

155 Katherine Lee Bates Road - Parallel to Rte 28 - Falmouth, MA

FOR LEASE - Located Parallel to Downtown Main Street

1,990± SF - $1,500/Mo All Inclusive and Floor Space -

Elevator and Stair Access

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HARTEL COMMERCIAL REAL ESTATE
Falmouth



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2ND FLOOR SPACE - ELEVATOR AND STAIR ACCESS

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155 Katherine Lee Bates Road, Falmouth, MA

Property Details

- **Prime Commercial Space For Lease - Rare Location Just behind Main Street**
- **Former Falmouth Road Race Office - 1,990± SF - Offered For $2,000/Month**
  Private Entrance/Exit, Reception/Wait Area, 2 Large Open Areas, 2 Private Offices, Conference/Break Room, Shared Restrooms, Elevator/Stair Access
- **All Inclusive (Heat-Electric-AC-Water-Sewer-Trash & Snow Removal-Grounds)**
- **Located Parallel to Busy Downtown Main Street / Rte 28**
- **High Traffic Volumes Daily**
- **Ample Onsite Parking**
- **Signage on Pylon and Building**

Available March 1, 2026

FOR LEASE

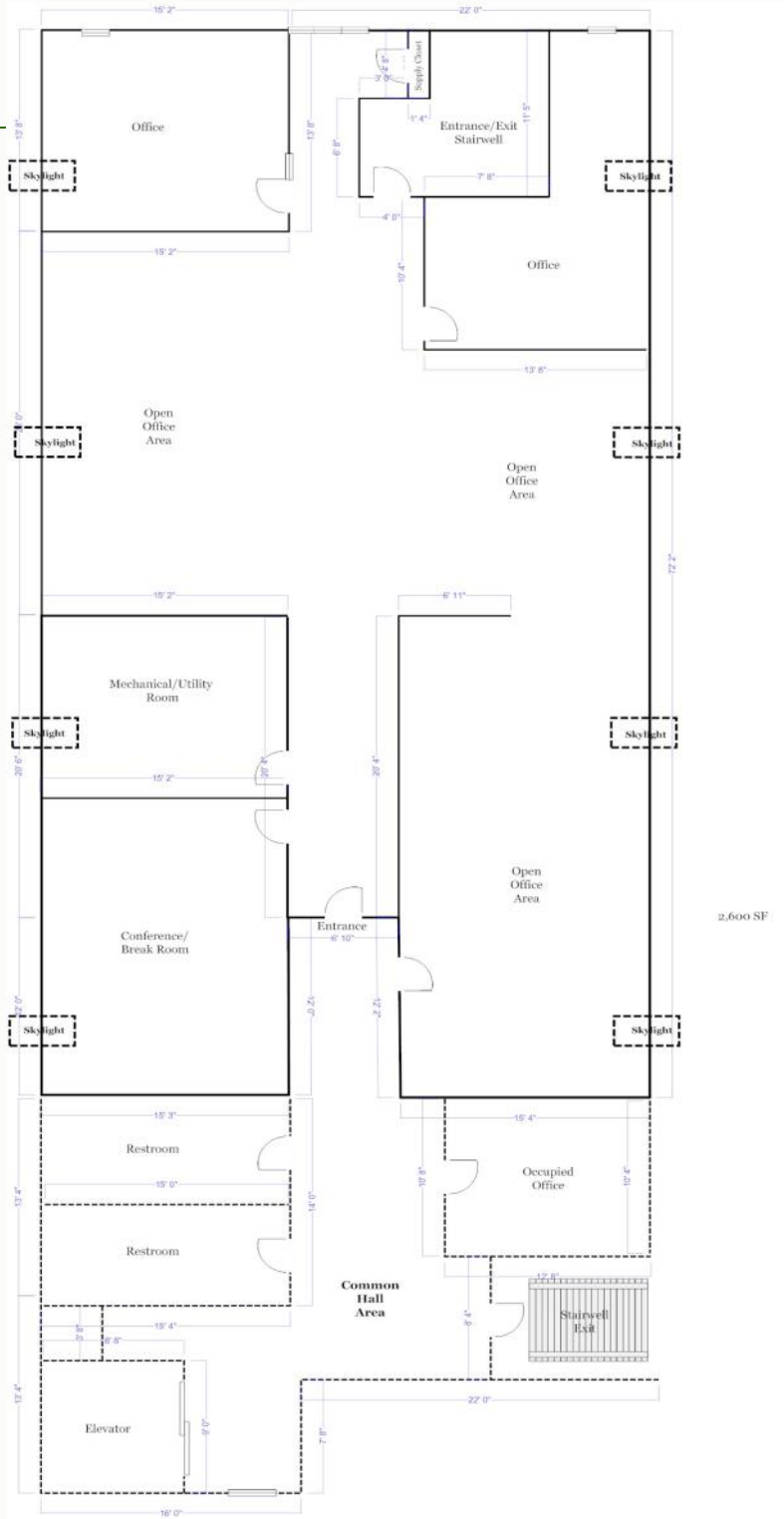
1,990± SF - $1,500/All Inclusive

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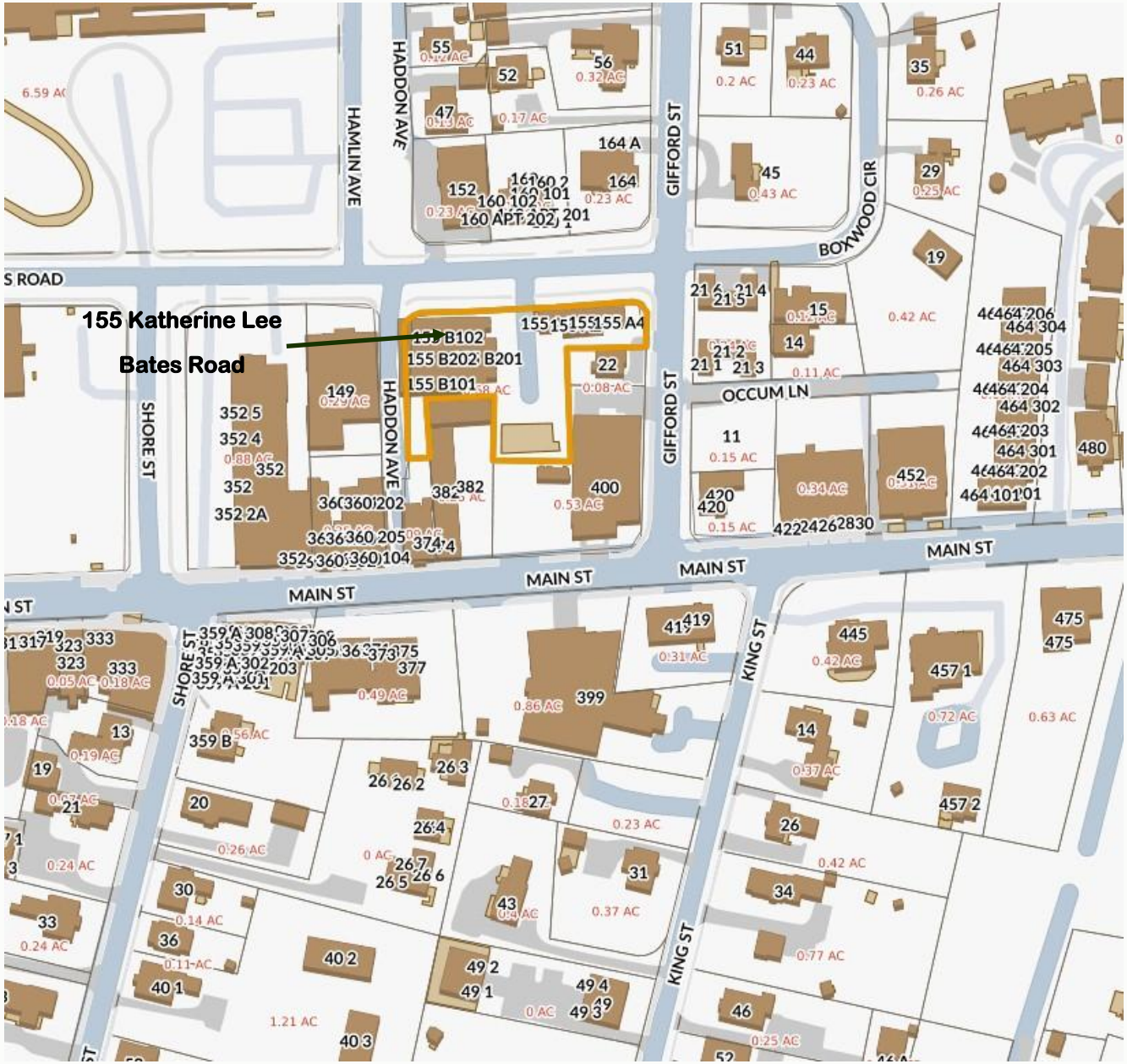
Neighborhood

155 Katherine Lee Bates Road



Floorplan

155 Katherine Lee Bates Road, Falmouth, MA



Assessor Map

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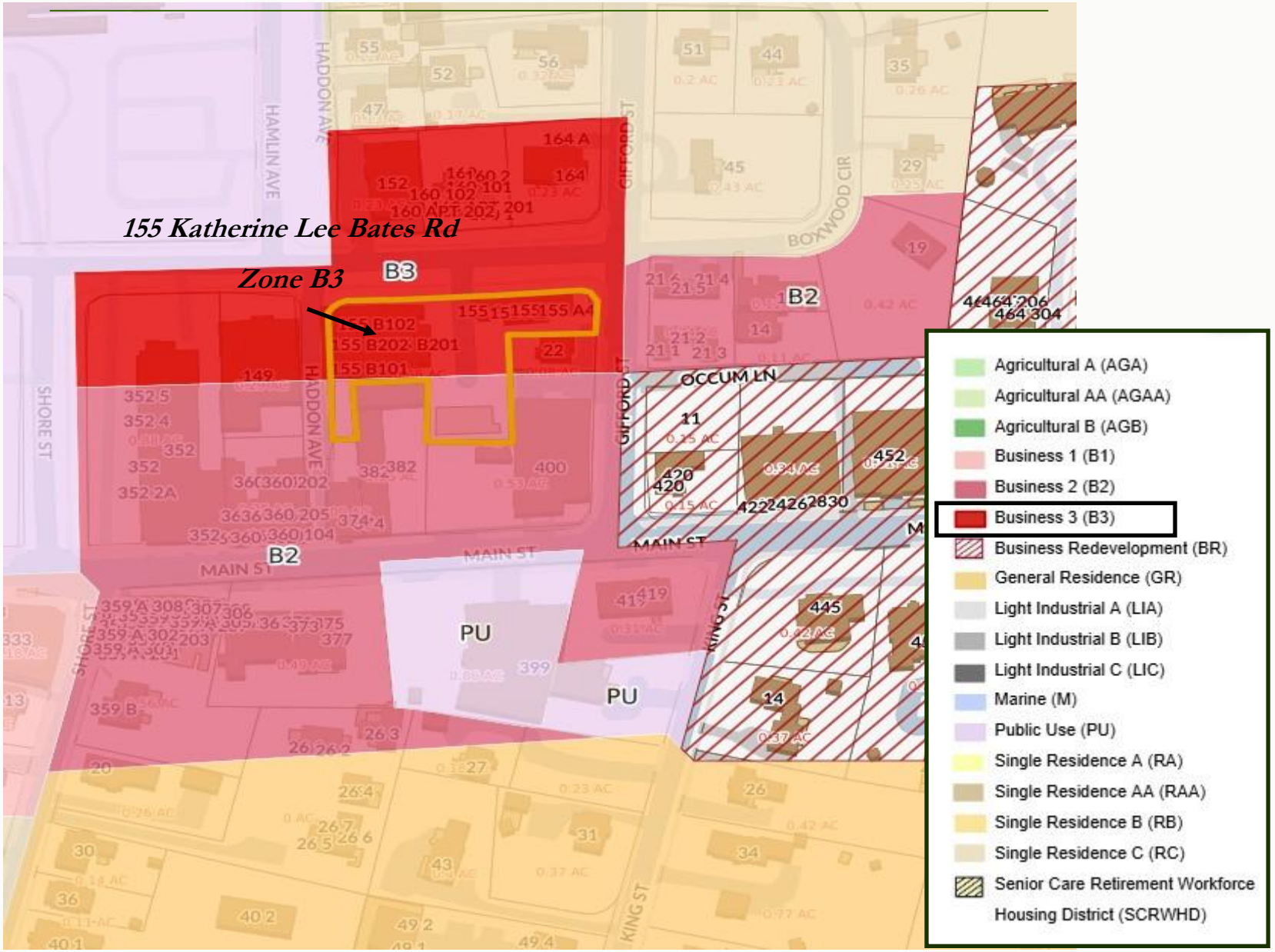








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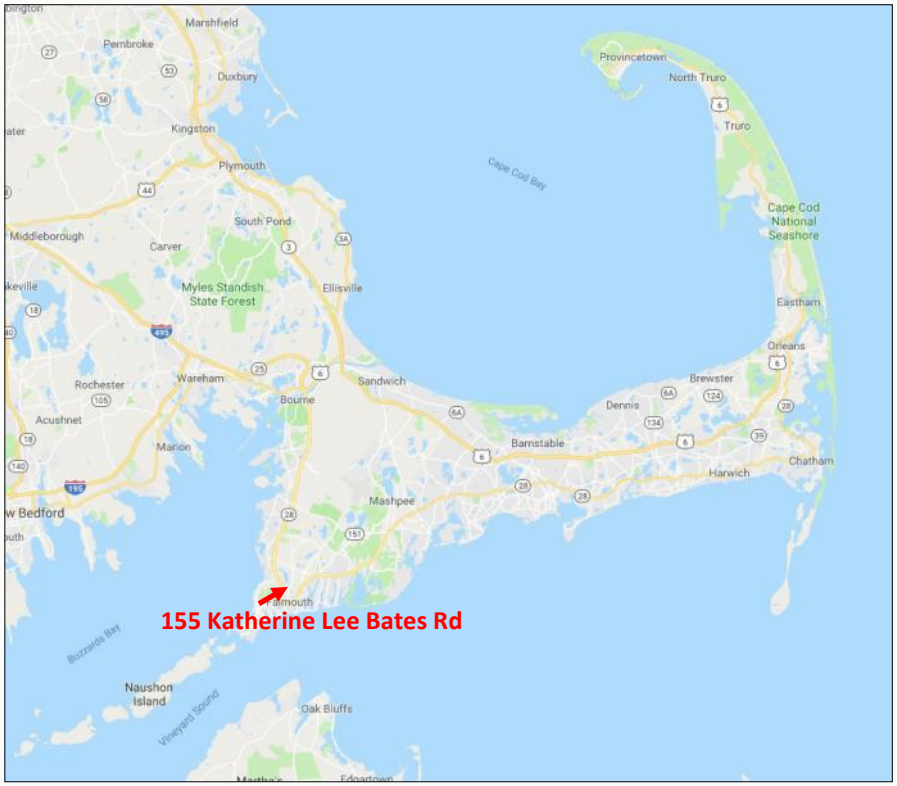
Zoning - B3 - Business 3 District

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155 Katherine Lee Bates Road

Commercial Office Space For Lease

There is one space available on the second floor of 155 Katherine Lee Bates Road, in Falmouth, located parallel to Downtown Main Street. Space consists of 1,990± SF, former Falmouth Road Race office, and offered for $2,000/Month All Inclusive. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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Hartel Commercial Real Estate

Falmouth

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