermatology of Cape Cod, which make up the complex on Edgerton Drive with plenty of room for new entities.

### Unit Details:

Unit 33B consists of 2,200± SF of studded walls and ceiling. There is medical sized septic systems in place. This unit is perfect to build to suit your business needs. There is potential to combine with lower level for 6,000± SF.

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## Aerial View



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## Area Map



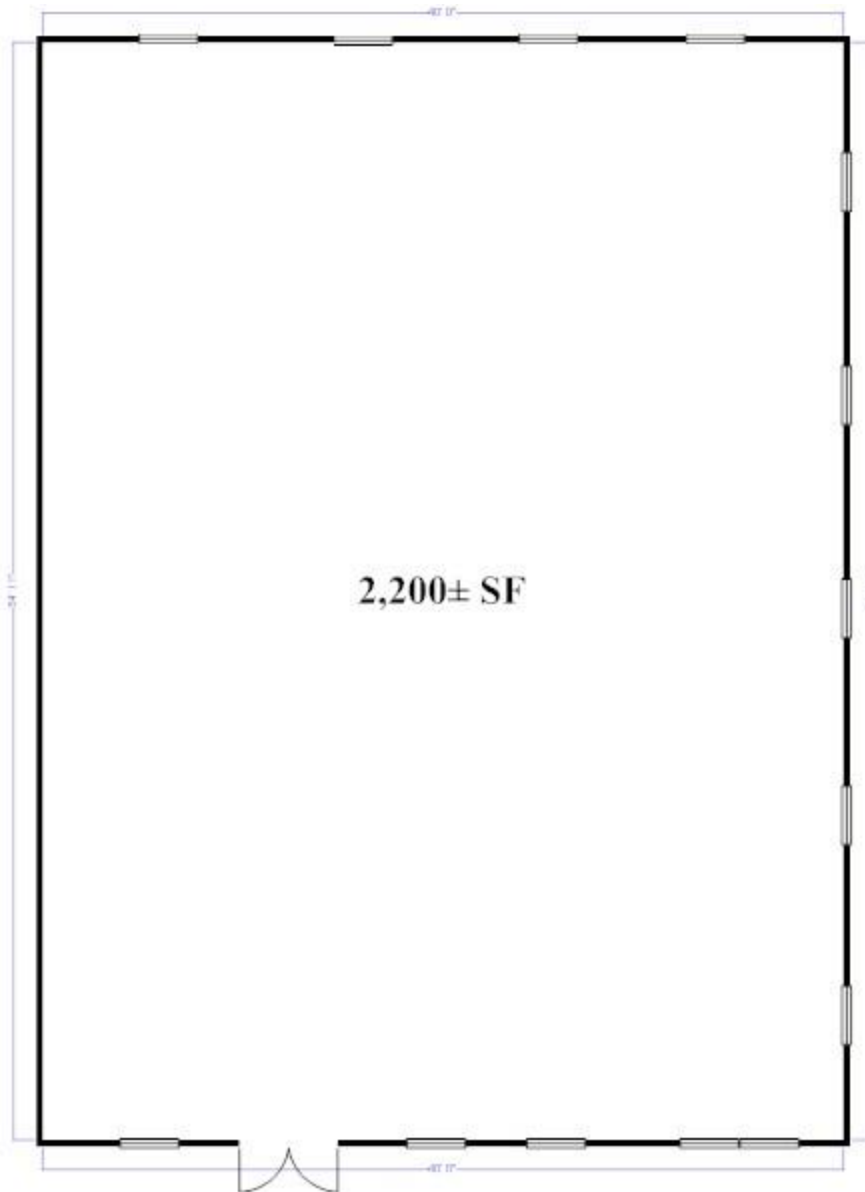
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## Floor Plan



*Measurements are approximate &  
Not to Scale*

**33 Edgerton Drive - Unit 33B  
North Falmouth, MA**

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## Photographs



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