



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Business Services*

## FOR LEASE

### **\$19.50/SF**

**37 Edgerton Drive - Suite 4 - N Falmouth, MA**



### **Professional/Office/Medical Space**

<b>Property</b>	<b>2,500 SF</b>	<b>1 Bath en Suite</b>	<b>Large Reception/ Wait Room</b>
<b>Details ~</b>	<b>8 Exam Rooms</b>	<b>1 Lab</b>	<b>3 Offices/Records Room</b>
	<b>Large Common Parking Lot</b>		<b>Signage</b>



*Exclusively Offered by:*

#### **HARTEL COMMERCIAL REAL ESTATE**

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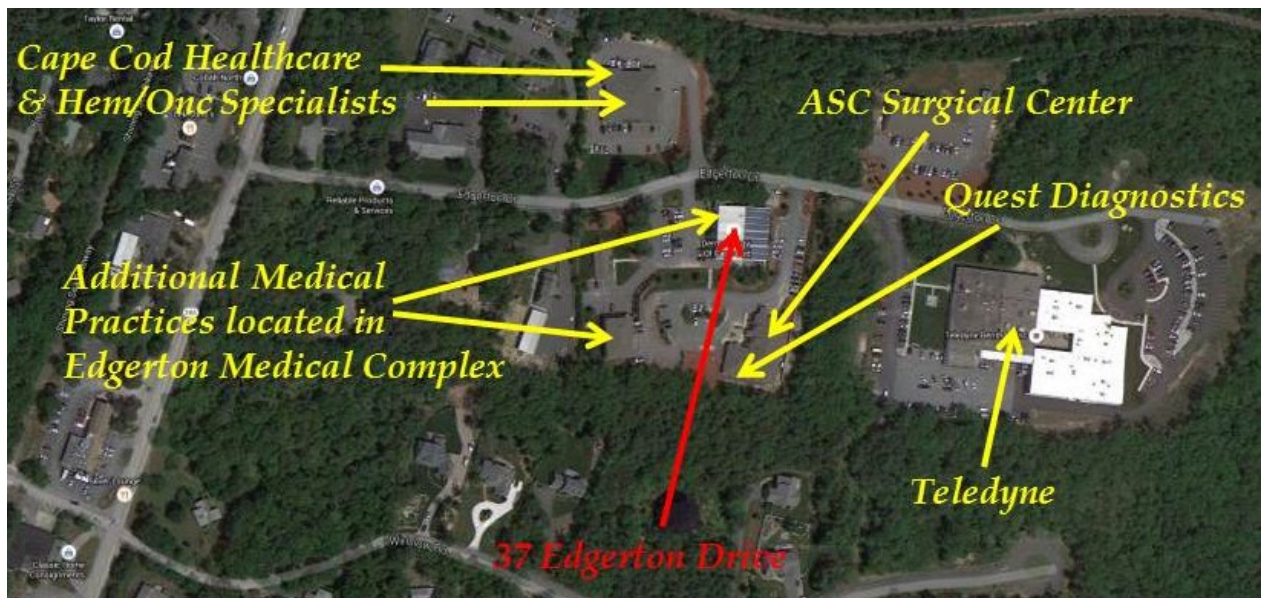
Main Office  
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## *37 Edgerton Drive - Suite 4 - N Falmouth, MA*

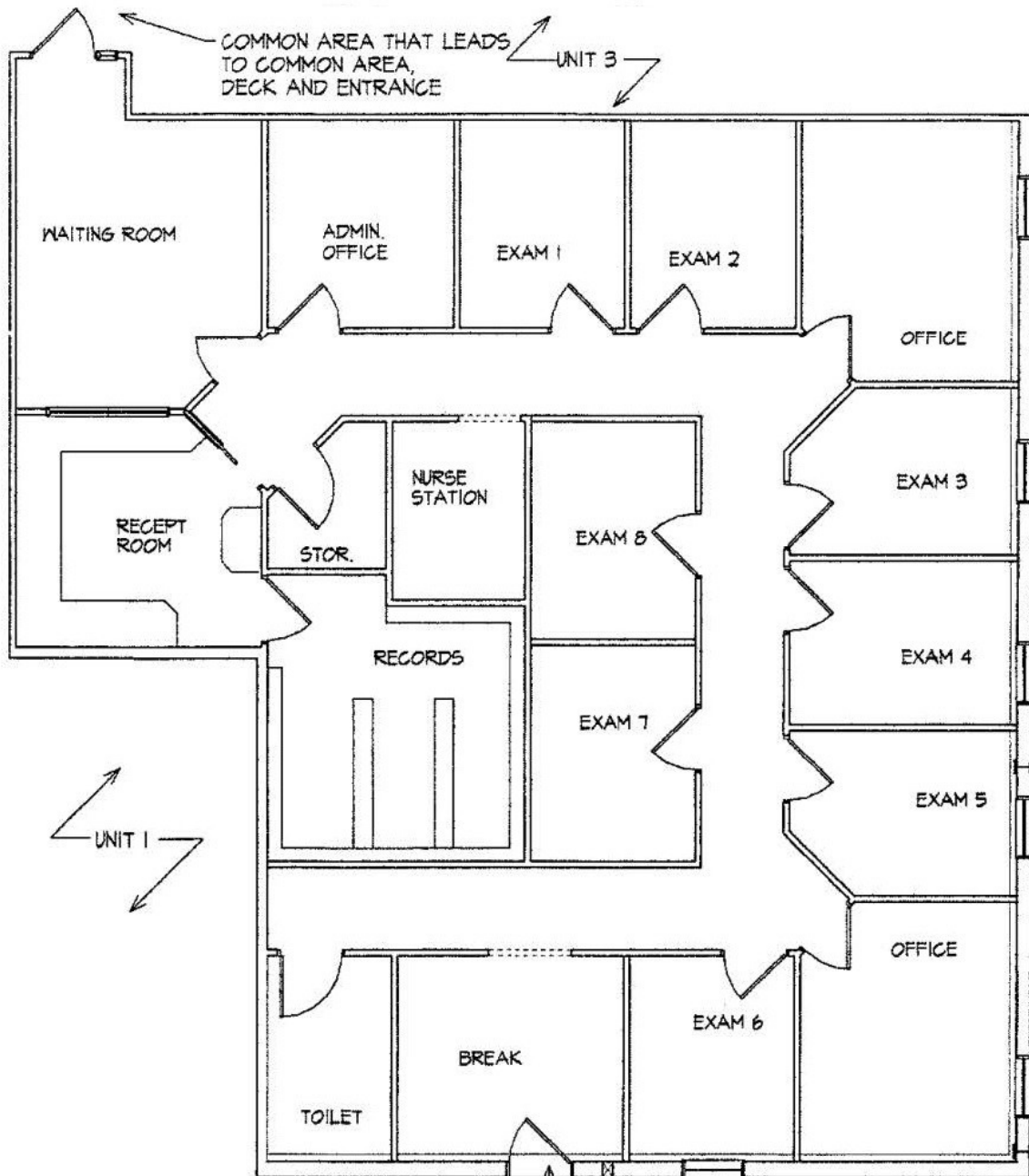
**T**his property is located off Route 28A in the North Falmouth section of Falmouth, close to Route 28 and Route 151. Located in the expanding professional/medical community of North Falmouth in a high visibility, moderately traveled year round area. Surrounding area includes year round and seasonal homes as well as retail and commercial businesses. This community consists of businesses such as Teledyne Benthos, ASC Surgical Center, Quest Diagnostics, Barrett Plumbing & Heating and Dermatology of Cape Cod. Cape Cod Hospital has been negotiating for maore space on Edgerton Drive to house radiology and additional outpatient services.

**S**uite 4 at 37 Edgerton Drive is a 2,500± SF medical office, comprised of 13 rooms, of which 8 are exam rooms, 1 lab, 3 offices and a separate records room. There is also an employee kitchen. There is a main entrance to the building and an interior door to each suite. Suite 4 has an exit door as well.





## FloorPlan



SUITE 4







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