



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

180 & 194 Teaticket Highway aka Route 28

Driftwood Plaza

Leasing Opportunity



- * **FIRST & SECOND FLOOR UNITS AVAILABLE - MOVE IN READY**
- * **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
- * **ZONED B2- COMMERCIAL**
- * **YEAR ROUND ACTIVITY**

Long Term Leases - Available



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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Main Level

Front Unit - 1,300 SF \$1,100/Month plus CAM

Units 1 & 2 - 1,250 SF/Each or 2,500 SF Combined - \$13/SF Each plus CAM

Unit 3 - 1,250 SF \$12/SF plus CAM

Unit 4 - 1,300 SF \$12/SF plus CAM



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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Upper Level

Small Upper Front Unit - \$900/Month No CAM

Unit 2 - 1,300 SF \$1,000/Month No CAM

Unit 4 A- 550 SF \$550/Month No CAM

4 Single Office Spaces \$900/Month As Is - No CAM



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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Satellite View



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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Neighborhood View



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

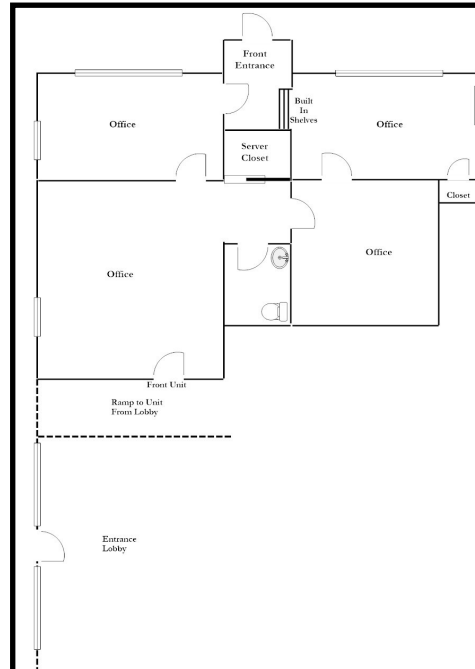


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplans - First Floor Front Unit

1,300 SF





HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

First Floor Units 1 & 2

2,500 SF Combined



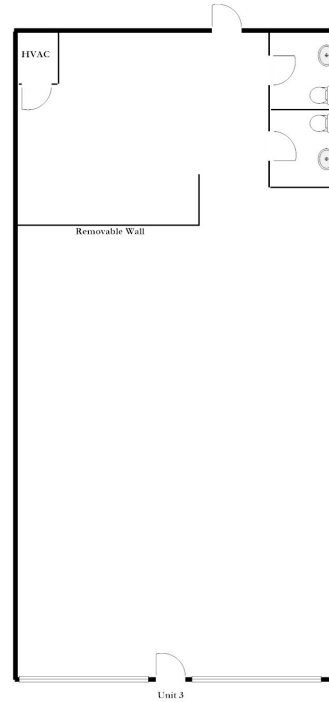


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplans - Unit 3

1,250 SF



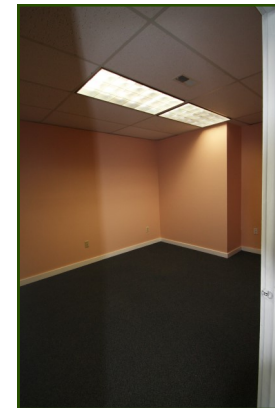
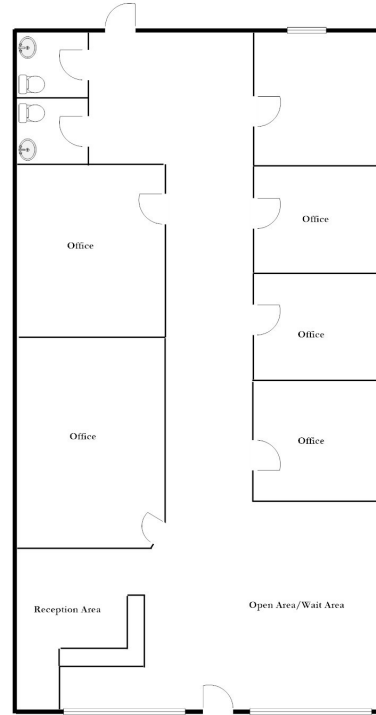


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplans - Unit 4

1,300 SF





HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Upper Floor Front Unit



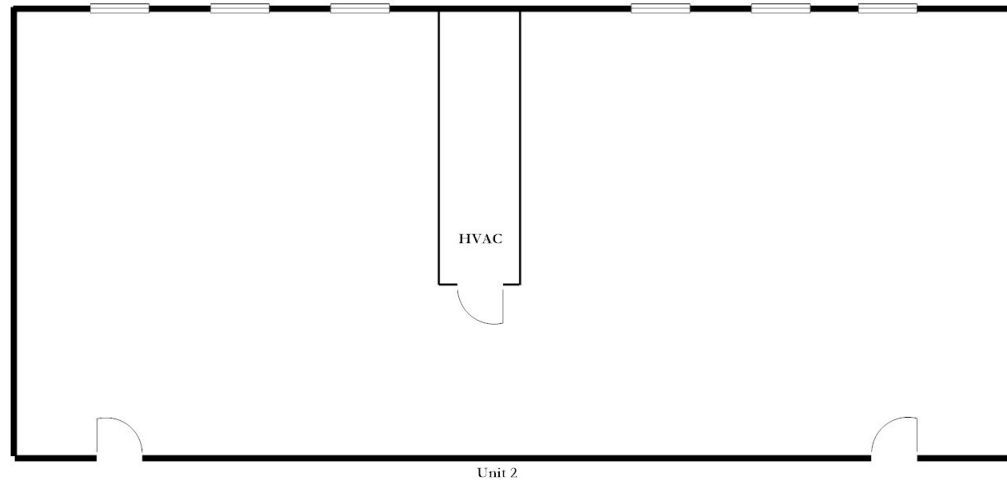


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplans - Upper Level Unit 2

1,300 SF



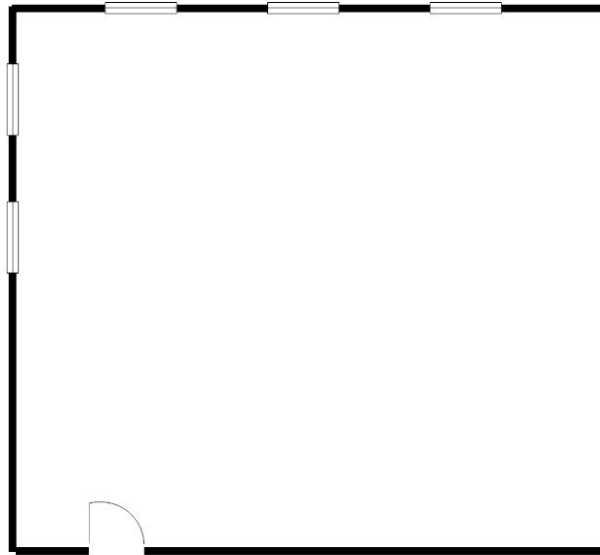


HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

Floorplans - Unit 4A

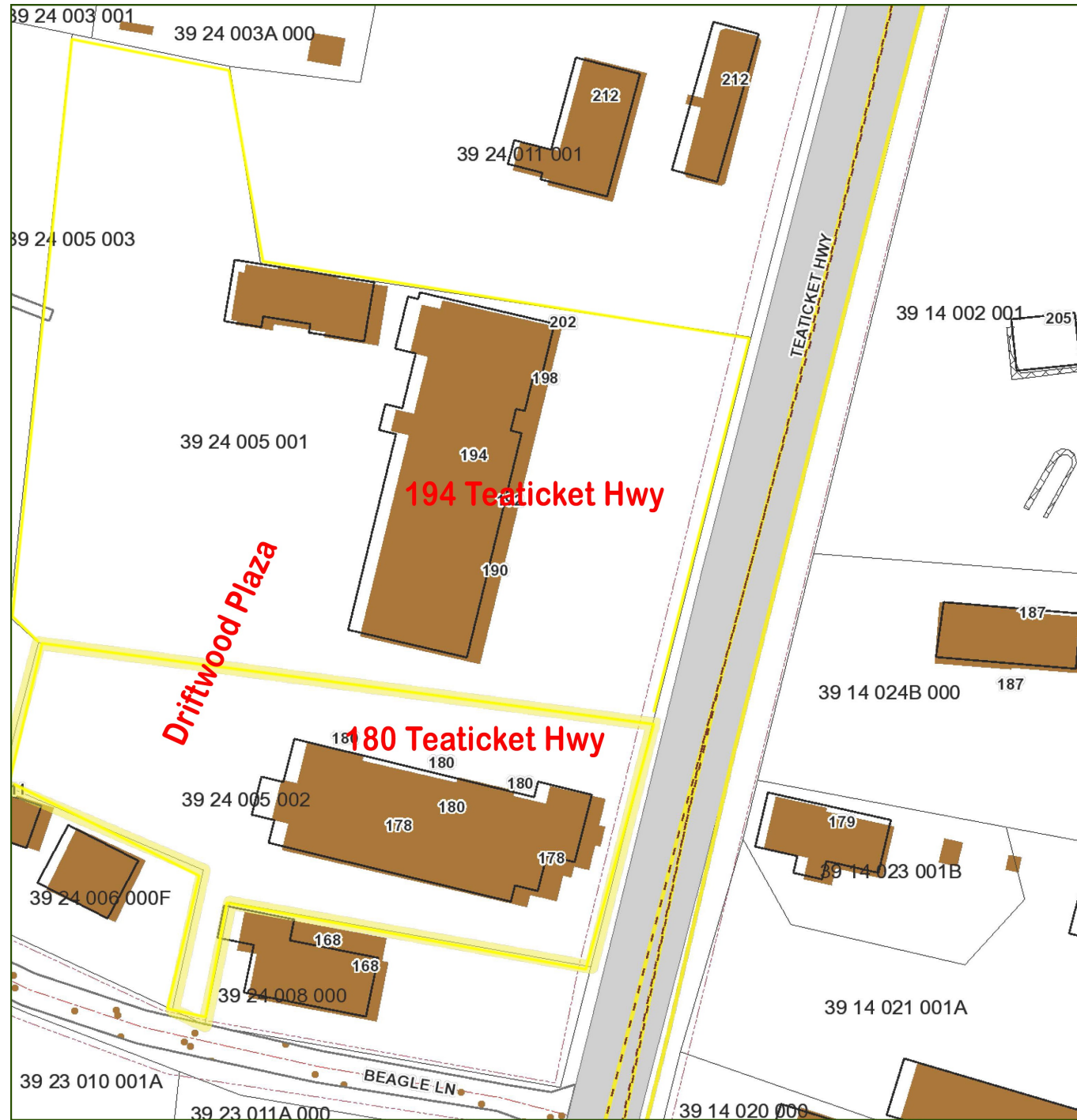
500 SF



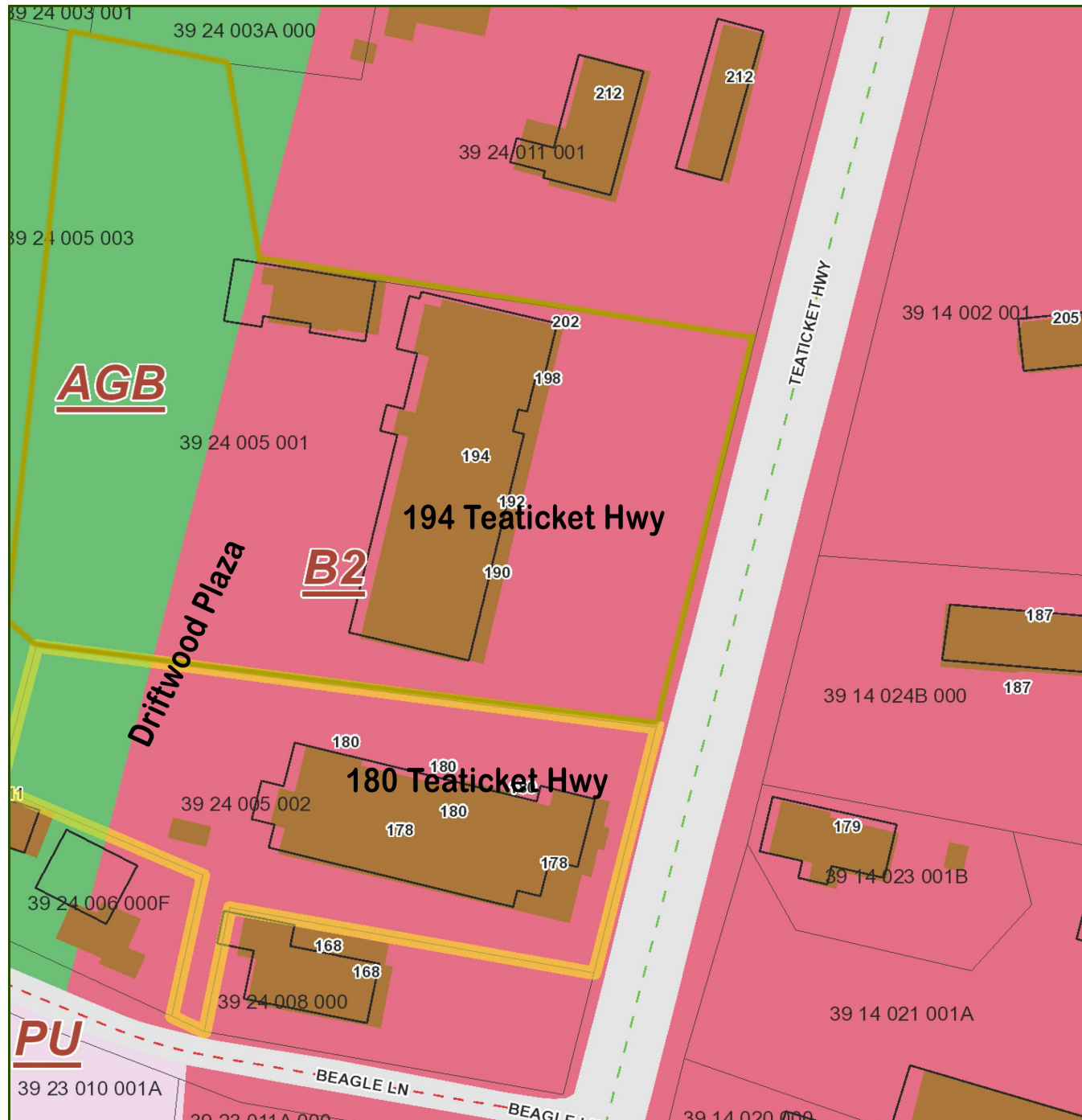
Unit 4A



Assessor Map



Zoning Map





HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

180 & 194 Teaticket Hwy aka Rte 28 - East Falmouth

The units are located in the Driftwood Plaza which is located in the Teaticket business district of East Falmouth in the town of Falmouth. There are five units available in the 180 building which is located adjacent to the 194 building and also adjacent to the new Cumberland Farms gas station and convenience store. This is a high visibility, heavily traveled year round area. Complimentary businesses are located in the immediate neighborhood. Turnover is very low with tenants.

Long Term Leases - Available.

