



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

ONE TROWBRIDGE PLACE

Bourne, MA

Commercial & Professional Space



- * **HIGH TRAFFIC DIVERSE BUSINESS COMPLEX**
 - * **UP TO 3,000 SF ON 3 LEVELS**
 - * **UPSCALE METICULOUS CLASS A SPACE**
- * **INCLUDES ADDITIONAL PARKING - 80 SPACES**
- * **EXCLUSIVE SIGNAGE ON HIGH VISIBILITY CORNER**

ATTENTION TO DETAIL

Owner Open to Ideas - Unfinished Spaces

Offered by:



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

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

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com

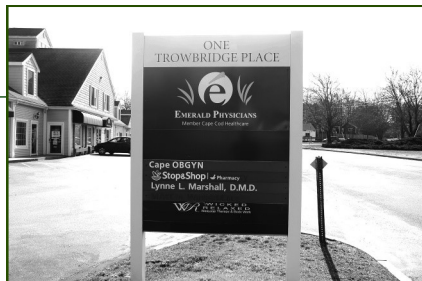


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Property Details

- * Up to 3,000 SF Leasable Space on 3 Levels
- * Class A Office Space - Fully Wired
- * Common Separate Baths on each Floor
- * Complex situated on 1.9 Acres of Land
- * Exclusive Signage Trowbridge Corner
- * Parking for Over 80 Cars - Addition Lot Available
- * Front & Rear Access
- * Elevator and Stair Access
- * ADA Accessible - Handicap Ramp
- * Development Potential - Unfinished Spaces
- * Private Septic/Town Water
- * Year Built 2003
- * Total Building Size 39,629 SF
- * Zoned VB - Village Business District



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One Trowbridge Place Suites Available

Level 2 - Single Office
700 SF / \$10/SF

LEASED



Level 2 - Large Offices
\$1,500 / Month Plus

LEASED



Level 2 - Single Office
700 SF / \$10/SF

LEASED



Level 2 - Single Office
650 SF / \$10/SF

LEASED



One Trowbridge Place

Suites Available

Main Level - Retail

*1,200 SF / \$3,000/Mo
NNN*



Level 2 - Unfinished Space

*3,000 SF / \$10/SF
NNN*



Level 2 - Large Offices

600 SF / \$10/SF

LEASED



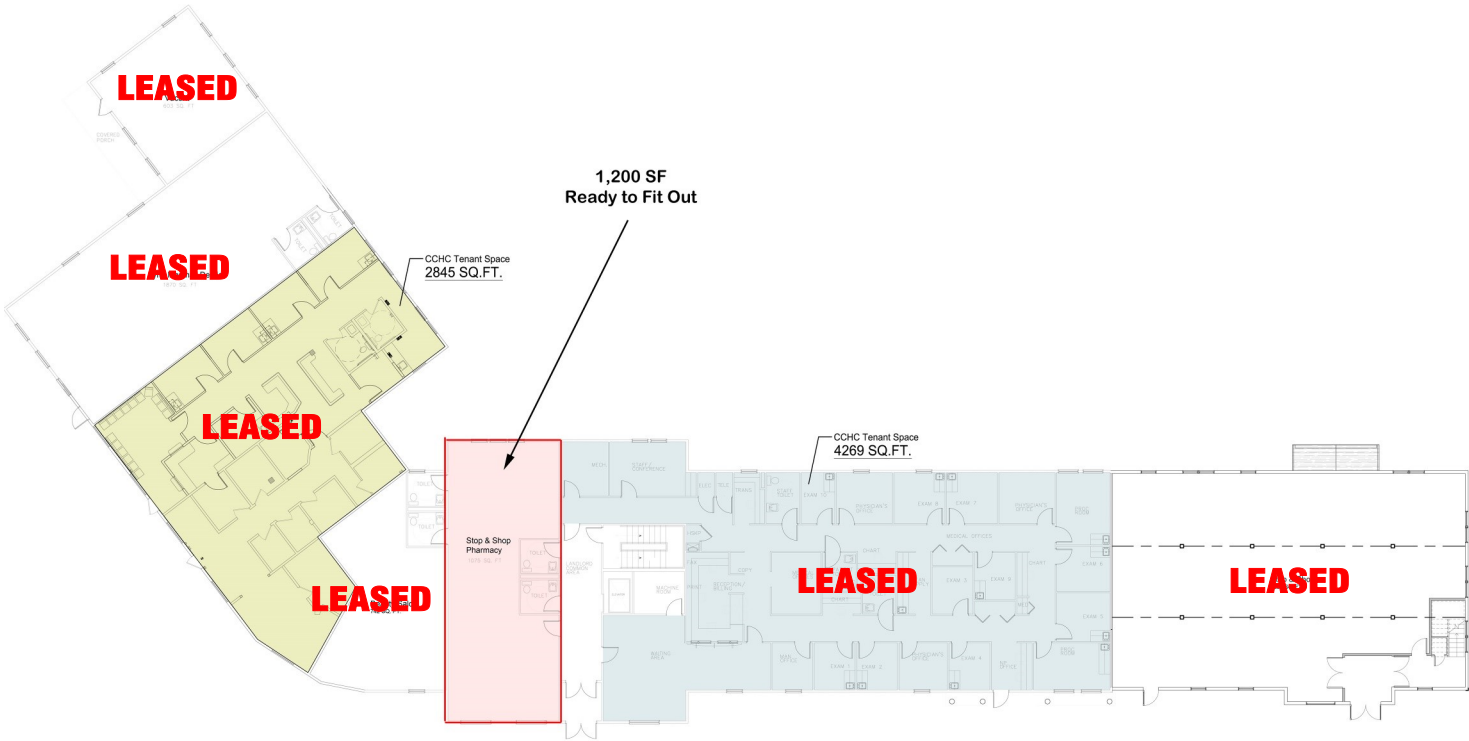
Lower Level - Unfinished Space

3,000 SF / Negotiable



Floorplans

Main Level



Trowbridge Road Tenants - Main Level Plan

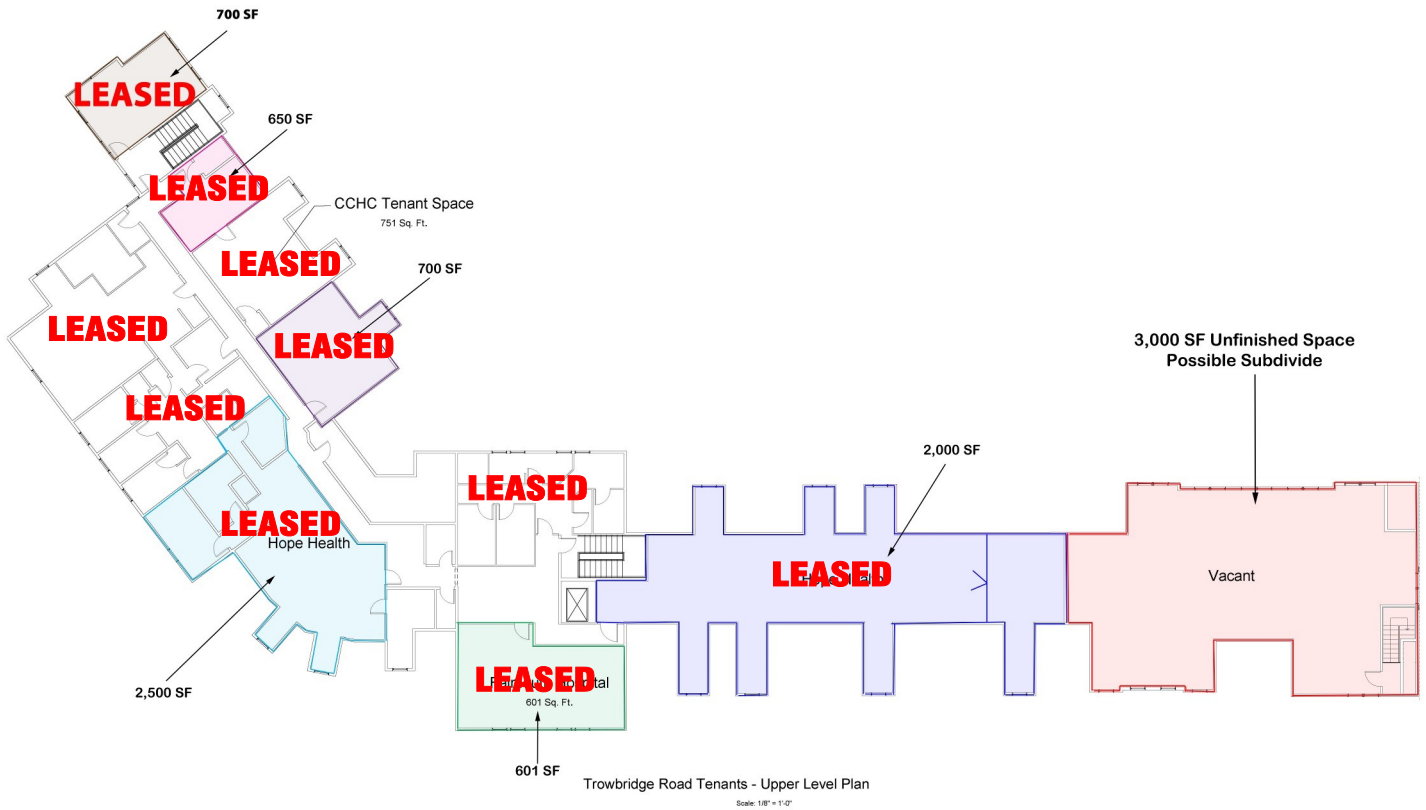
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Level 2

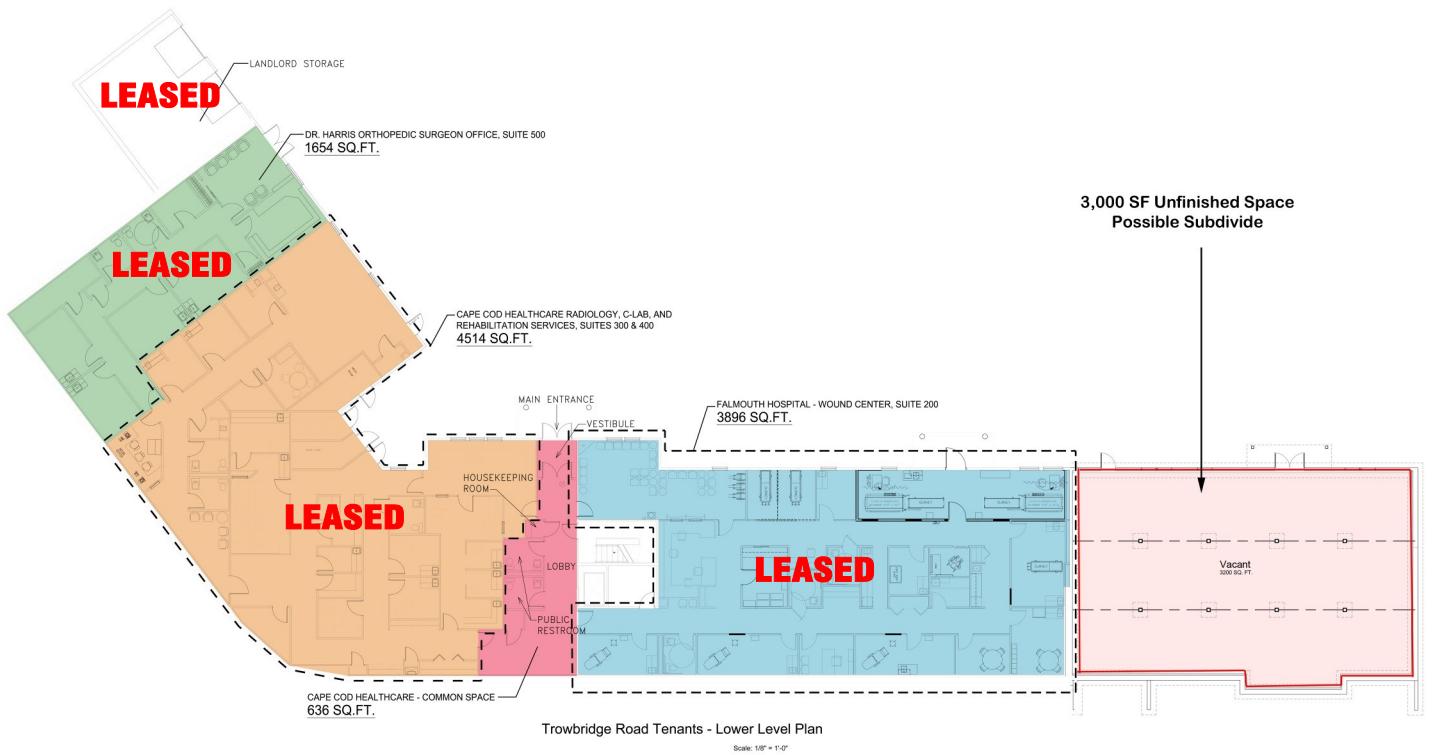




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Strategic Real Estate Services

Lower Level

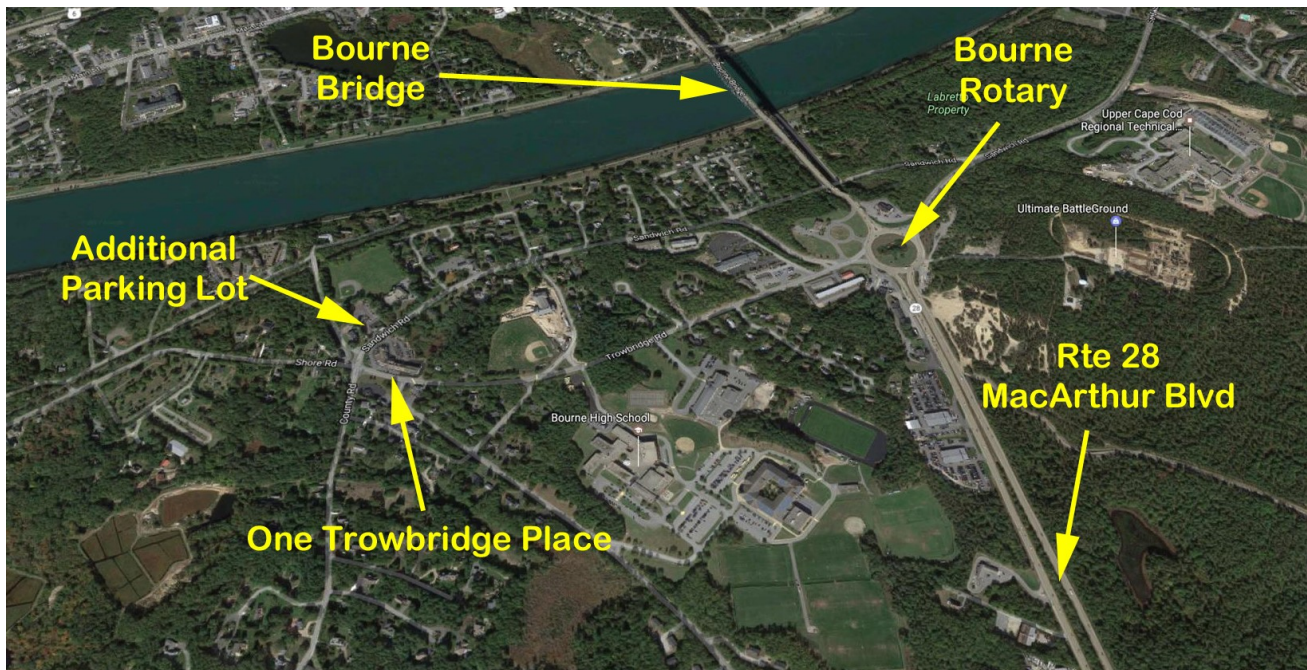




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Strategic Real Estate Services

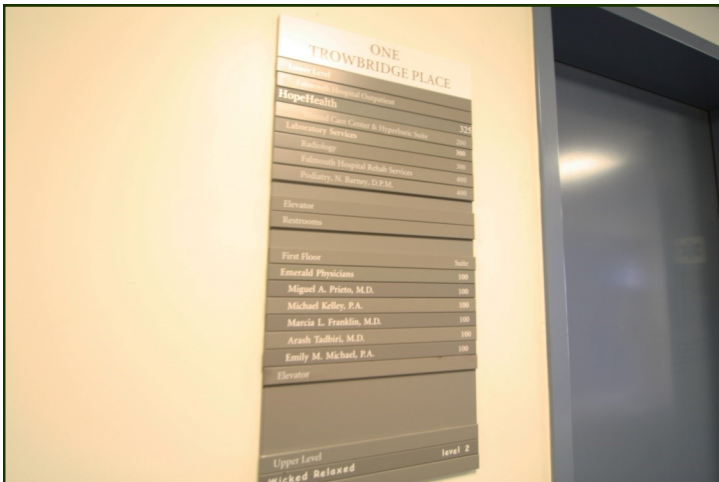
Satellites



Interior Photographs



Interior Photographs



Interior Photographs - Lower Level



Exterior Photographs





One Trowbridge Place - Property

This property is located just over the Bourne Bridge on the island of Cape Cod. Excellent Visibility in a heavily traveled year round area. This complex is located at the junction of Trowbridge, County, Sandwich, Waterhouse and Shore Roads. There are two full parking lots associated with the property. It has rear access and a drive through around the building. Complimentary businesses are located in and around the surrounding immediate area. Turnover is slow as owner/tenants are comfortable with the surroundings and satisfied with the busy nature of this complex. Falmouth Hospital and medical community is located 7-12 miles south.

Meticulous, clean, attention to detail describe this commercial property. Multiple windows provide natural light and give an open airy feeling throughout. Three floors of quality professional office/retail space are the makeup of the building. The property is currently home to the Bourne Health Center, but a diverse number of professionals and retail vendors make up the remaining space.

