



## 1 Technology Park Drive - Unit 1- Bourne, MA

**2,878± SF of First Floor Office/Medical Space w/Bright Natural Light  
Bourne Medical Community**

**For Lease at \$18/SF NNN**

Jody Shaw 508-566-3556 [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)  
Greg Hartel 617-256-3169 [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)



**HARTEL COMMERCIAL REAL ESTATE  
Falmouth**

## Property Details

---

- \* **Office Medical/Office Space For Lease**  
**Bright Natural Light Throughout the Space**
- \* **Bourne Medical Community**
- \* **MassDOT Traffic Counts on Rte 28 in 2024 - 41,380/Day Vehicles and 57,024/Vehicles Day at Bourne Bridge**
- \* **2,878± SF - Unit 1**
- \* **Interior includes, Reception Area, 9 Offices, Conference Room, 2 Restrooms, Lunch/Break Room in Open Area, Interior Entrance and Side Entrance/Exit**
- \* **Shared Parking**
- \* **1.67± Acre Site**
- \* **Zoned B3 - Business 3**

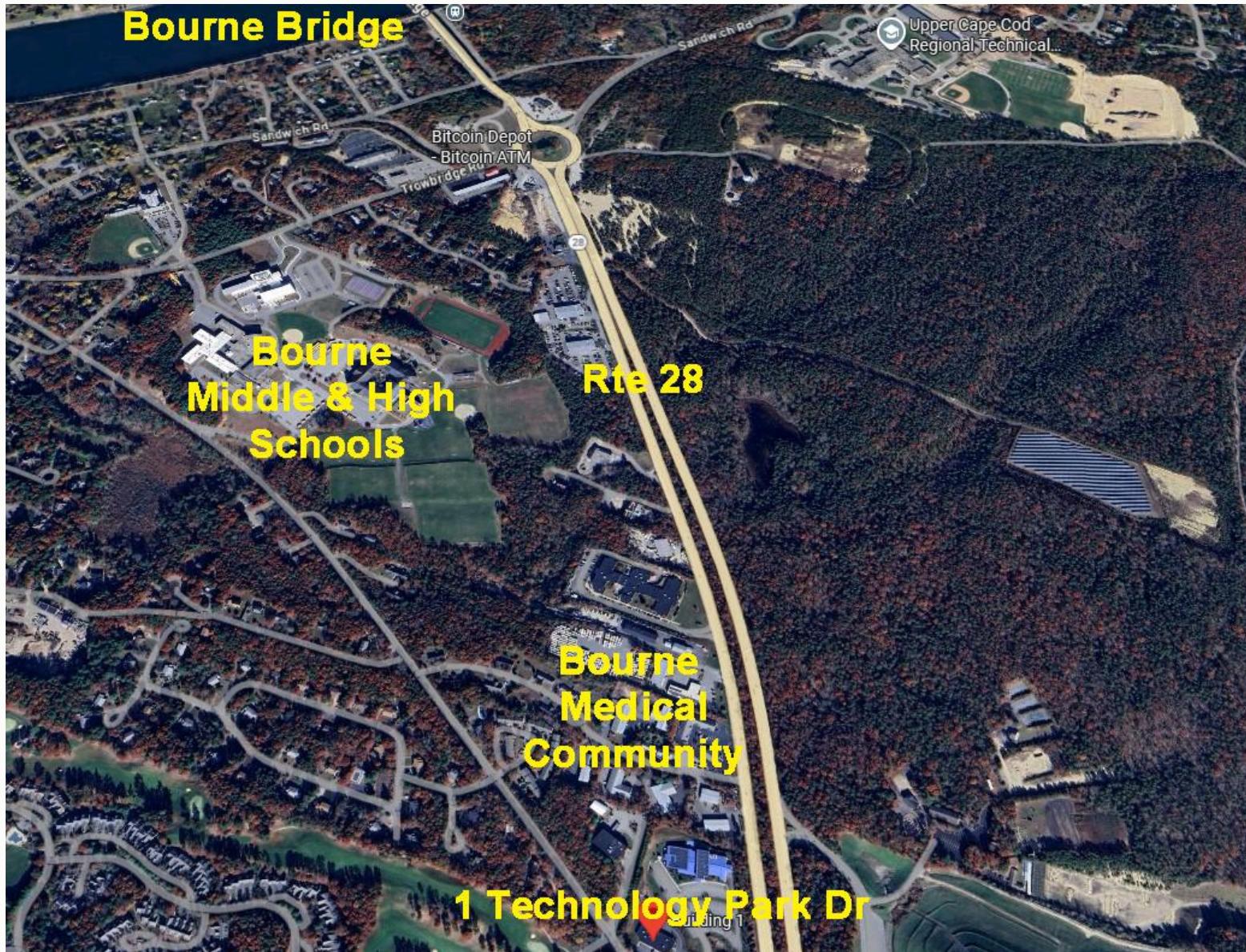
---

**Offered For Lease - \$18/SF NNN**

---

# 1 Technology Park Drive - Unit 1- Bourne, MA

---



---

## Neighborhood

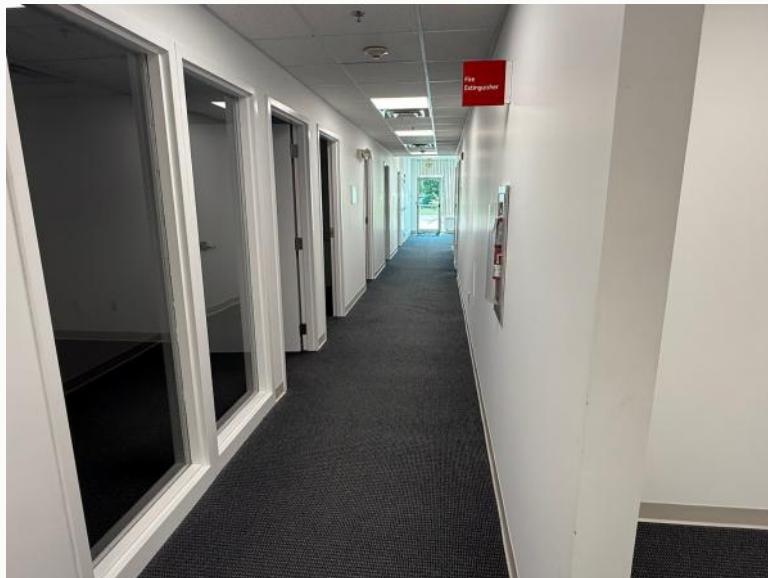
1 Technology Park Drive - Unit 1- Bourne, MA



# Floor Plan

# 1 Technology Park Drive - Unit 1- Bourne, MA

---

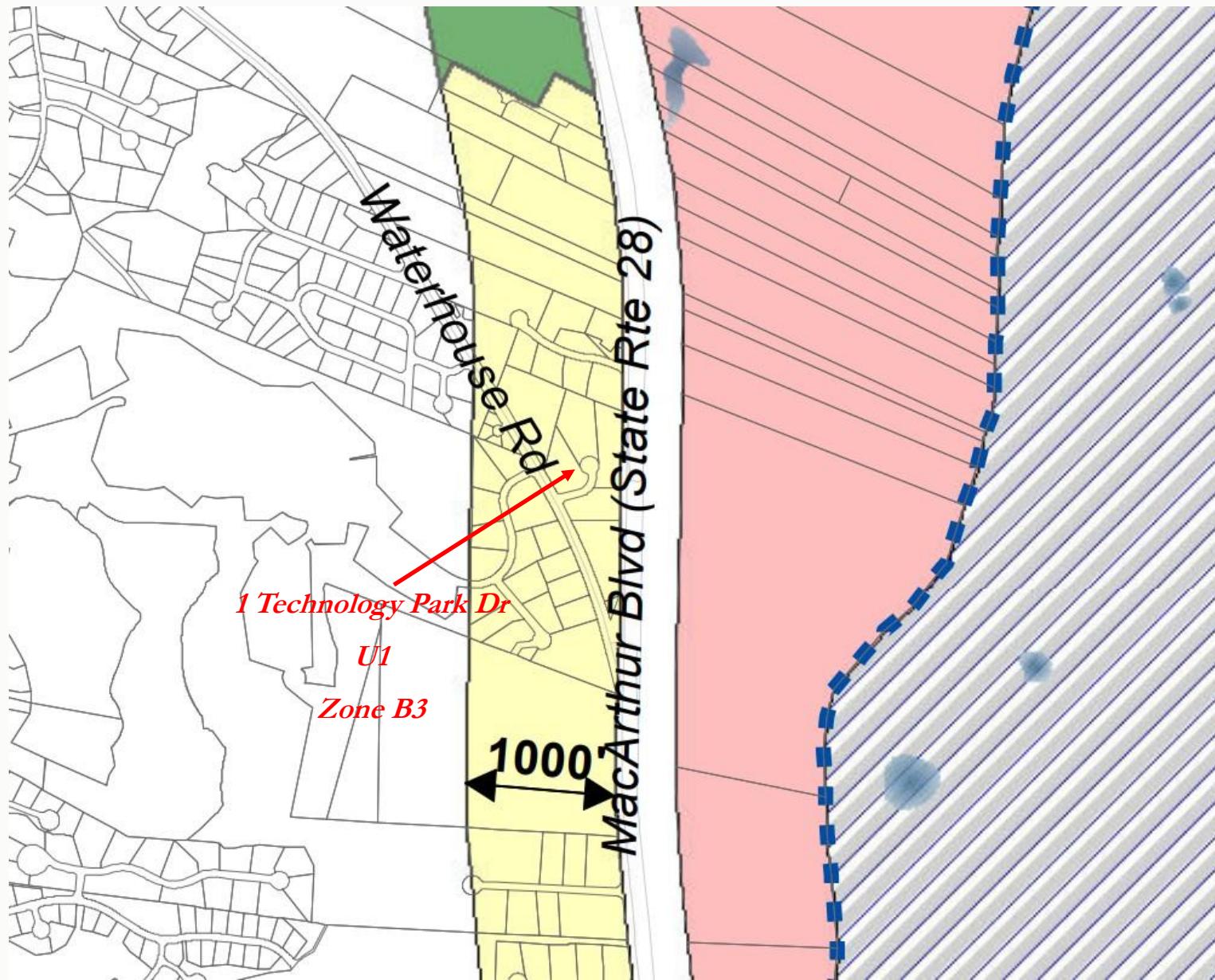


# 1 Technology Park Drive - Unit 1- Bourne, MA



**Assessor Map**

# 1 Technology Park Drive - Unit 1- Bourne, MA



**Zoning - B3 - Business 3 District**

# 1 Technology Park Drive - Unit 1- Bourne, MA

---

## *1 Technology Park Drive - Unit 1*

### *Bourne, MA*

**T**

his is a 2,878± SF unit located at 1 Technology Drive in Bourne, MA is in the heart of the Bourne Medical Community. This unit has Interior and side entrance/exits, 9 private offices, 2 baths, Lunch and Break Room, plenty of shared parking spaces, on 1.67± Acres. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



1 Technology Park Drive - Unit 1- Bourne, MA

---

HARTEL COMMERCIAL REAL ESTATE  
FALMOUTH

---

**230 Jones Road  
Suite 6  
Falmouth MA 02540**

---

Greg Hartel  
617-256-3169  
[Greg@HartelRealty.com](mailto:Greg@HartelRealty.com)

Jody Shaw  
508-566-3556  
[Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

Main Office  
508-444-0172  
[www.HartelRealty.com](http://www.HartelRealty.com)

## Contacts

---

**\*DISCLAIMER:** ALL INFORMATION CONTAINED HEREIN WAS RESEARCHED AND OBTAINED BY SOURCES DEEMED TO BE RELIABLE. WE MAKE NO REPRESENTATION OR WARRANTIES OF ANY KIND DUE TO THE ACCURACY CONTAINED WITHIN THIS LISTING. PLEASE CONDUCT YOUR OWN RESEARCH OF THE PROPERTY TO VERIFY ANY AND ALL INFORMATION. WE ARE NOT RESPONSIBLE FOR ANY INFORMATION WHICH IS RELIED UPON WITHOUT FURTHER DUE DILIGENCE AND INVESTIGATION.