



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$350/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 • Jody@HartelRealty.com

www.HartelRealty.com



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Executive Summary

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

Detailed Summary

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



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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.

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Satellite View

Falmouth Hospital
& Medical
Community

Shining
Sea
Bikeway

Route 28

**155
Katherine
Lee Bates
Road**

Main Street
Falmouth



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Satellite View



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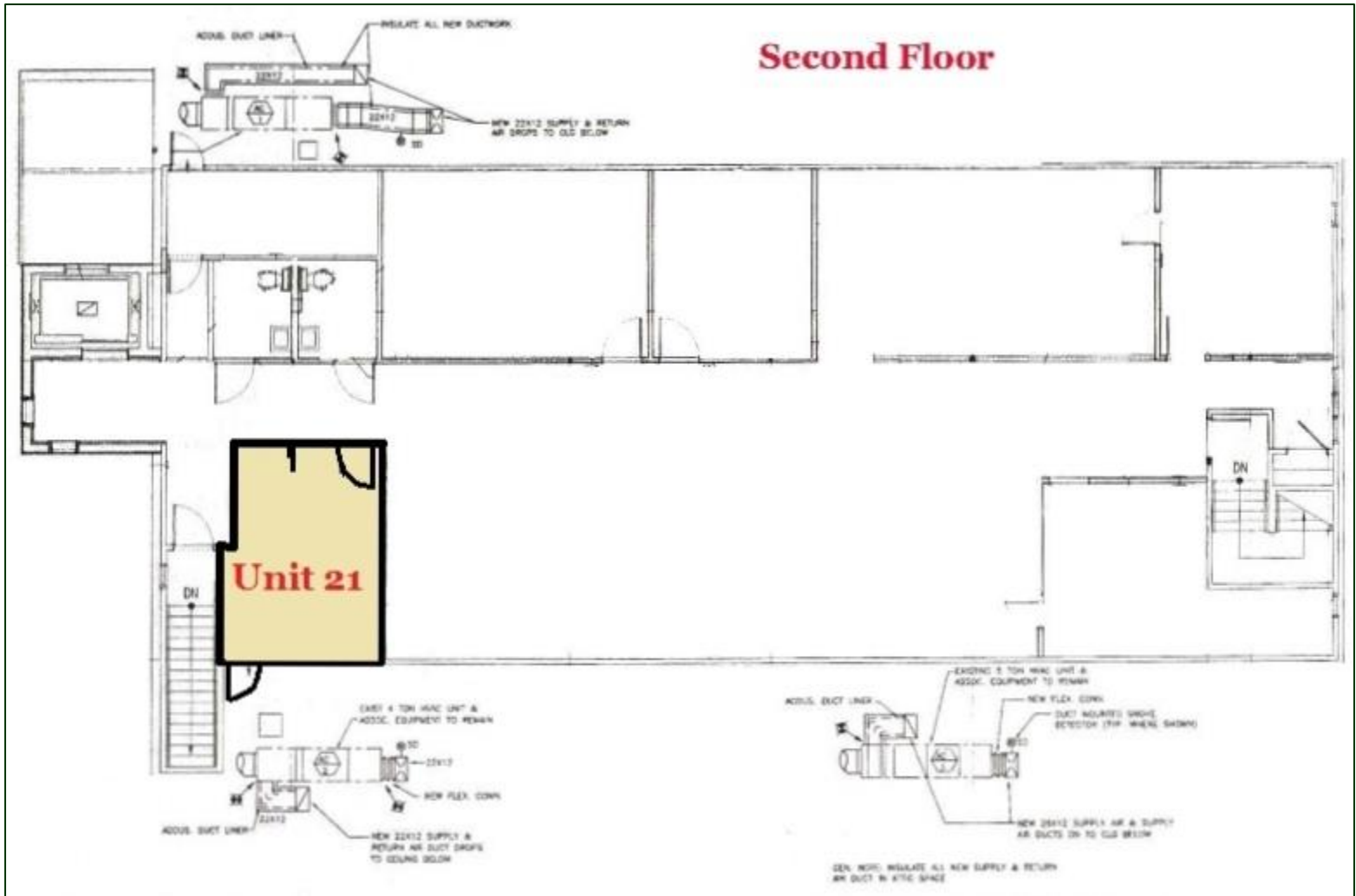
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Floor Plan



Main Street
Route 28



Katherine Lee Bates Road



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