



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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**764 Plain Street  
Marshfield, MA**

**Leasing Opportunity - Brand New All-Inclusive Office Suite**



- \* **ONE SECOND FLOOR OFFICE UNIT AVAILABLE - MARCH 1, 2026**
    - \* **\$500/MONTH ALL INCLUSIVE - 158± SF UNIT 23**
    - \* **ONE FIRST FLOOR UNIT AVAILABLE - NOW**
    - \* **\$1,625/MONTH PLUS UTILITIES - 864± SF UNIT 1**
    - \* **LESS THAN 1 MILE FROM ROUTE 3 - STAIR ACCESS**
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**New Office Suites- Only 2 Remaining**

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**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Brendan Garrity  
781-264-3858  
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Main Office  
508-444-0172  
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## Property Detail

- Second Floor Offices
- Leasable Space - 6 Units
- Rent Includes Utilities, Brand New Heating/Cooling, WiFi, etc.
- Unit 23 - 128± SF - \$500/Month
- \$500/Month Suite 23 All Inclusive
- Stair Access
- 2 Baths on Floor
- Plenty of Windows and Bright Natural Light
- Kitchenette Room - Conference Room
- Parking on-site

- First Floor Office - Unit 1
- Leasable Space Available - 864± SF
- **\$1,625/Month**

The town of Marshfield is located 27 miles from Boston's business district in the southeastern section of Massachusetts. There is direct access to Route 3 at exit 12, less than one mile north.

Co-located with Starbucks, 7-11, Lapels, Anthony's Pizza & more.

This location is in a high traffic area less than one mile from Exit 12 on Route 3. Area businesses include restaurants, office buildings, coffee shops, super markets and shopping plazas.

This space contains 808± Total SF of second floor space, with on-site parking. The space is freshly renovated and in a good location, just off Route 139, with close proximity to all area businesses and major highway, Routes 3 & 3A. than 1/4 mile from our building.





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## Satellite View



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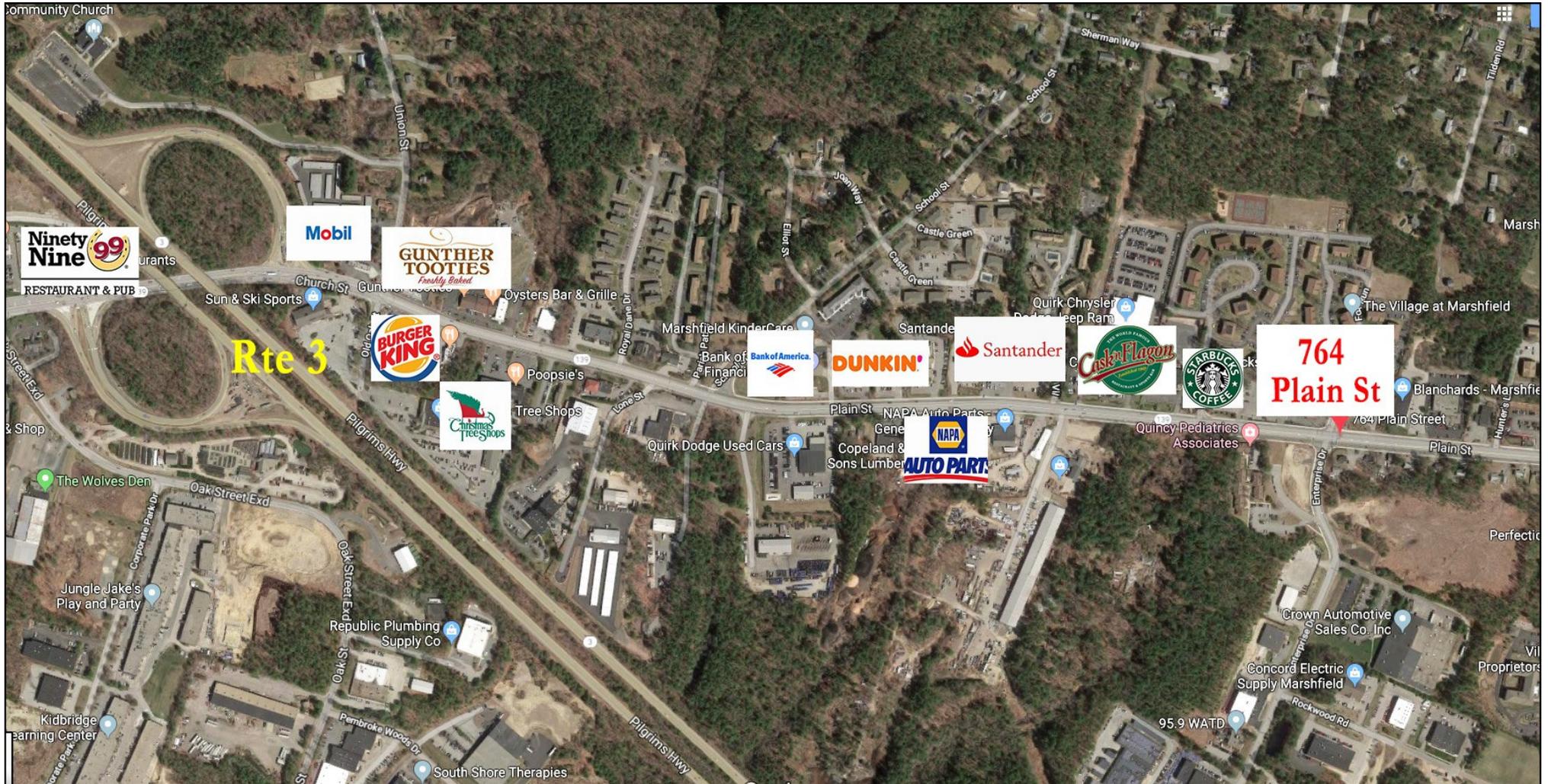
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## Neighborhood View



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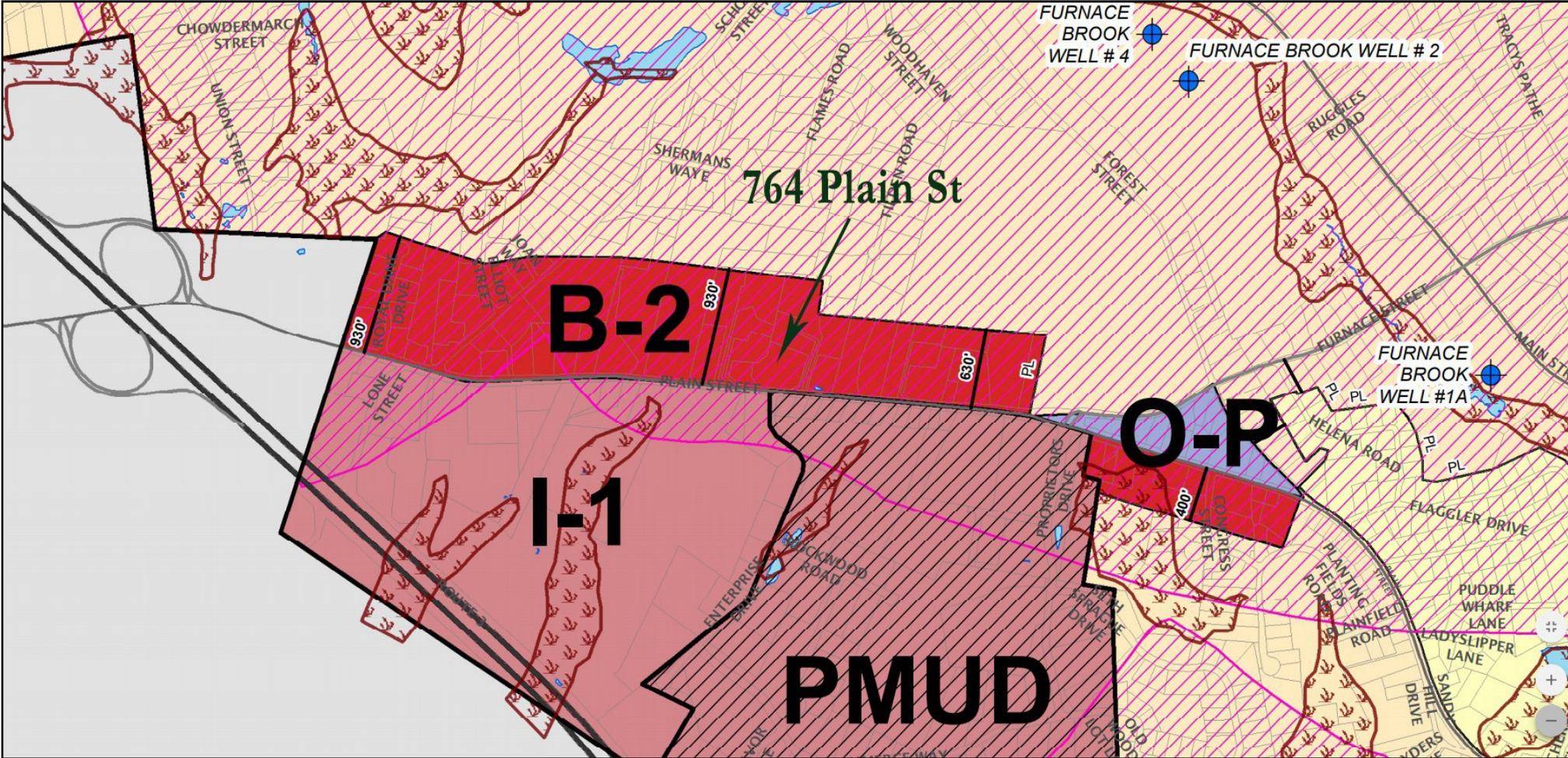
## FLOORPLAN & PRICING



- ~~• Unit 21 - 128± SF -~~
- ~~• Unit 22 - 128± SF -~~
- Unit 23 - 128± SF - \$500/Month
- ~~• Unit 24 - 128± SF -~~
- ~~• Unit 25 - 128± SF -~~
- ~~• Unit 26 - 128± SF -~~



# Zoning Map



# Photographs



# Photographs

