



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR SALE - \$945,000

5,895± SF MEDICAL OFFICE CONDOMINIUMS

Investment Opportunity - Medical Tenants in Place

10 & 12 Bramble Bush Drive, Falmouth, MA



- Well Established Medical Office Location
- Prominent Visibility in Active Medical Community Area
 - Falmouth Hospital located within walking distance
 - Plenty of On-Site Parking

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230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 201B, Quincy, MA 02169

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Executive Summary

Property Address: 10 & 12 Bramble Bush Drive,
Falmouth, MA

Year Built: 1975

Property type: Medical Office

Property ID: 38 01 010B 004AU &
38 01 010B 004BU

FY 2012 Condominium Assessment:

10 Bramble Bush Drive	\$ 720,800
12 Bramble Bush Drive	<u>\$ 257,600</u>
Total	\$ 978,400

Condominium Size:

10 Bramble Bush Drive	4,389± SF
12 Bramble Bush Drive	<u>1,506± SF</u>
Total	5,895± SF

Condominium Fees: \$3,159.00/Quarter

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Detailed Summary

Total Room Count	32 Rooms
Room Descriptions	2 Open Waiting Rooms 6 Offices 13 Exam Rooms 4 Reception Areas 2 Treatment Rooms 2 Nurse's Stations 1 Central Lab 2 Records Rooms 3 Break Rooms 1 Mechanical Room 1 Utility Room
Private or Common Bathrooms	Private
Number of Bathrooms	6 bathrooms
Floor Levels	Two floors
Total Number of Parking Spaces	Upper level/Side Lower level/front
Parking Reserved for Building	Ample public
Number of curb cuts	2 - one at upper & lower levels
Town Sewer or Private Septic	Septic
Town Water or Well	Town
Electric Service	60 Amp
Heating Type	Gas FHA
Air Conditioning	Yes
Sprinklers	None

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General Site Overview:

Bramble Bush Medical Park is located on Bramble Bush Drive within the Falmouth Hospital Medical Community in Falmouth, MA, approximately ¼ mile southwest of the Falmouth Hospital and in close proximity to the Route 28. Falmouth Hospital is the heart of this medical community and has opened its new Clark Cancer Center, an addition to the modestly expanding facility.

To the west is Route 28, east is the Town of Falmouth, north is the Town of Bourne and to the south is Wood Hole, home to Woods Hole Oceanographic Institute (WHOI), National Oceanic and Atmospheric Administration (NOAA) and the Steamship Authority Ferry service to Martha's Vineyard and Nantucket.

Complex Description:

Bramble Bush Medical Park contains 6 buildings and approximately 17 units. Current occupants include several different doctors and medical labs. There is ample parking and common walkways throughout the complex.

Building Details:

10 & 12 Bramble Bush Drive is a spacious 5,895± SF unique Deck building, with a large open entry foyer and reception area to the left surrounded by enclosed offices and exam rooms. There is a lower level with separate kitchen area, offices, mechanical room, records room and private bath. The entire building has zoned FHA/Gas zoned heat and central air conditioning. The roof was replaced in 2008 and painted in 2011. Deck buildings are floor to ceiling frames connecting with the natural environment to create a feeling of living in the outdoors and maintaining the interior of free flowing space, accented by a rich combination of natural woods. Currently leased by three doctors and C-Lab, this building is perfect for medical offices and labs.

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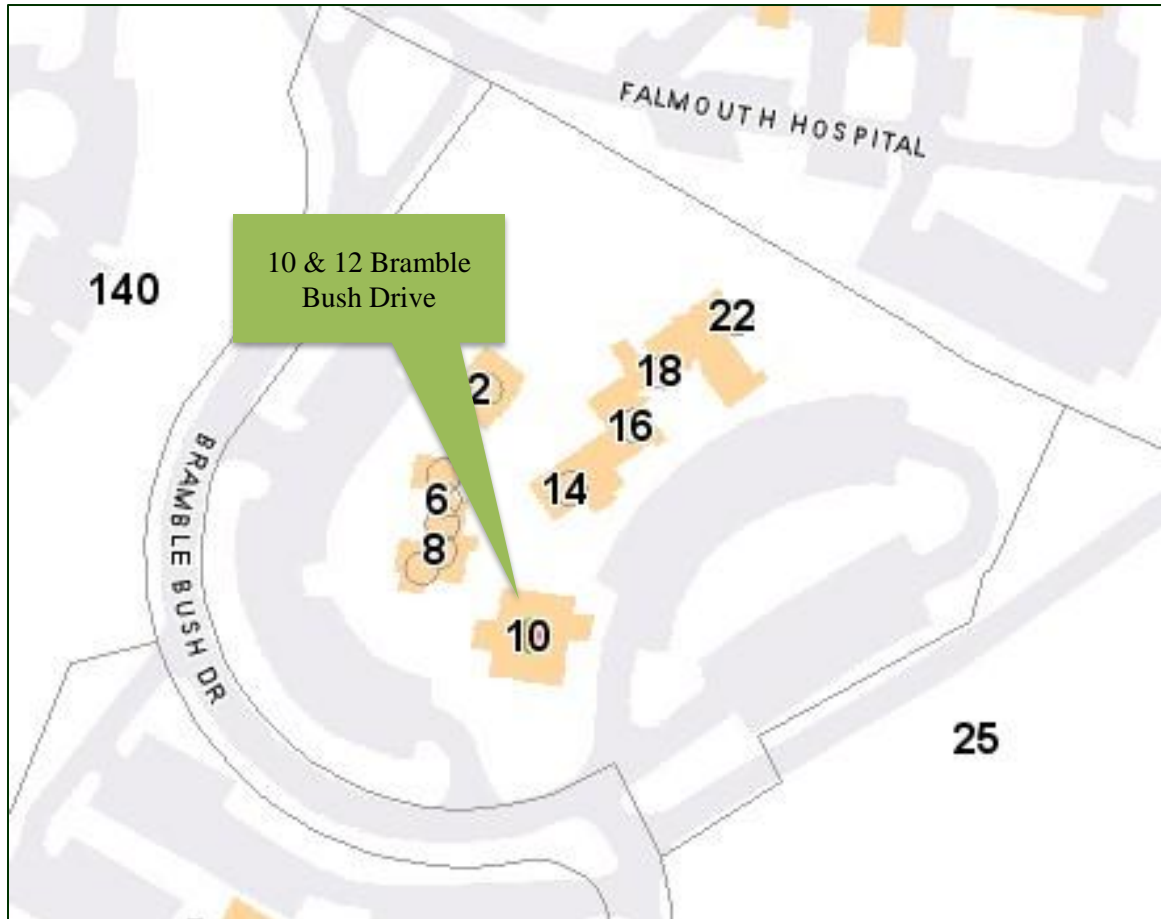
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Assessor Map



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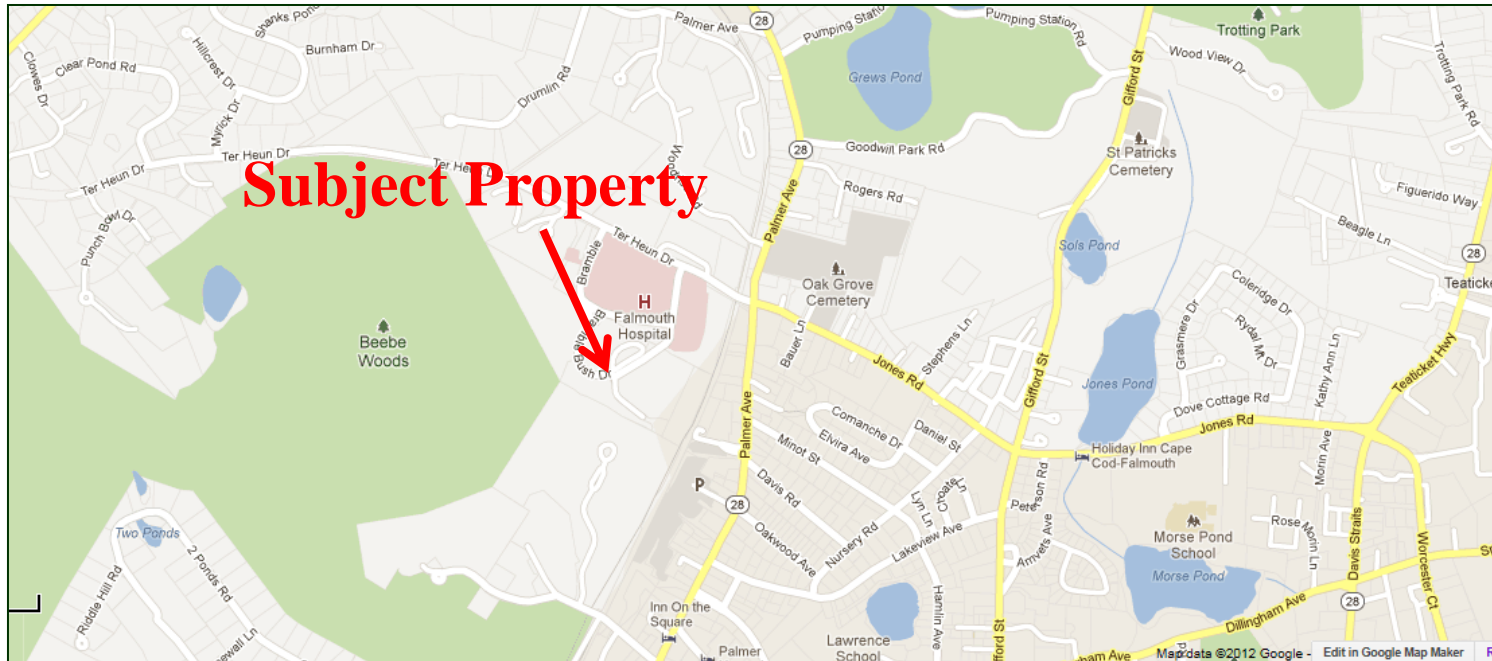
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AREA MAP



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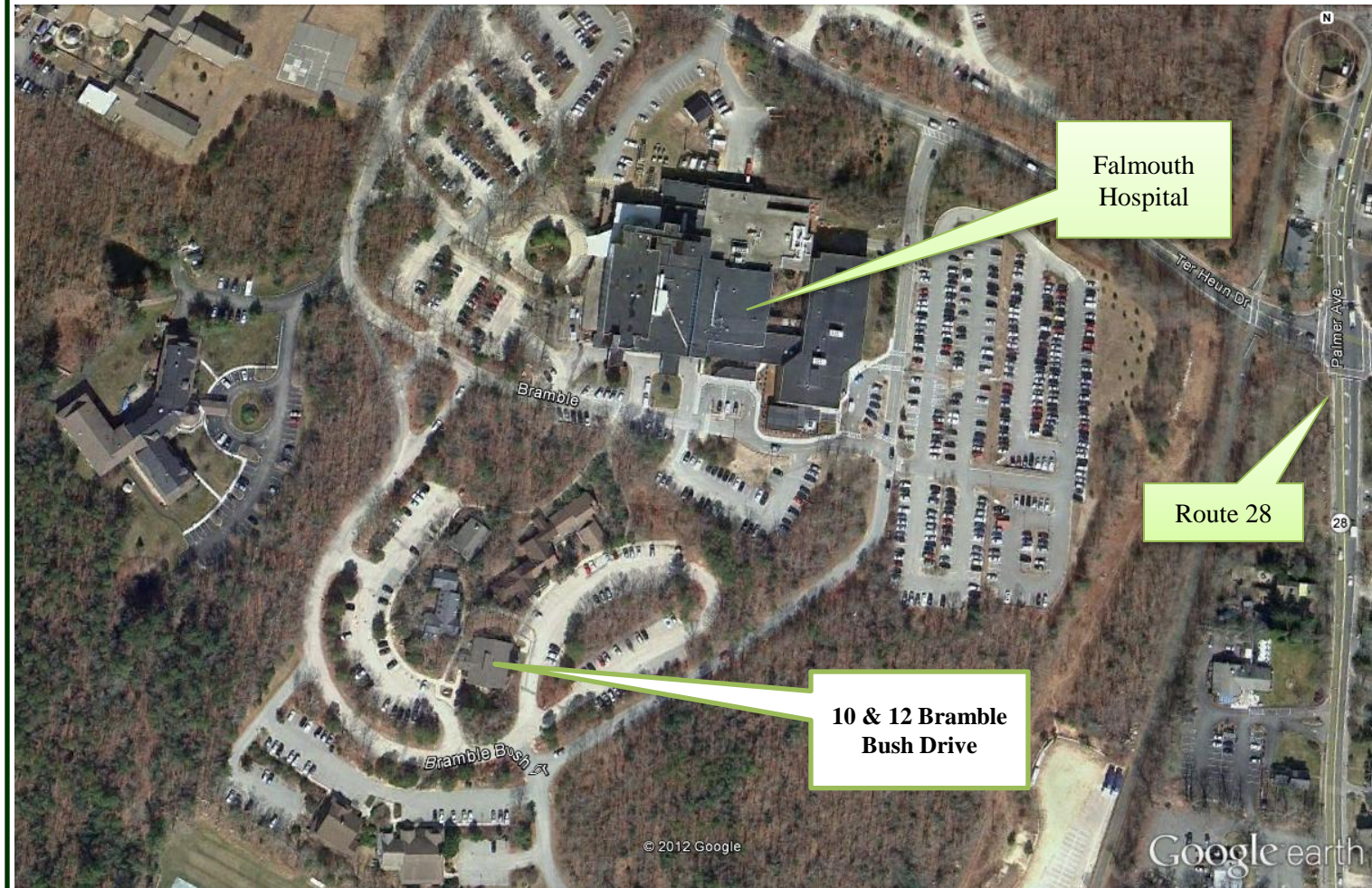
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SATELLITE VIEW



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Floor Layout



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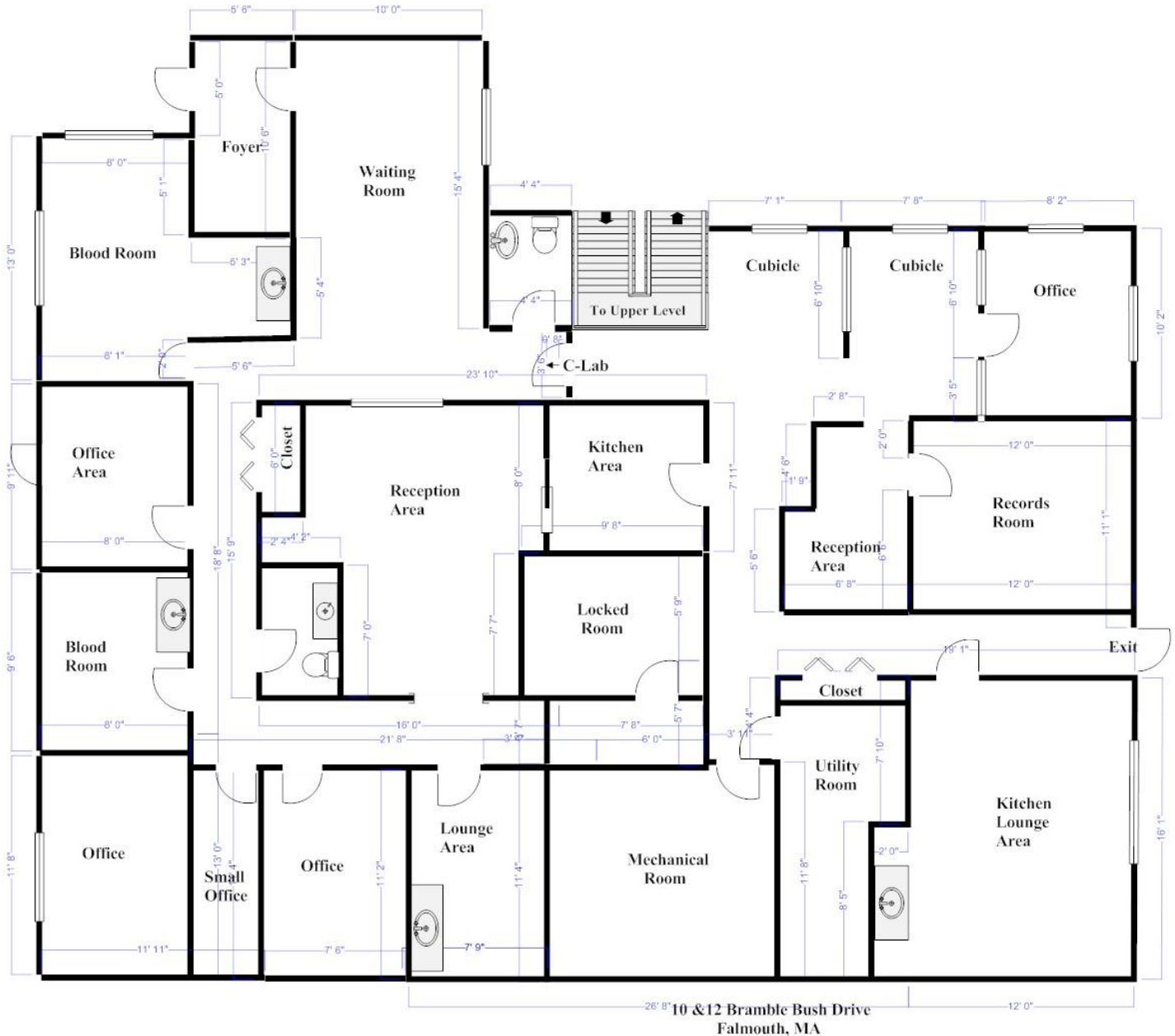
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Floor Layout



Measurements are approximate &
Not to Scale

Lower Level Layout

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Photographs



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Upper Level



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Lower Level



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