



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

*Hyannis*

*1582 Iyannough Road - aka Route 132*

FINANCIAL DISTRICT OF CAPE COD  
**Professional Offices - Bank Branch**

***\$22.50/SF NNN***



- \* High Visibility Location - On Site Parking - ADA Accessible
- \* 12,300 SF - Two Story Brick Faced - 2.25 Acres
- \* 630 LF Frontage on Iyannough Rd - 535 LF Frontage on Attucks Ln
- \* RF 1 Zoning - Built in 1985 - Parking for 56 Cars



**Hartel Commercial Real Estate**

230 Jones Rd/Ste 6/Falmouth, MA  
40 Willard St/Ste 207/Quincy, MA

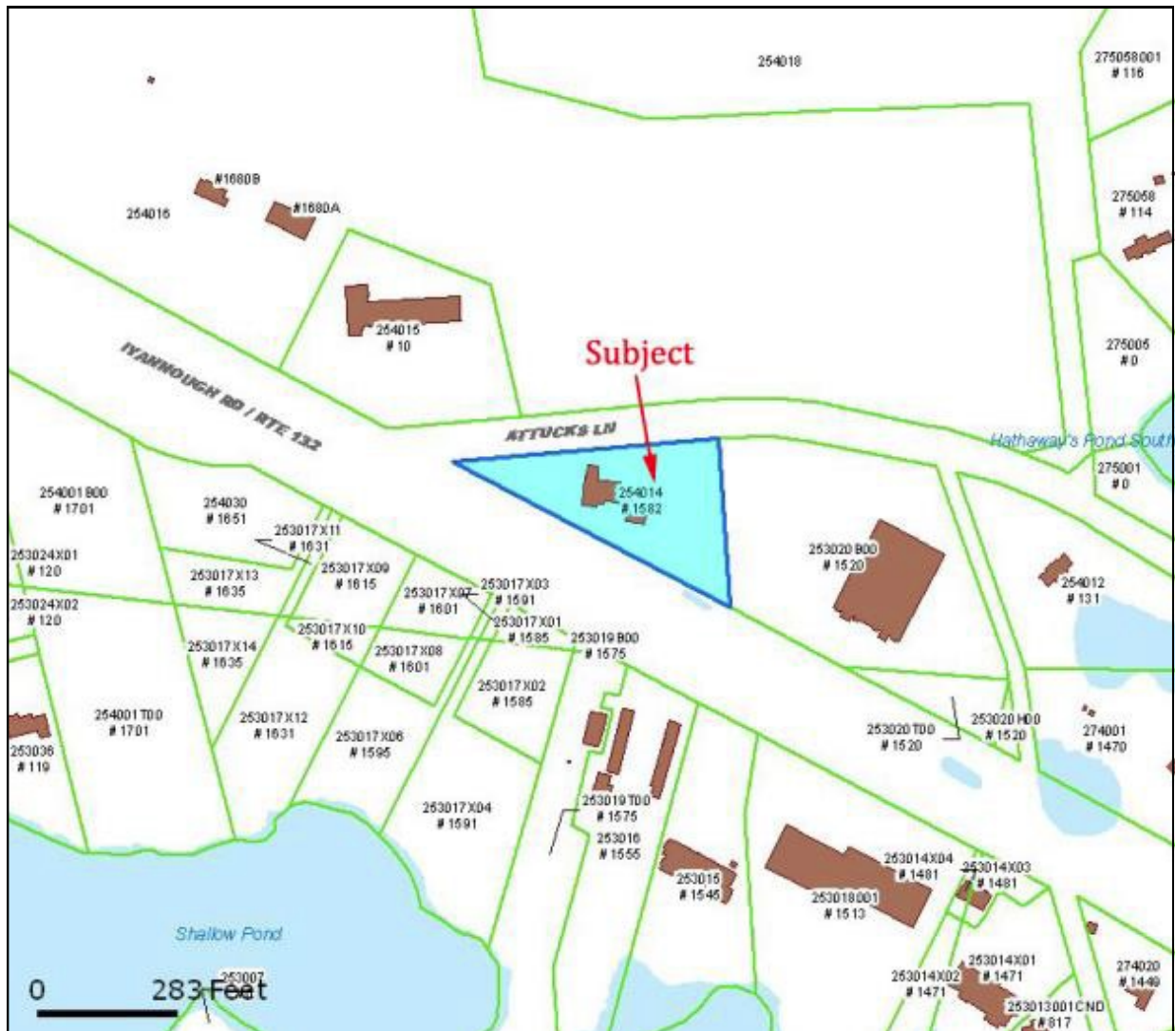




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## Assessor Map





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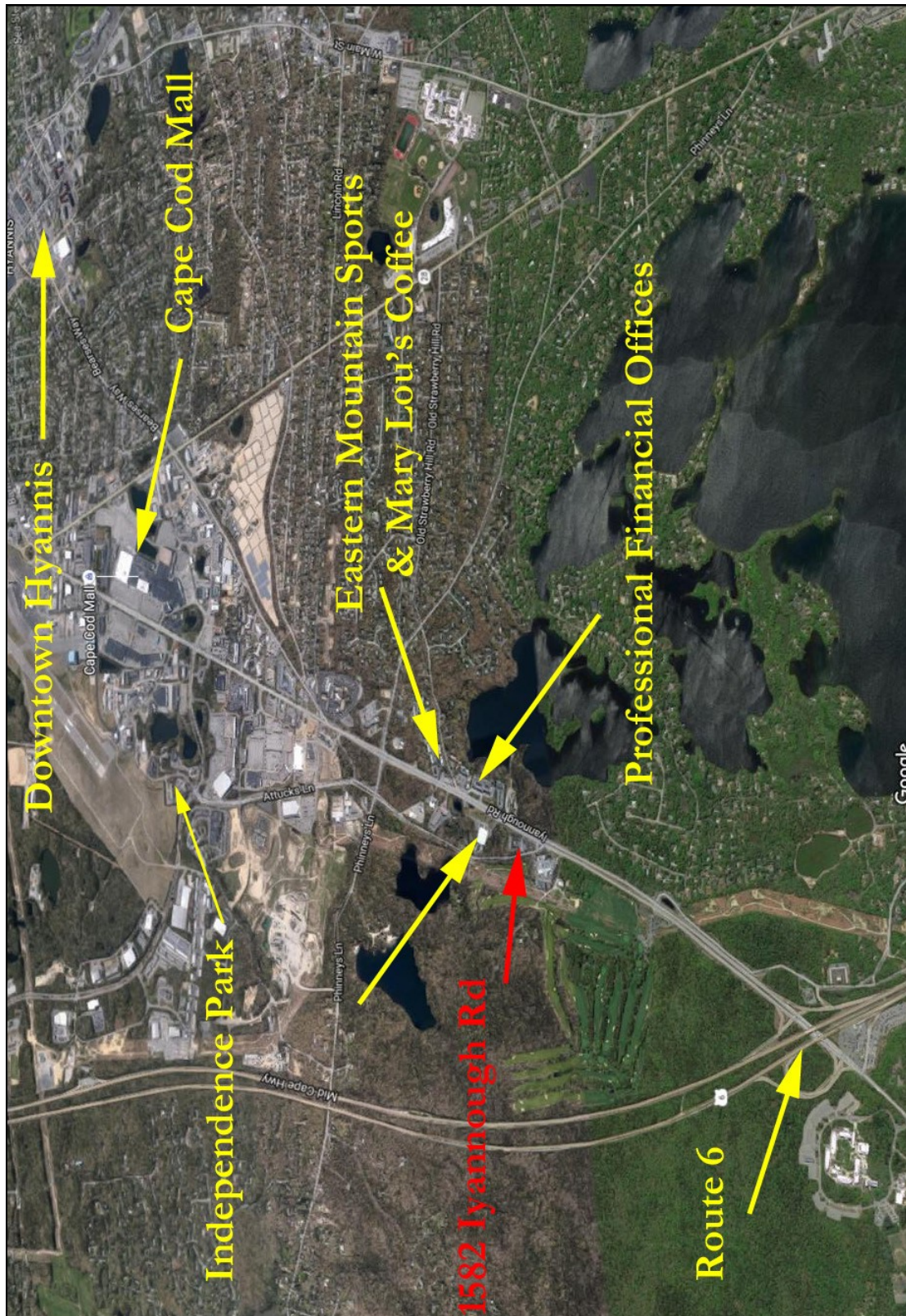
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## PROPERTY OVERVIEW

-The property is improved with a 12,440± Gross SF (12,300± Leasable SF) brick-faced commercial building built in 1985, in very good condition. Since the tenant “Bank of Cape Cod” took over the space in 2013 they have reportedly invested approximately \$750,000 in renovations and upgrades, (in addition to \$200,000± in furniture and \$400,000± in equipment, which are personal property and not reflected in our market value opinion). These renovations have cured some functional issues relating to design and layout in addition to modernizing the improvements into modern office space.

-The upper level features wall to wall commercial grade carpeting, ceramic tile or industrial grade vinyl floors, suspended ceilings with recessed, incandescent and fluorescent lighting, plastered walls, cubicle sectionals, and private offices with aluminum and glass doors, along with break room, waiting area, conference room and restrooms.

-The lower level offers two walk-out entrances, and includes several partitioned office cubicles, conference room, restrooms, the vault, and utility and storage rooms. This level is good quality finished office space with industrial grade wall to wall carpeting, fluorescent and recessed lighting, wainscoting, crown moldings, etc. There is an interior carpeted staircase leading up to the first level.

-The entire building is serviced by forced hot air via natural gas heat and a central a/c system, including some Mr. Slim AC units for the main foyer and entrance and is fully sprinklered.

-The exterior of the building features two parallel drive-thru lanes under a 525± SF illuminated canopy with pneumatic tubing.

-There are approximately 56± parking spaces in total, located on the east and west sides of the building.





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## PHOTOGRAPHS





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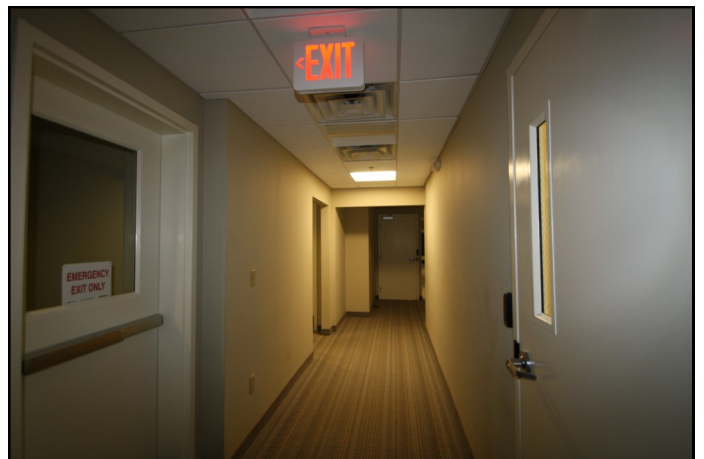


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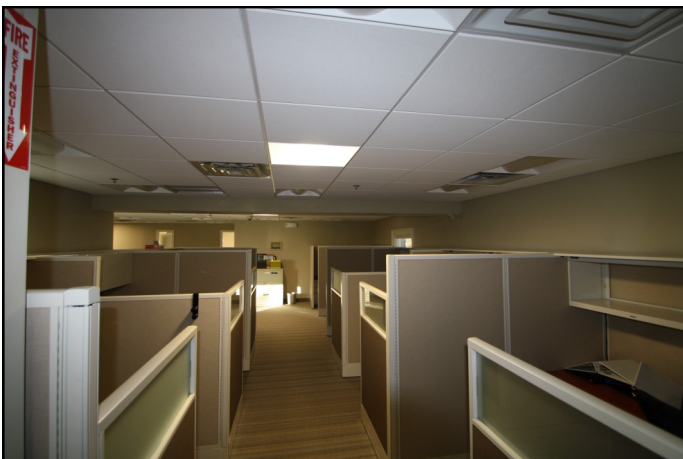


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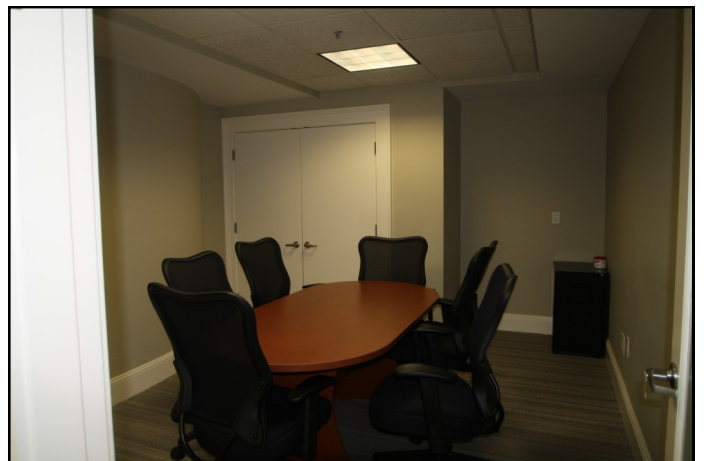
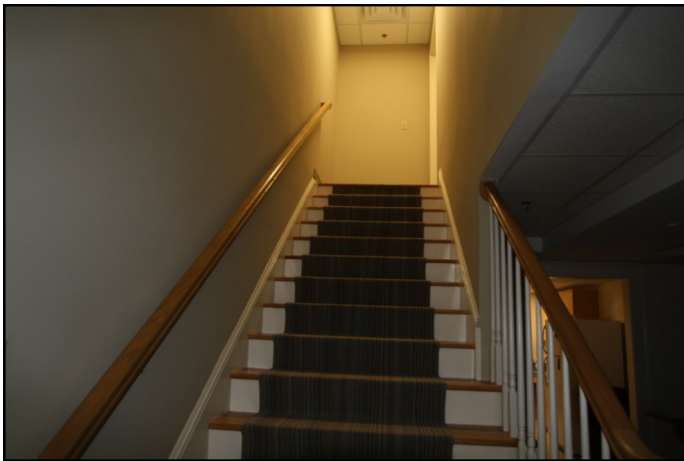


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