



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

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Falmouth

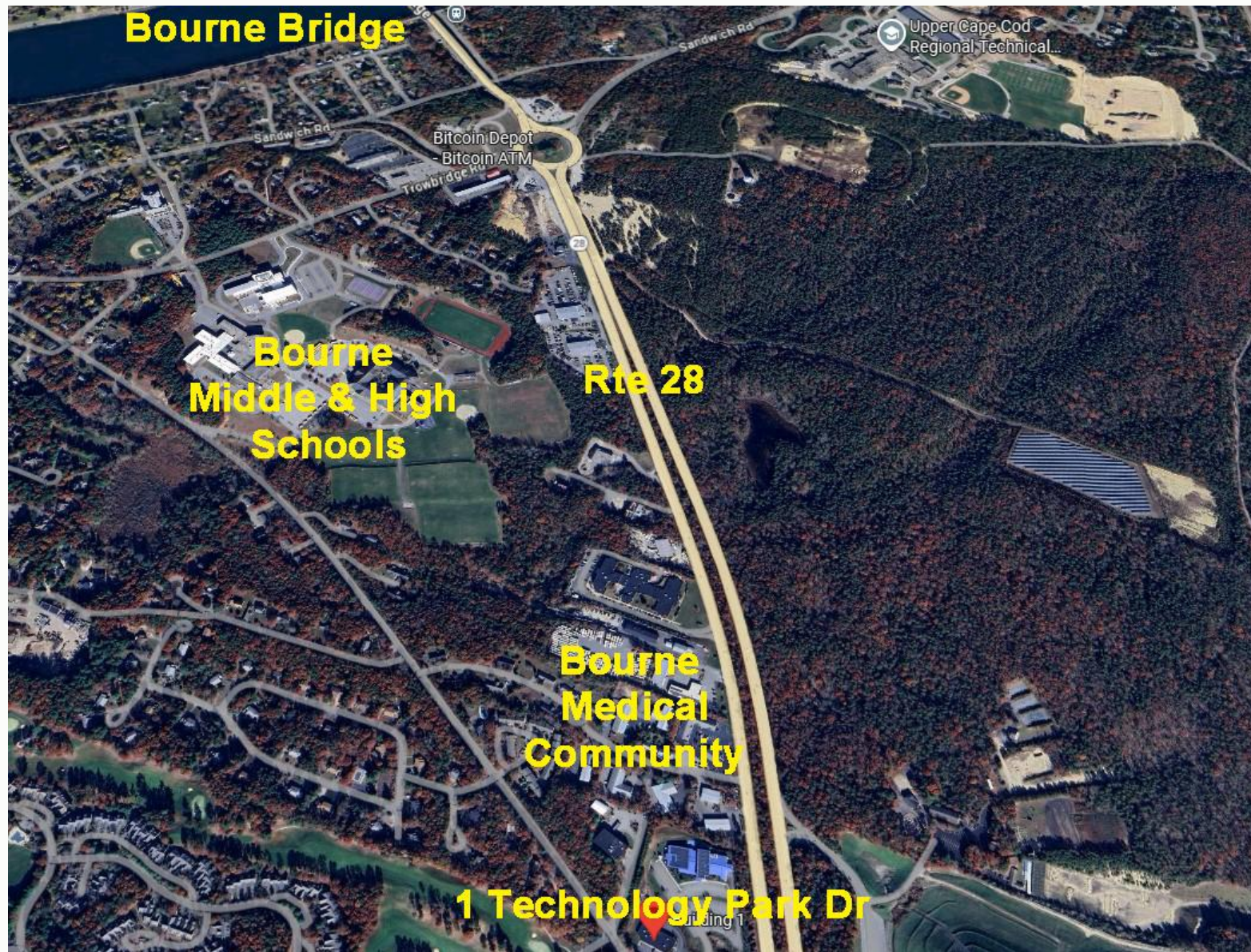
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Property Details

- * **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

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Neighborhood

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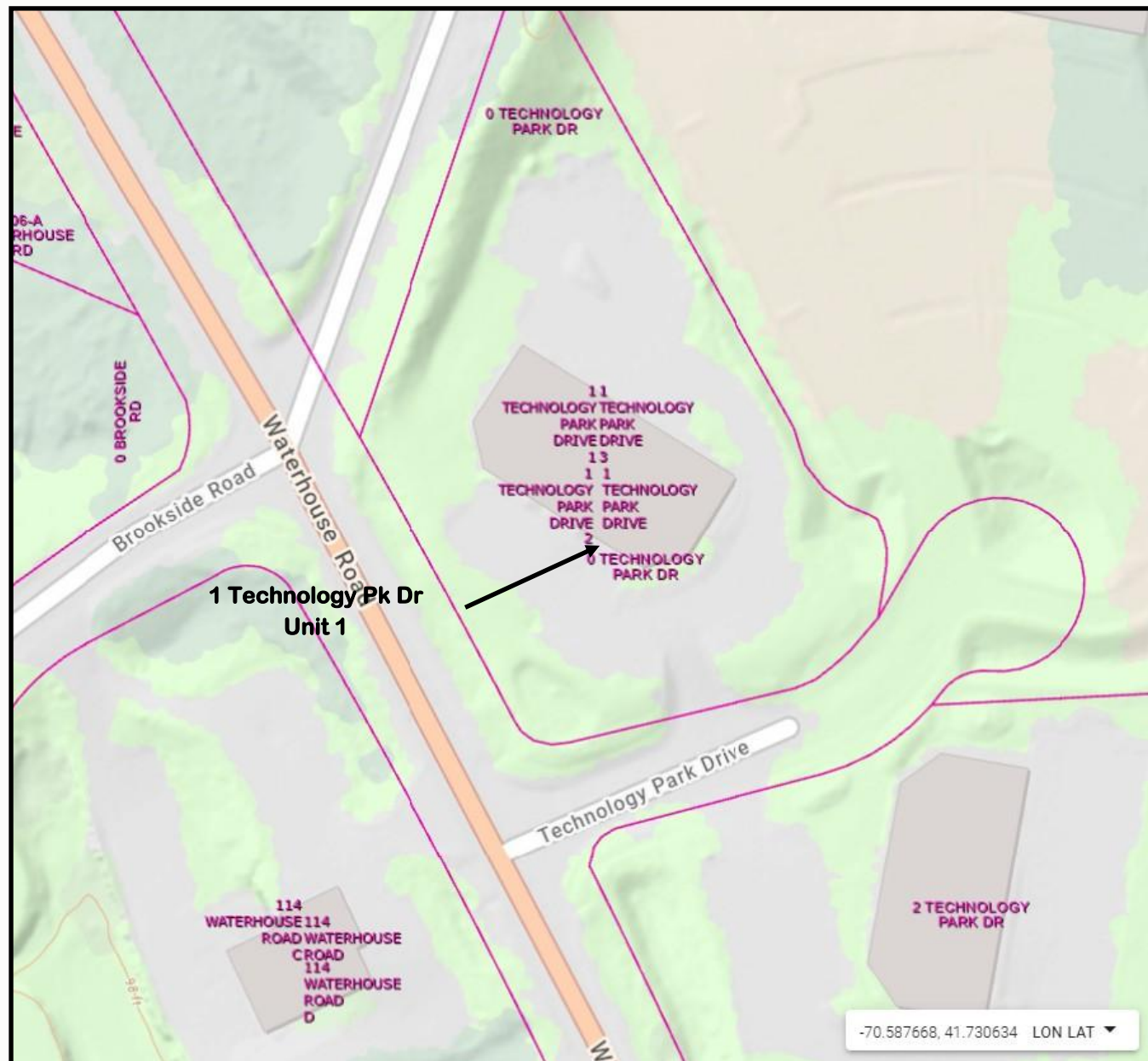


Floor Plan

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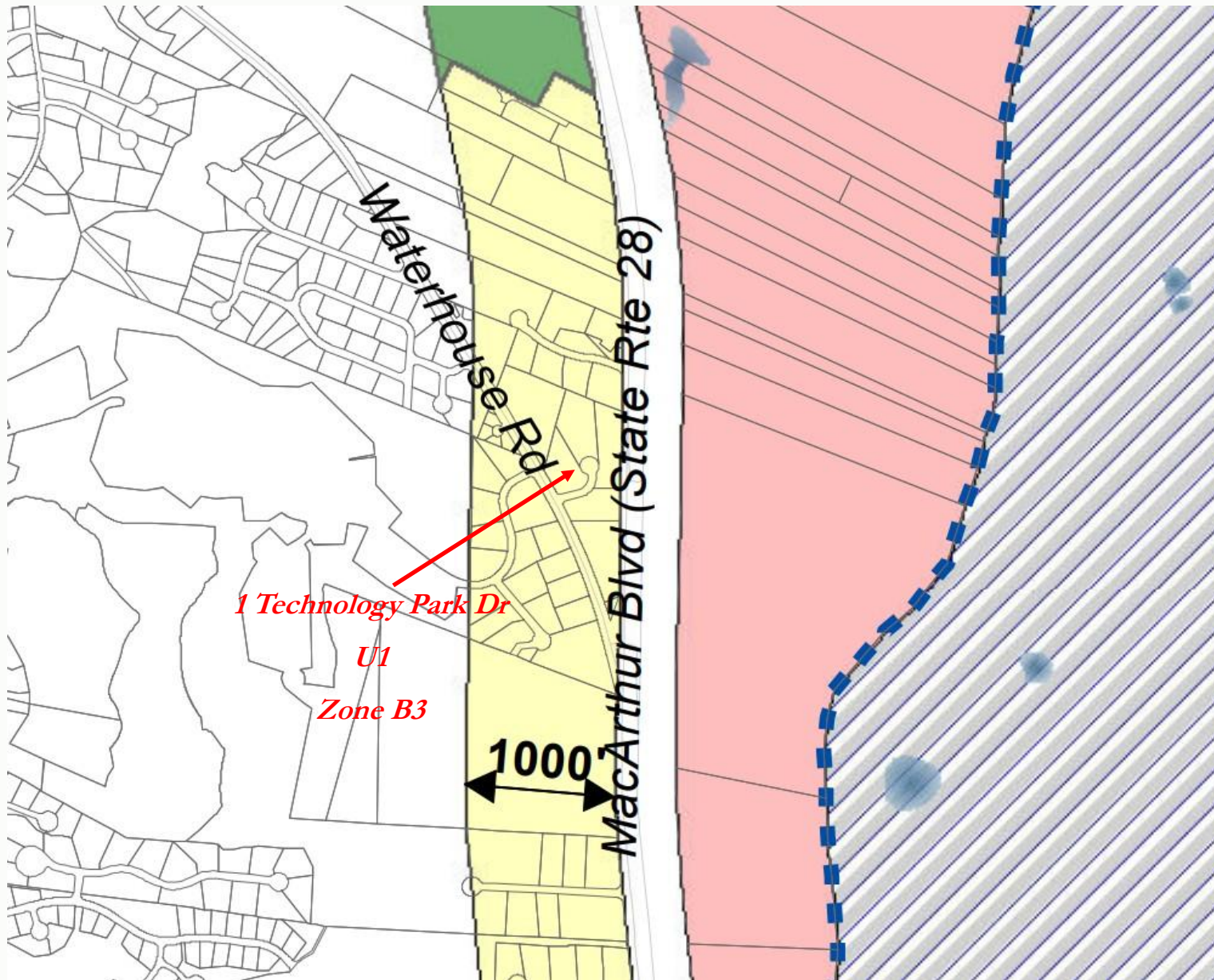


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Assessor Map

1 Technology Park Drive - Unit 1- Bourne, MA



Zoning - B3 - Business 3 District

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1 Technology Park Drive - Unit 1

Bourne, MA

This 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.



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