



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

180 & 194 Teaticket Highway aka Route 28

Driftwood Plaza

Leasing Opportunity



- * **RENOVATIONS & UPDATES INCLUDE: NEW MECHANICALS, BATHS, ELECTRIC, FLOORING, NEW PAINT THROUGHOUT, LOBBY UPDATED, ROOF, STRUCTURAL IMPROVEMENTS, AND MORE!**
- * **FIRST & SECOND FLOOR UNITS - MOVE IN READY - ONLY ONE REMAINING UNITS AVAILABLE**
 - * **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
 - * **ZONED B2- COMMERCIAL - YEAR ROUND ACTIVITY - HIGH VISIBILITY**

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



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Main Level

~~Units 1 & 2 - 1,250 SF/Each or 2,500 SF Combined - \$13.50/SF Each plus CAM LEASED~~

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

~~Unit 105 - 1,300 SF - \$800/Month plus CAM LEASED~~



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Upper Level

~~*Unit 206 - 800 SF \$900/Month No CAM*~~

LEASED

~~*Unit 1 - 1,300 SF \$1,200/Month No CAM*~~

LEASED

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

LEASED

~~*Unit 3 - 1,300 SF \$1,000/Month No CAM*~~

LEASED

~~*Unit 4 - 500 SF \$550/Month No CAM*~~

LEASED

Unit 4 A - 800 SF \$1,100/Month No CAM - 4% Snowplow Charges Annually



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Satellite View



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Neighborhood View



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First Floor Units 1 & 2

2,500 SF Combined

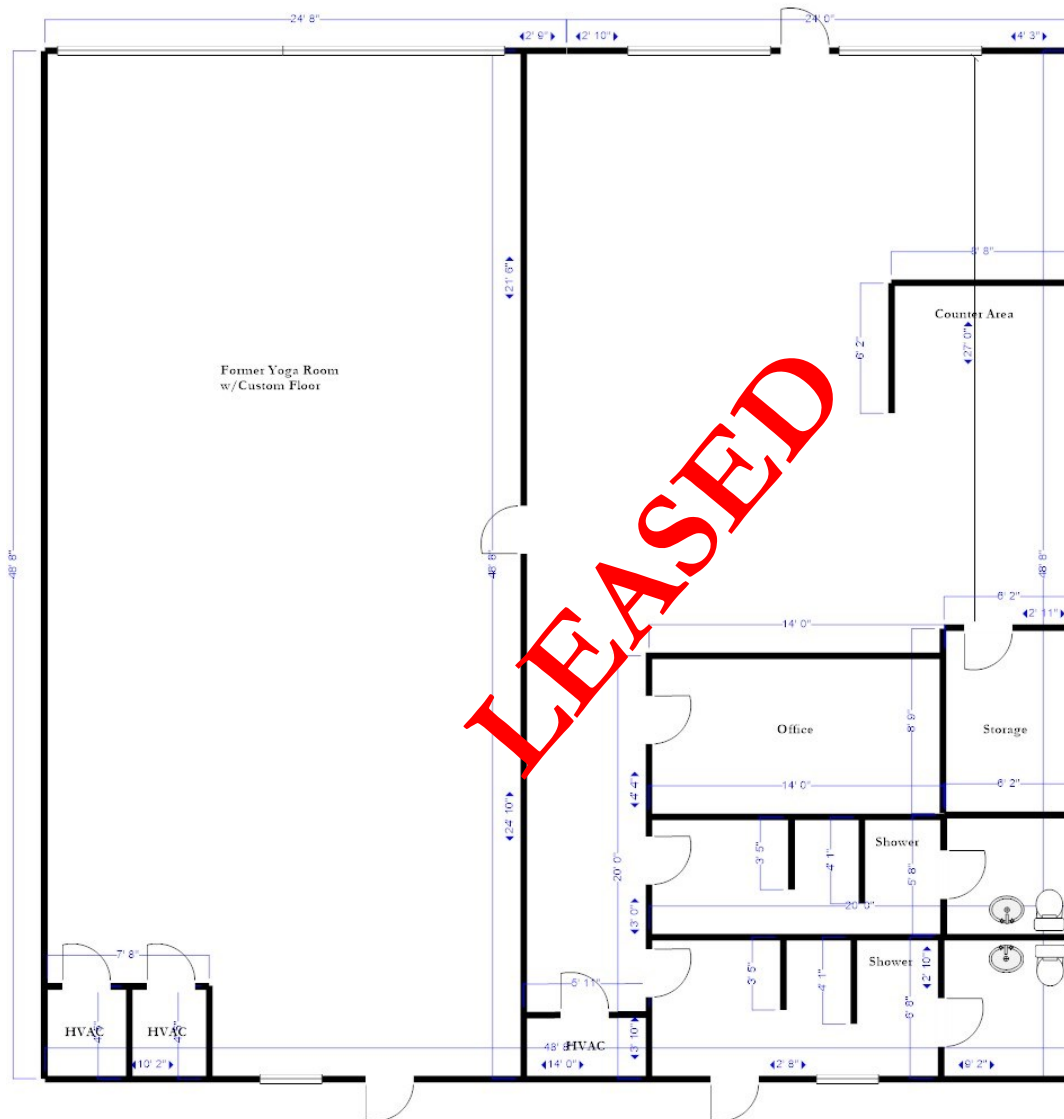




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Strategic Real Estate Services

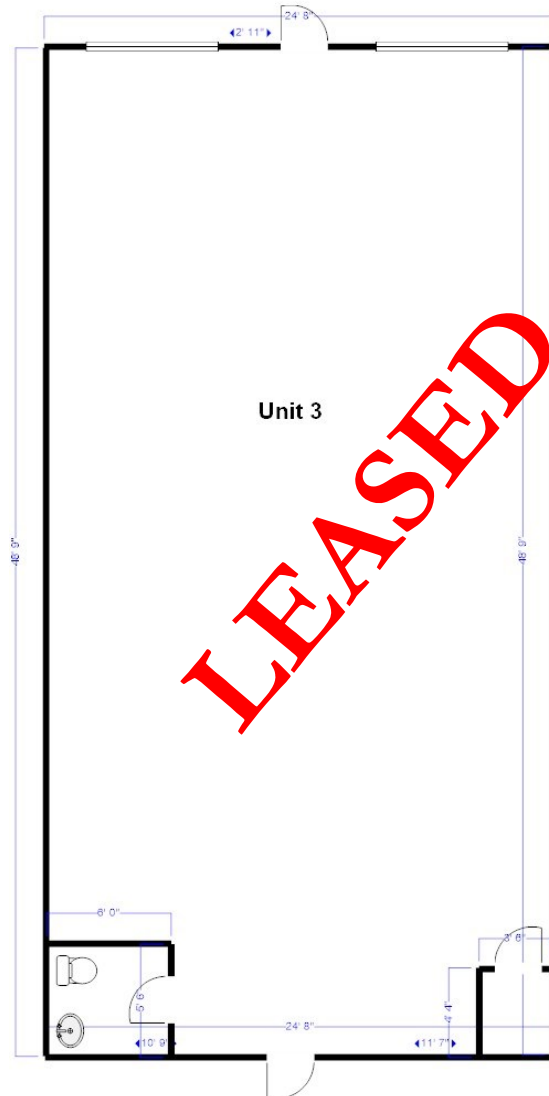
Floorplans - Units 1 & 2 - 2,500 SF





Floorplans - Unit 3

1,250 SF





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Upper Floor Front Unit



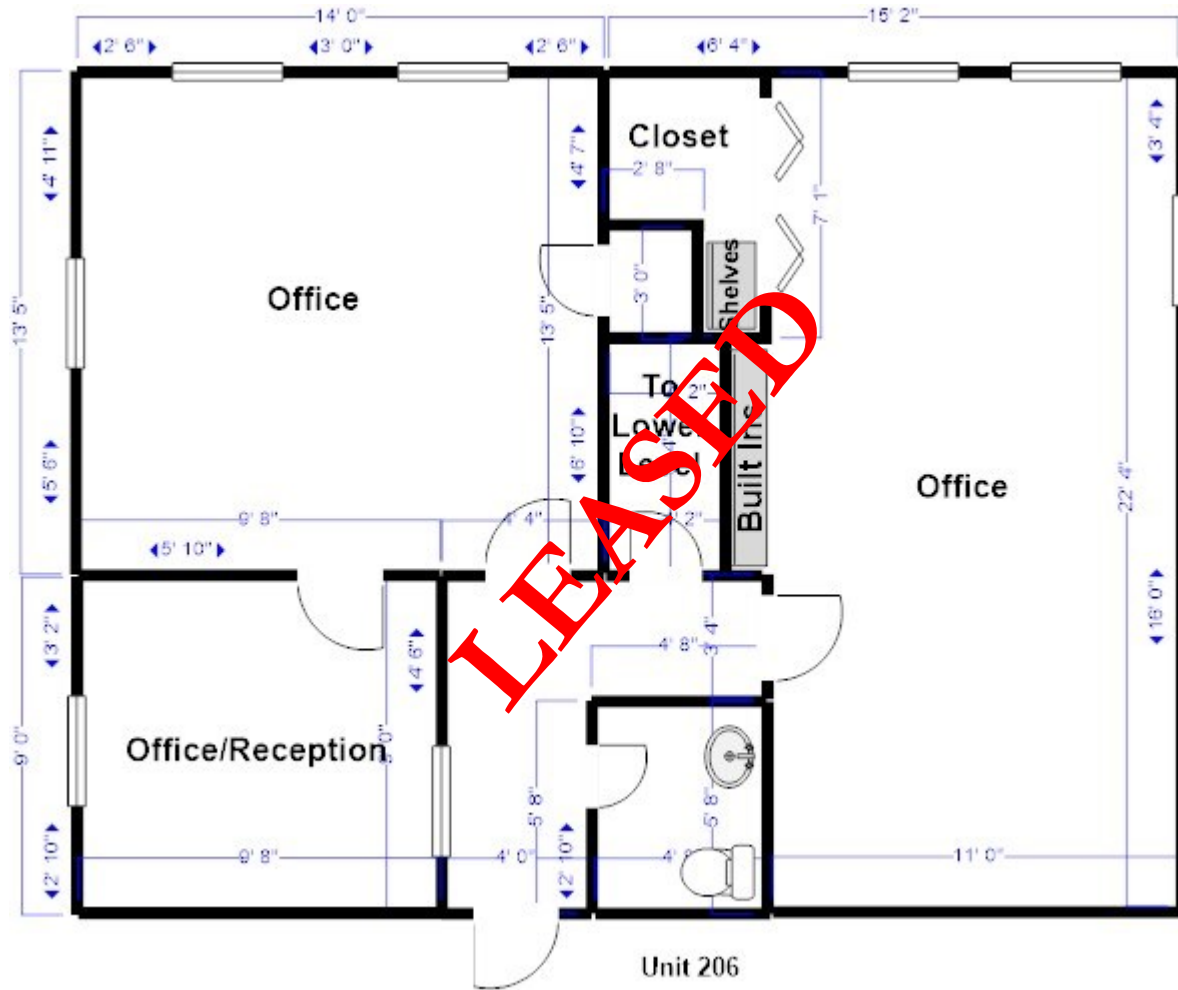


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Floorplans - Unit 206

800 SF



LEASED

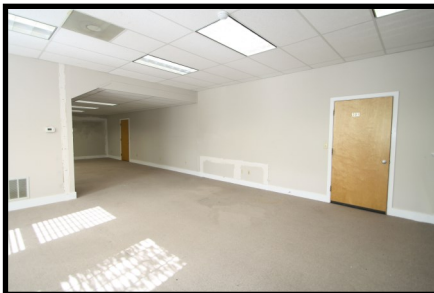
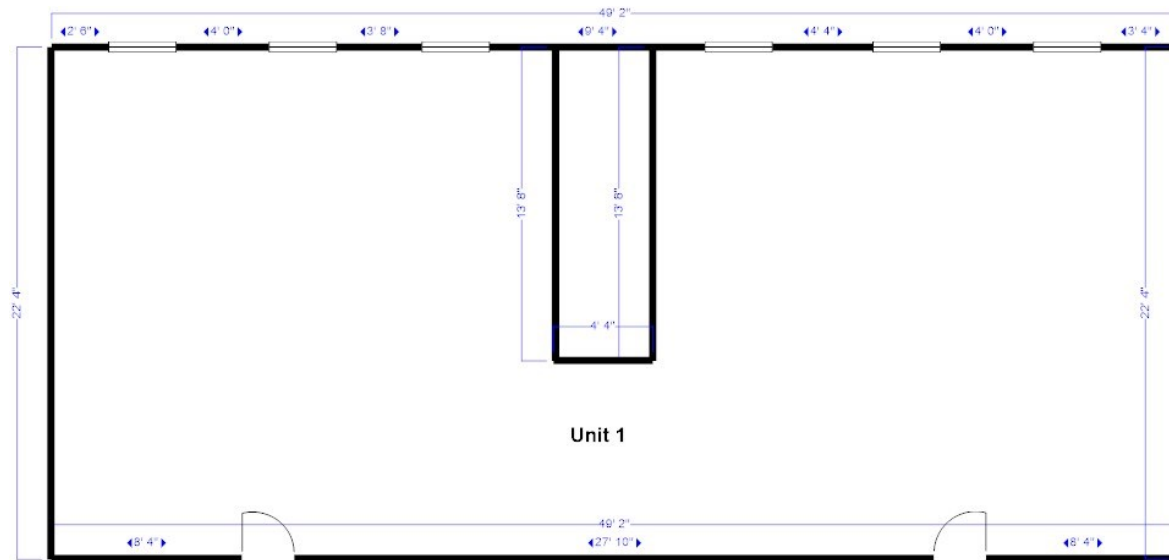


LEASED



Floorplans - Upper Level Unit 1

1,300 SF



Upper Level Unit 1

1,300 SF - Potential



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Floorplans - Upper Level Unit 2

1,300 SF



Unit 2





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Floorplans - Upper Level Unit 3

1,300 SF



Unit 2

LEASED



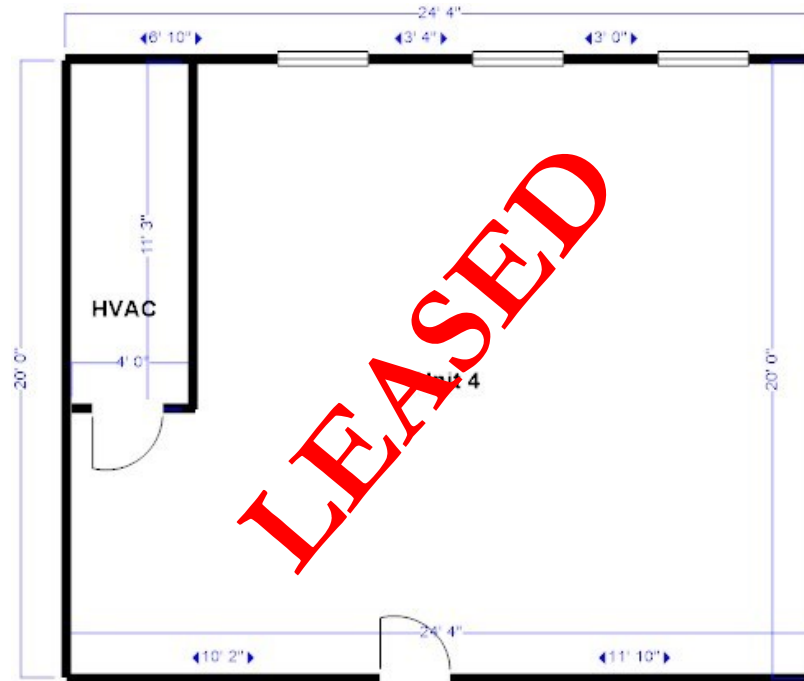


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Floorplans - Unit 4

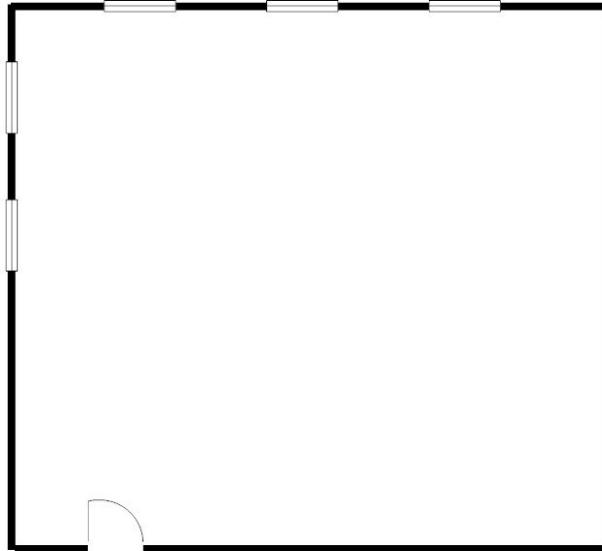
500 SF





Floorplans - Unit 4A

800 SF



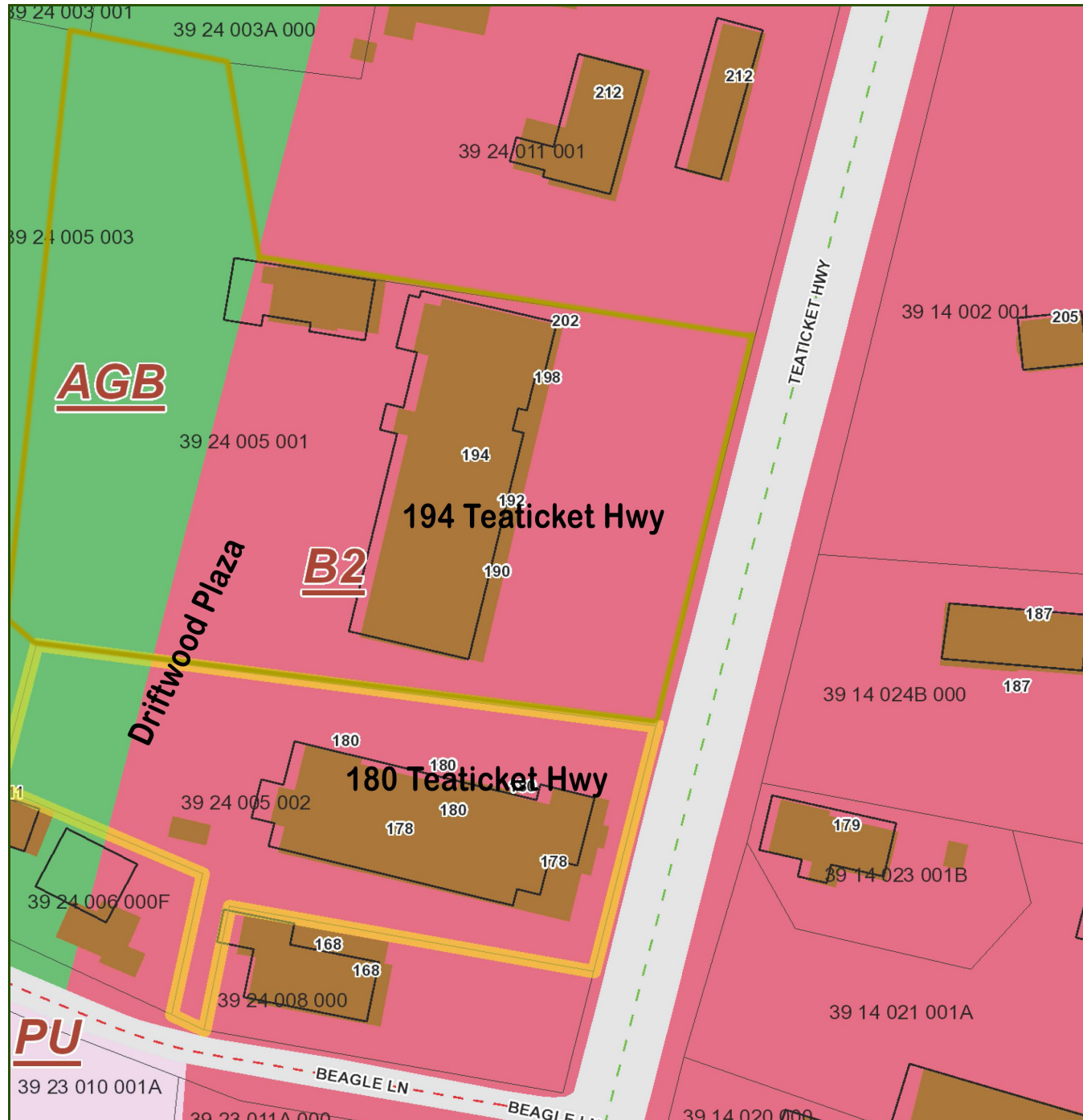
Unit 4A



Assessor Map



Zoning Map





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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 is one unit 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.

