



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$10/SF

Quality Professional Office/Medical Space

447± SF Lower Level Space - “Homeport” of Falmouth

350 Gifford Street, Unit E-03, Falmouth, MA



- Locus in “Homeport” - Well-Established Office Park
- On-Site Parking – Exterior, Interior & Door Signage
 - Close proximity to Falmouth Hospital and Falmouth Medical Community
 - Close proximity to Falmouth Center
 - Handicap Accessible – Elevator Access

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230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 204D, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

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Executive Summary

Property Address:	350 Gifford Street Unit E-03 Homeport, Falmouth, MA
Unit:	E-03
Unit Size:	447± SF
Lease:	\$10/SF
Total Rooms:	1
Baths:	Common Hall Bath
Heat:	Electric/AC
Parking:	Ample On-Site
Handicap Accessible:	Yes – Ramp Access
Elevator:	Yes – Elevator Access to all Floors
Town/Well Water:	Municipal
Town/Private Septic:	Private Septic
Zoning:	B3

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General Town Overview:

The town of Falmouth is located approximately 14± miles south of the Bourne Bridge and is the second largest town on Cape Cod. Offering more than 68 miles of coastline and 12 miles of warm water beaches, Falmouth is a popular tourist destination. The town is a collection of eight villages and is just seven miles away from Martha's Vineyard. The residents and many thousands of visitors to Falmouth have remarkable choices regarding lodging, medical, restaurants and activities.

Complex Description:

Homeport is located on Gifford Street and Jones Road with access from both roads. It consists of approximately 20 buildings with several units and a multitude of complementary businesses. All of the units mentioned within the complex have great exposure to both Gifford Street and Jones Road. Homeport is minutes from Route 28 at the highways end and minutes from the Falmouth Hospital and Falmouth Medical Community.

Unit Description:

Unit E-03 is located in the 350 building in Homeport with access from both Gifford and Jones Road. Parking and entrance is at the front of the building, with handicap access via ramp at the rear of the building. There is elevator access to all floors. This unit consists of 447± SF of lower level floor space with one large room, full length glass door, one window to common area and one common hall bath. Included with the lease is exterior signage on the ladder sign and on the interior directory. Door signage is available at the tenants expense.

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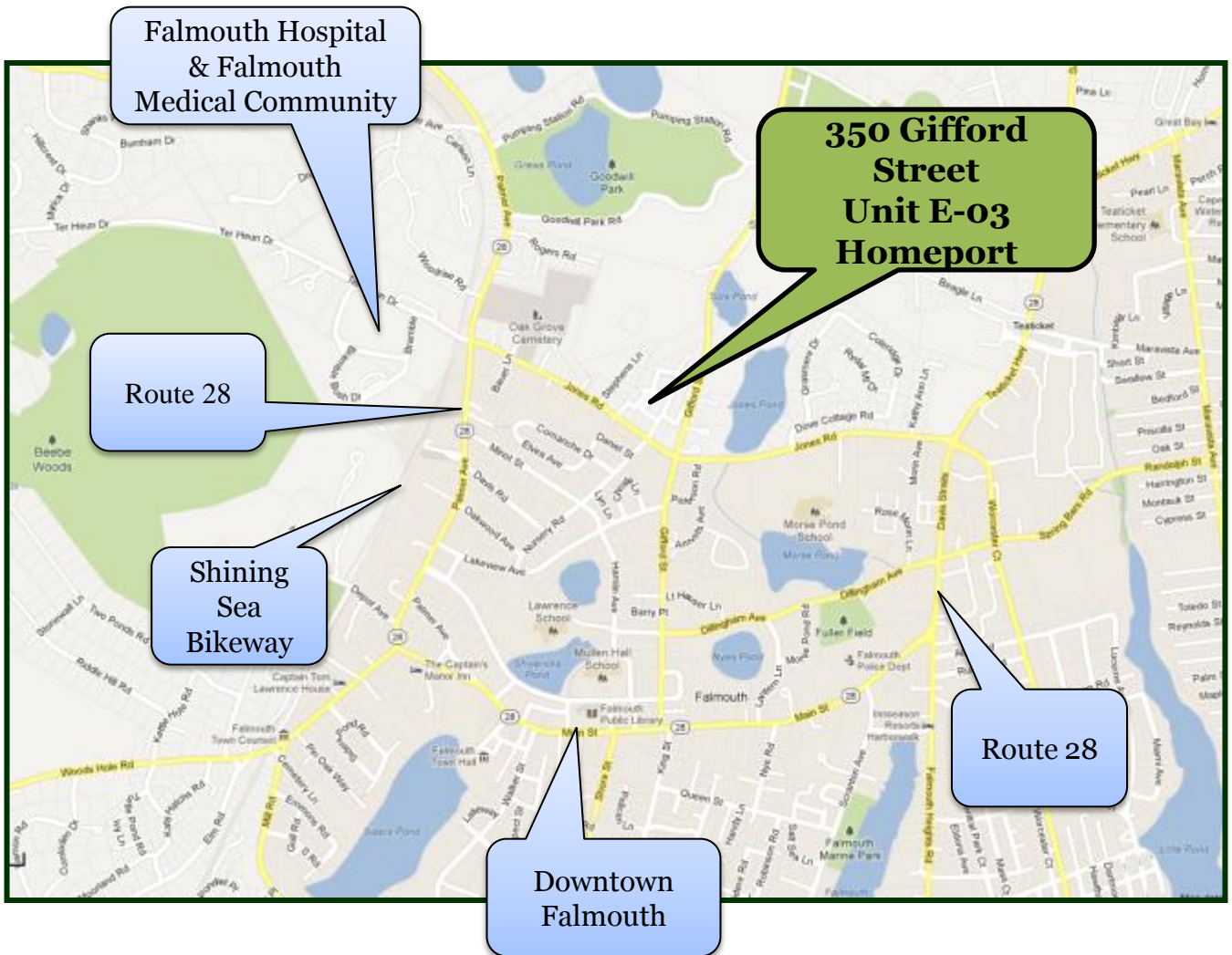
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LOCATION MAP



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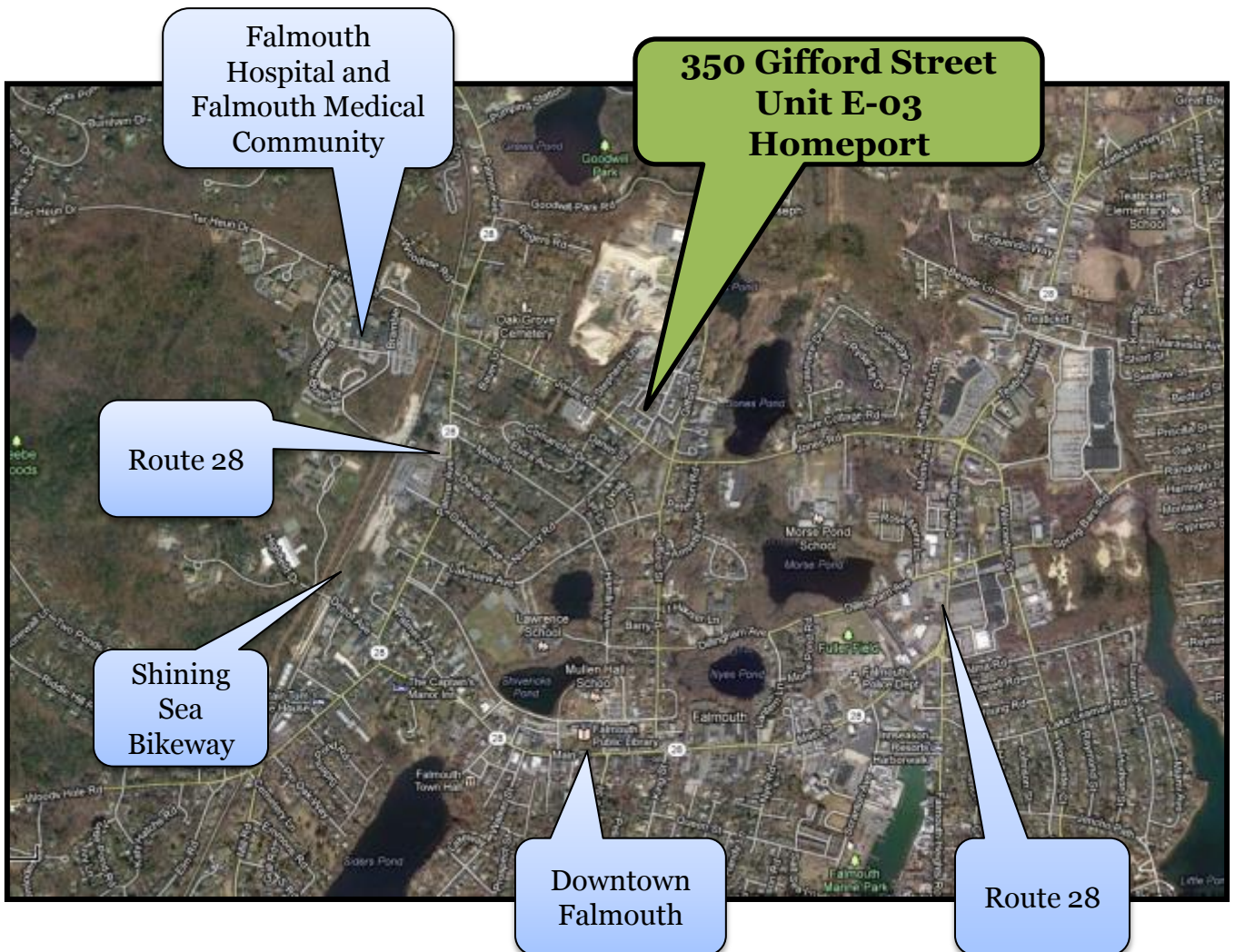
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SATELLITE VIEW



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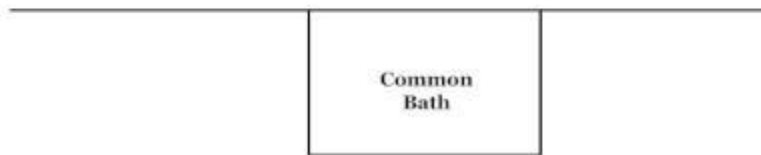
FLOOR PLAN



Neighboring
Unit

*Measurements are Approximate
& Not to Scale*

Hallway with Common Bath



To Stairs



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