For Lease

Office ~ Workspace

2,168± SF Ready to Move In

Located Parallel to the Falmouth Bike Path

Close to Downtown Falmouth/Woods Hole/

Falmouth Medical Community/Steamship Parking

FALMOUTH – 15 Carlson Lane

Retained to Market by:

Hartel Commercial

230 Jones Road
Suite 6
Falmouth, MA

40 Willard Street
Suite 207
Quincy, MA

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

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

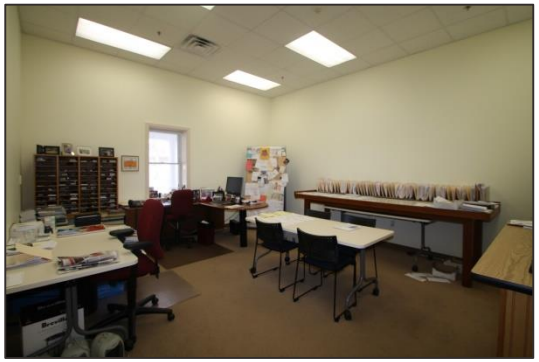
Property Details

- 15 Carlson Lane, Falmouth, MA
- Office/Workspace/Shop
- Inquire for Pricing
- 2,168± SF Space
- Front Entrance
- Underground Utilities
- On-Site Parking
- Zoned LIA – Light Industrial A & RA – Residence A
- Municipal Water & Private Sewer

Property

The village of Falmouth is located in the southern end of Route 28 Highways end. This Main Street part of town parallels Nantucket Sound to the south and runs along Main Street, aka Route 28, to the bend where Falmouth Plaza is located. The area has a mix of commercial and residential influence. With intermingled businesses of professional offices, retail stores, eclectic boutiques as well as municipalities, this area if well known for events of all seasons.

The property is located just prior to the downtown area, just off Route 28. It parallels the Shining Sea Bike Path, which runs from North Falmouth to Woods Hole covering 17± miles. Located adjacent is the Falmouth Medical Community which has a network of medical offices surrounding the Falmouth Hospital. This is a multi tenanted building with professional offices and long-term tenants.



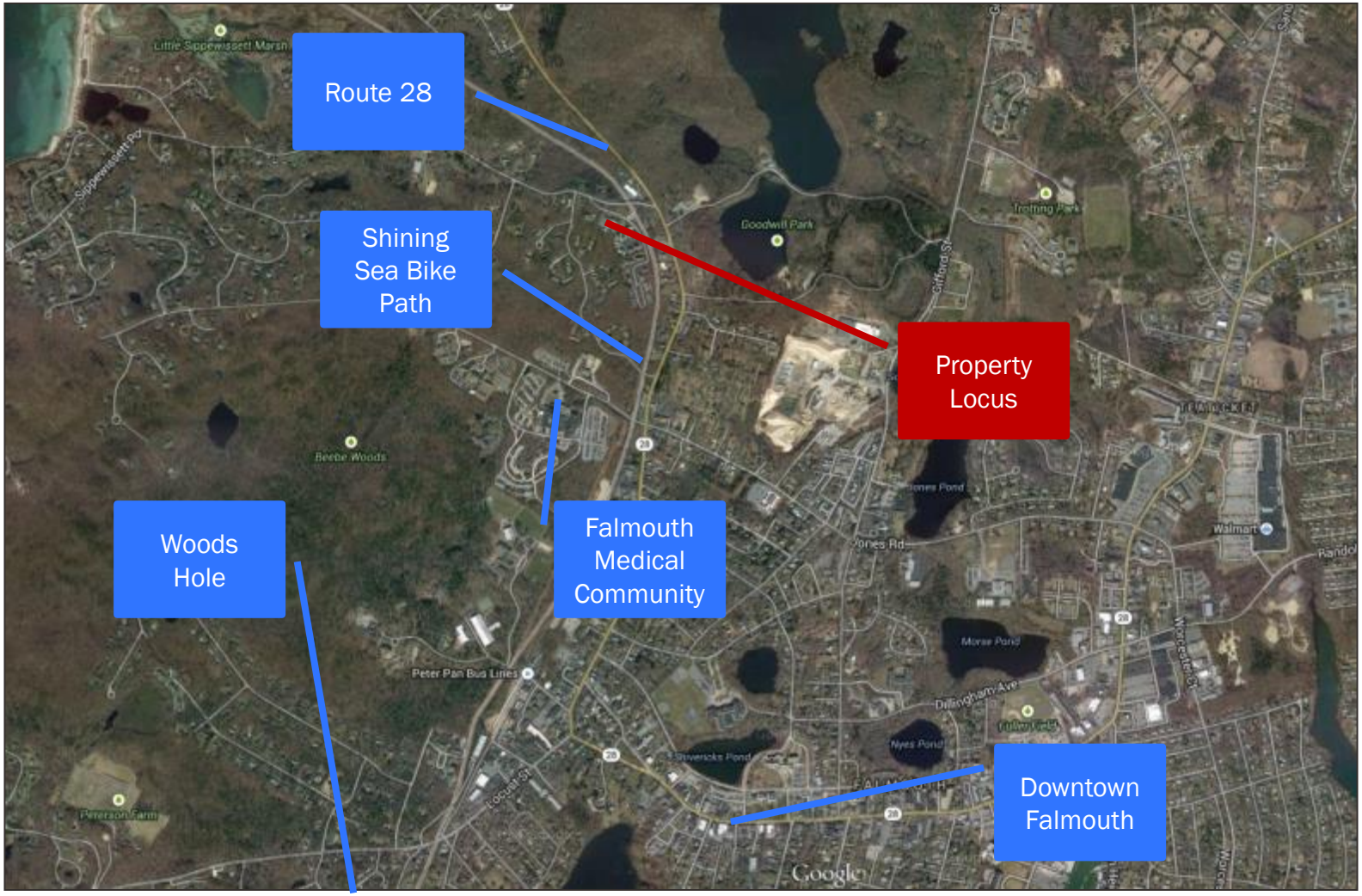
Map

Route 28
15 Carlson Lane
Falmouth Medical Community
Shining Sea Bike Path
Downtown Falmouth and Woods Hole
W Falmouth Hwy
Palmer Ave
Shining Sea Bikeway
Fieldcrest Farm
Drumlin Rd
Goodrich Way
SVS Professional Billing Services
Carlson Ln
Pumping Station Rd
Crabapple's
Goodwill Park
Ter Heun Dr
Act 1 Carol

Floor Plan

21' 1"
7' 0"
OFFICE/STORAGE
10' 8"
10' 2"
20' 11"
14' 2"
7' 3"
24' 4"
OFFICE
14' 0"
OFFICE
14' 0"
KITCHEN
13' 7"
13' 7"
13' 7"
10' 8"
10' 3"
14' 2"
7' 3"
TO ANOTHER UNIT
5' 8"
2,168 SF
5' 0"
TO ANOTHER UNIT
5' 0"
5' 0"
16' 0"
21' 8"
UTILITY
18' 4"
18' 4"
OFFICE/CONFERENCE
18' 4"
18' 4"
OFFICE
10' 4"
8' 0"
5' 0"
16' 0"
6' 4"
21' 8"
ENTRY

Satellite


Route 28
Shining Sea Bike Path
Property Locus
Woods Hole
Falmouth Medical Community
Downtown Falmouth
Google