



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **FOR LEASE - \$275/Month**

### **300± SF Professional Office Space**

### **Unit 21**

## **155 Katherine Lee Bates Road, Falmouth, MA**



**High Traffic Area Back Side of Route 28 – Downtown Falmouth**  
**Second Floor Location in Busy Retail/Office Complex**  
**Road Signage**  
**Close to Downtown Retail Shops &**  
**Falmouth Hospital Medical Community**

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Executive Summary

<b>Property Address:</b>	155 Katherine Lee Bates Road Unit 21 Falmouth, MA
<b>Property ID:</b>	38 08 095 000
<b>Year Built:</b>	1925
<b>Building Size:</b>	10,562± SF
<b>Land Area:</b>	.466± Acre
<b>Zoning:</b>	B3 – Business
<b>Parking:</b>	4,000± SF Asphalt Parking
<b>Town/Private Water:</b>	Municipal
<b>Town/Private Septic:</b>	Municipal

## Detailed Summary

<b>Total Room Count:</b>	1
<b>Unit:</b>	21
<b>Lease/Lease Terms:</b>	\$350/Month -All Inclusive
<b>Elevator/Stairs:</b>	Yes
<b>Baths:</b>	Shared
<b>Heat:</b>	FHA/Gas/AC

HARTEL COMMERCIAL REAL ESTATE  
230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169  
Main: 508-444-0172 • Fax: 508-548-2995  
Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556  
Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)  
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## **Property Description**

### **Falmouth Overview:**

The town of Falmouth is located approximately 14± miles south of the Bourne Bridge and is the second largest town on Cape Cod. Offering more than 68 miles of coastline and 12 miles of warm water beaches, Falmouth is a popular tourist destination. The town is a collection of eight villages and is just seven miles away from Martha's Vineyard. The residents and many thousands of visitors to Falmouth have remarkable choices regarding lodging, medical, restaurants and activities.

### **155 Katherine Lee Bates Overview:**

155 Katherine Lee Bates Road is located at a busy intersection in the town of Falmouth. The property is situated directly behind Main Street, aka Route 28 Downtown Falmouth. To the north is the town of Bourne, south is Nantucket Sound, east is the town of Mashpee and west is Palmer Avenue, aka Route 28 and the Shining Sea Bikeway.

With neighboring complementary businesses, this area has a great mix such as New Wave Printing, Steve's Pizzeria, Mullen Hall School, Peking Palace, Falmouth Fire Department, Retail shops along Main Street Falmouth, Snow & Jones Plumbing Supply, Falmouth Library, First Citizens Bank, motels, Engineer Design and offices.

This unit includes one room with shared bath on the second floor. There is 300± SF with accessibility via stairs or elevator.

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Satellite View

Falmouth Hospital  
& Medical  
Community

Shining  
Sea  
Bikeway

Route 28

**155  
Katherine  
Lee Bates  
Road**

Main Street  
Falmouth



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

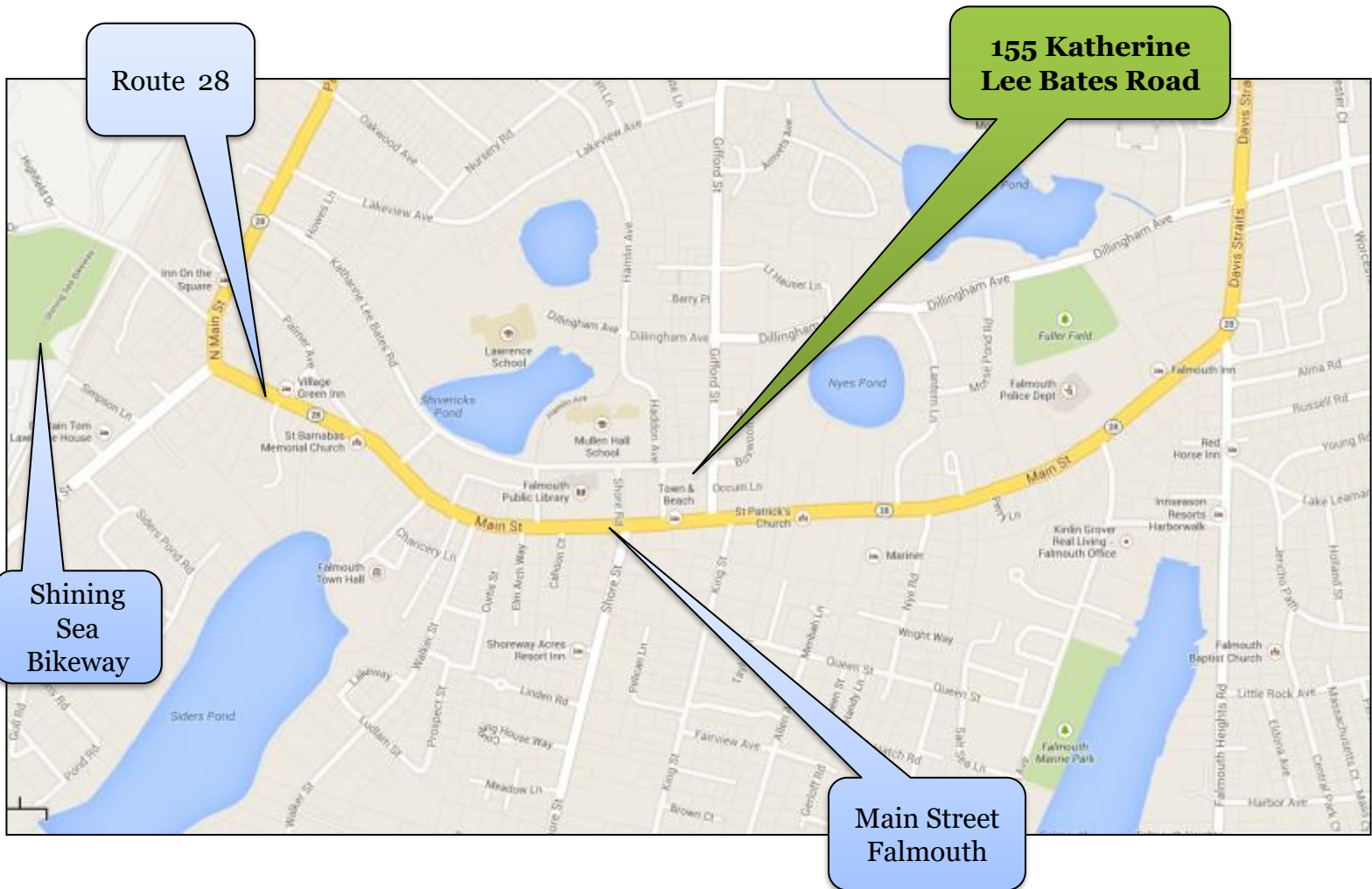
[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Satellite View



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



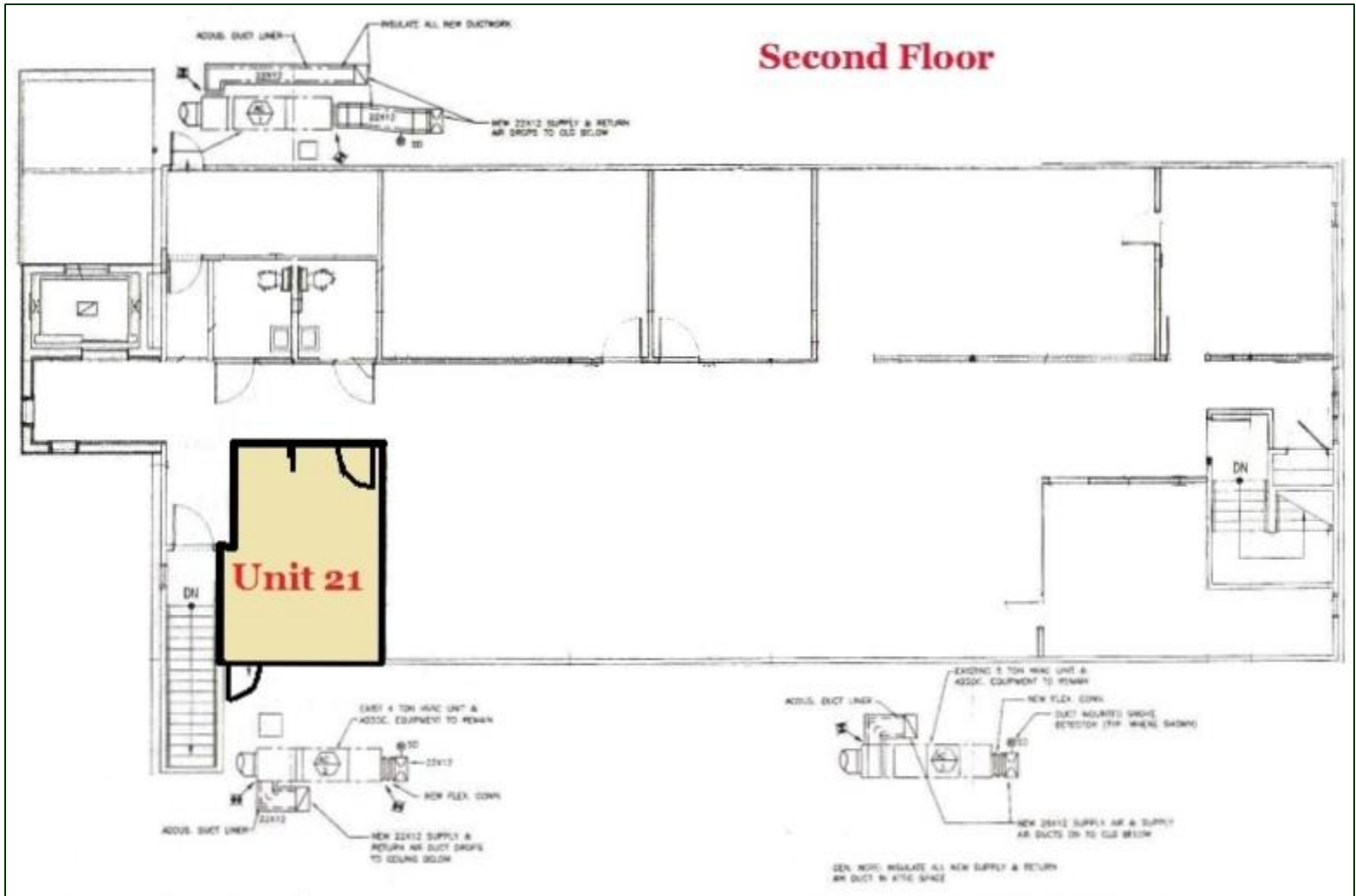
# HARTEL COMMERCIAL

*Strategic Real Estate Services*

## Floor Plan



Main Street  
Route 28



Katherine Lee Bates Road



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)



# HARTEL COMMERCIAL

*Strategic Real Estate Services*



## HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, Falmouth, MA 02540 • 40 Willard Street, Unit 207, Quincy, MA 02169

Main: 508-444-0172 • Fax: 508-548-2995

Greg Hartel – Cell: 617-256-3169 • Jody Shaw – Cell: 508-566-3556

Email: [Greg@HartelRealty.com](mailto:Greg@HartelRealty.com) • [Jody@HartelRealty.com](mailto:Jody@HartelRealty.com)

[www.HartelRealty.com](http://www.HartelRealty.com)