



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE – \$16/SF NNN**

Quality Professional Office Space – 1,518± SF  
**448 North Falmouth Highway,  
Route 28A, North Falmouth, MA**



- Ample On-Site Parking
- Located in Well-Established Mixed-Use Office Park
- Close proximity to Routes 28 & 151

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Executive Summary

<b>Property Address:</b>	448 North Falmouth Hwy. North Falmouth, MA
<b>Property ID:</b>	05 07 004 000
<b>Property Type:</b>	Office/Professional
<b>Total Leasable Area:</b>	1,518± SF
<b>Lease:</b>	\$16/SF NNN
<b>Year Built:</b>	2003
<b>Town/Well Water:</b>	Municipal
<b>Town/Private Septic:</b>	Private Septic
<b>Zoning:</b>	LIA – Light Industrial A

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Property Detail

<b>Total Room Count:</b>	6
<b>Baths:</b>	Separate Men & Women
<b>Floor Levels:</b>	1
<b>Heat:</b>	FHA/Gas/AC
<b>Exterior:</b>	Vinyl Siding
<b>Flooring:</b>	Wall To Wall Carpet
<b>Ceiling Height:</b>	8'
<b>Parking:</b>	On-Site Ample
<b>Fire Code:</b>	Sprinklers
<b>Handicap Accessible:</b>	Yes

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **General Overview:**

Route 28A North Falmouth Highway runs parallel to Route 28 in Falmouth and is in close proximity to Route 151 as well. The area is comprised of mixed use businesses inter-spun with residential homes. To the north is the Bourne Bridge, south is the town of Falmouth, east is the town of Mashpee and west is Buzzards Bay. The area is expanding yet keeping in character and charm of a small village.

## **Unit Description:**

The unit at 448 North Falmouth Highway is a bright, well-lit professional office space consisting of four individual offices and a large reception area. There is a kitchen/utility room and separate men's/women's restrooms. Handicap accessible via double door entry, into a large foyer and through the double door entrance makes this unit extremely secure. This is an attractive space in a building of mixed use businesses with easy access from Route 28 via Route 151.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

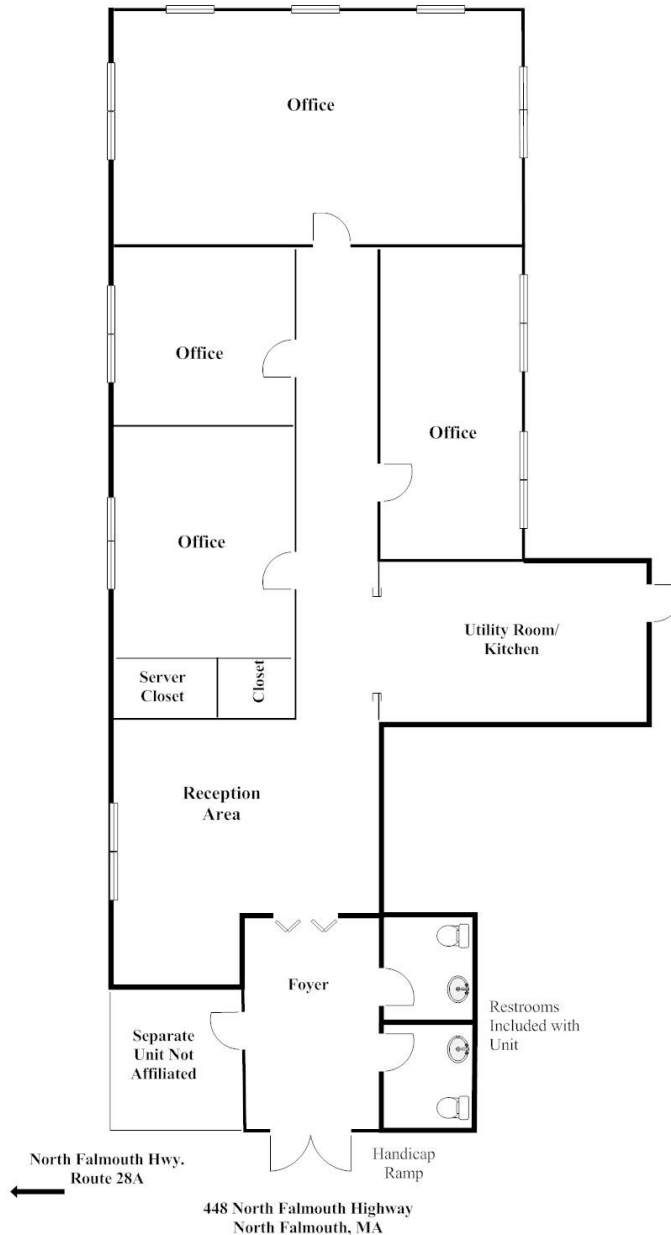
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Floor Plan



### HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Satellite View



### HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Location Map



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Photographs



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)





# HARTEL COMMERCIAL

*Strategic Real Estate Services*



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*



## HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth**, MA 02540 | 40 Willard Street, Unit 207, **Quincy**, MA 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

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

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

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) or [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)