



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## FOR LEASE

**4,650 SF - Class A Office Space**

**Located in the Heart of Downtown Buzzards Bay**

**121 MAIN STREET ~ BUZZARDS BAY, MA**

**\$6,000/ NNN Month Plus Utilities**



- \* Professional/Retail Space in Heart of Downtown Buzzards Bay
- \* Former Bank Building on .51 Acre
- \* Bright Open Area with Large Windows
- \* Separate Baths/Storage in Basement
- \* Building & Street Signage



**Hartel Commercial Real Estate**

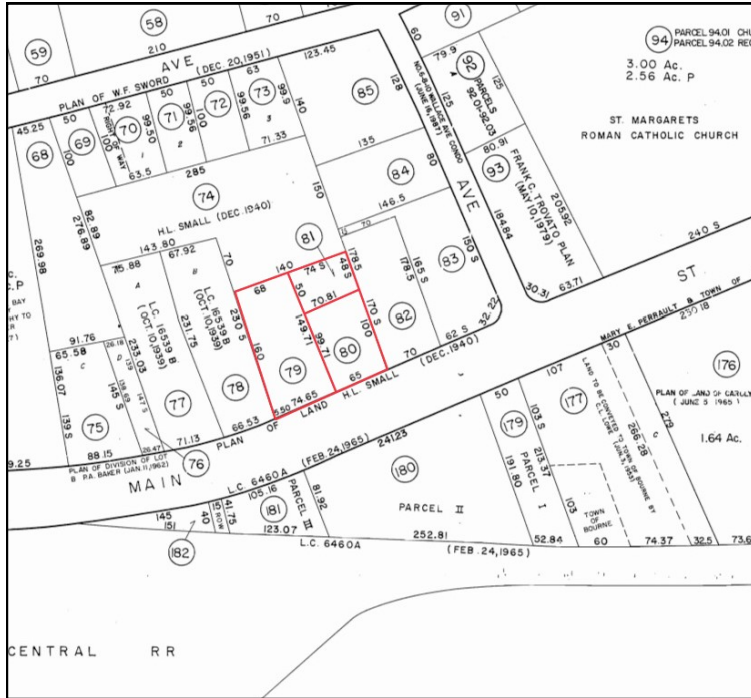
230 Jones Rd/Ste 6/Falmouth, MA  
40 Willard St/Ste 207/Quincy, MA



# HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

## Assessor Map



**GLA**  
**Floor**  
**Zoning:**  
**Lease Terms**  
**Parking**

4,650 SF  
Two  
DTC  
\$6,000/Month  
OnSite

## Property

This Class A building is located in the Heart of Buzzards Bay business district. Views of the Cape Cod Canal and Train Bridge. Offered at \$6,000/Month NNN plus utilities. Two floors of retail/office space available, with storage. There is plenty of parking onsite with building and street signage available. This is a great location for any allowed use.

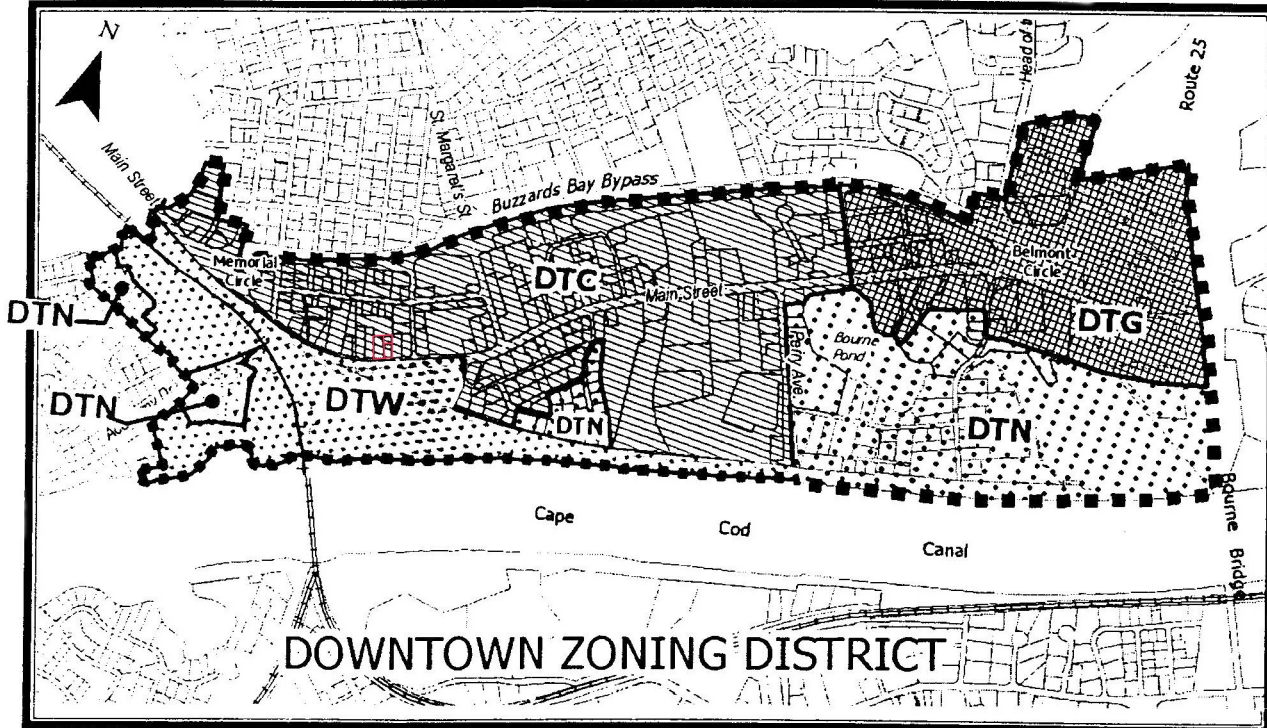


# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## ZONING MAP

### 2800. DOWNTOWN DISTRICT (DTD)



**Downtown Sub-Districts**

Subdistrict Full Name	Short Name/Map Symbol
Downtown Neighborhood	DTN (all requirements of the R-40 remain in effect)
Downtown Core	DTC
Downtown Waterfront	DTW
Downtown Gateway	DTG



### Hartel Commercial Real Estate

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



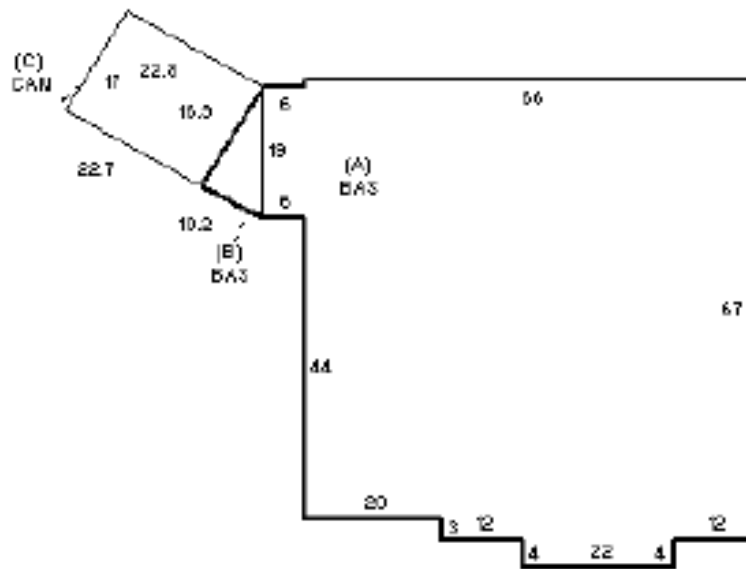


# SATELLITES





## FLOORPLAN



Main Street

