



## 15 Carlson Lane ~ 2<sup>nd</sup> Floor Falmouth, MA

900 SF Office Space FOR LEASE - \$1,400/Month

**All Inclusive**



Marketed by:

**Hartel Commercial**

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# 15 Carlson Lane 2<sup>nd</sup> Floor ~ Details

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- ▶ 2<sup>nd</sup> Floor Office Space
- ▶ 900 SF
- ▶ Lease Terms \$1,400/Month ~ ALL INCLUSIVE
- ▶ Heat is FHA by Gas
- ▶ Fully Air Conditioned in Office Areas
- ▶ On Site Parking Spaces
- ▶ Baths are Common
- ▶ Zoning is Light Industrial A & Residence A
- ▶ Building Signage



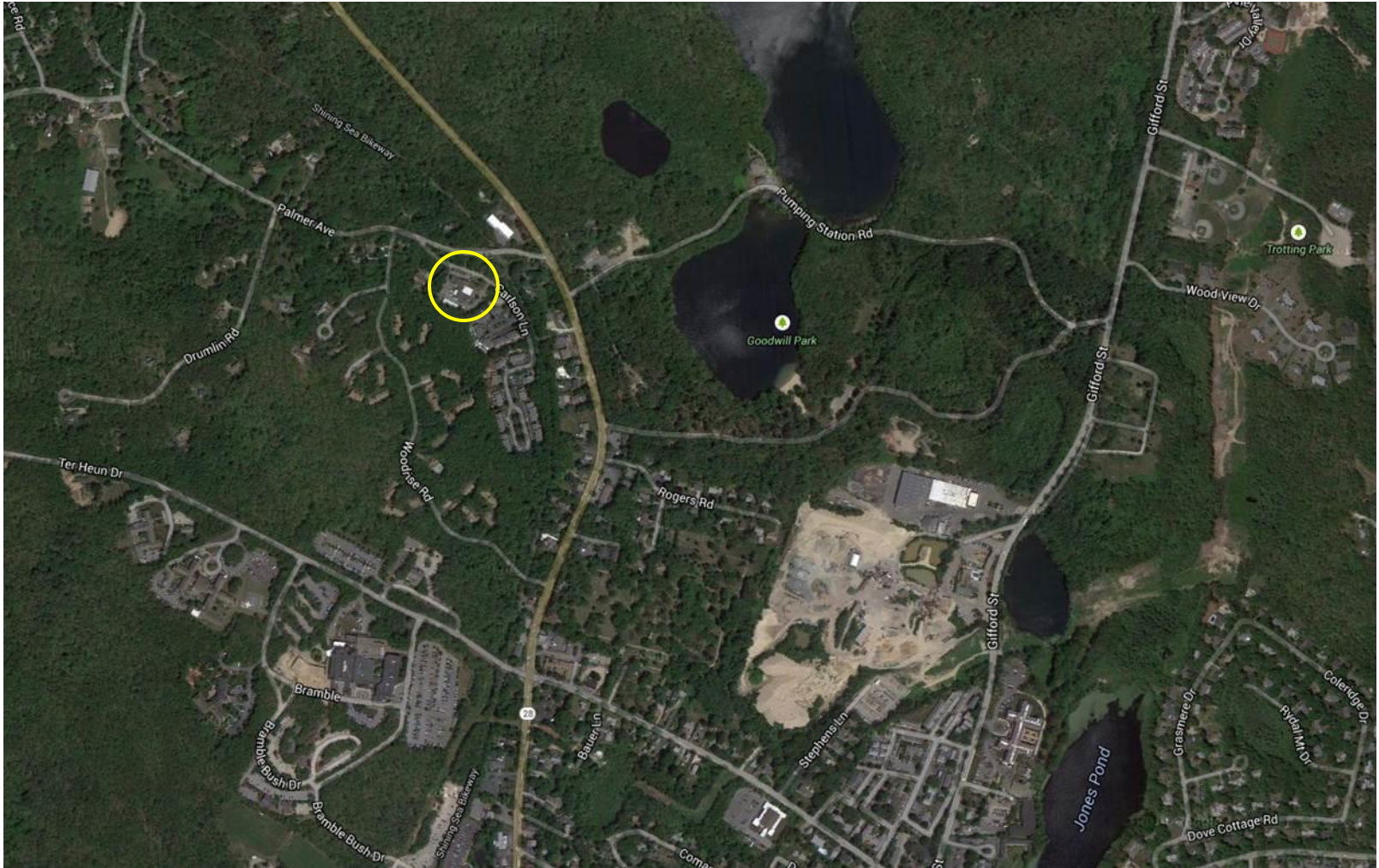
# Neighborhood Overview

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- ▶ Carlson Lane is located just off Palmer Avenue and Route 28 at the highways end, before Falmouth Center. Falmouth Hospital Medical Community is less than one mile southwest and Falmouth Center is 1 mile southeast. Falmouth Hospital is the heart of the medical community and has opened its new Clark Cancer Center, an addition to the modestly expanding facility. Falmouth Center has more year round traffic with an increase in businesses with less turnover and proves to be climbing slowly upward from the economic downfall that all towns have experienced over the last few years.
- ▶ To the west is Buzzards Bay, 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.
- ▶ 15 Carlson Lane contains one building with on-site parking and close proximity to Route 28 and the Shining Sea Bike Path. Part of the building was utilized by the Falmouth Public Library while in transition, it is now used as professional offices. One previous tenant was WHOI and current tenants include a medical billing company, and NOAA. The available second floor office space would be perfect for a small office facility, research or medical facility.



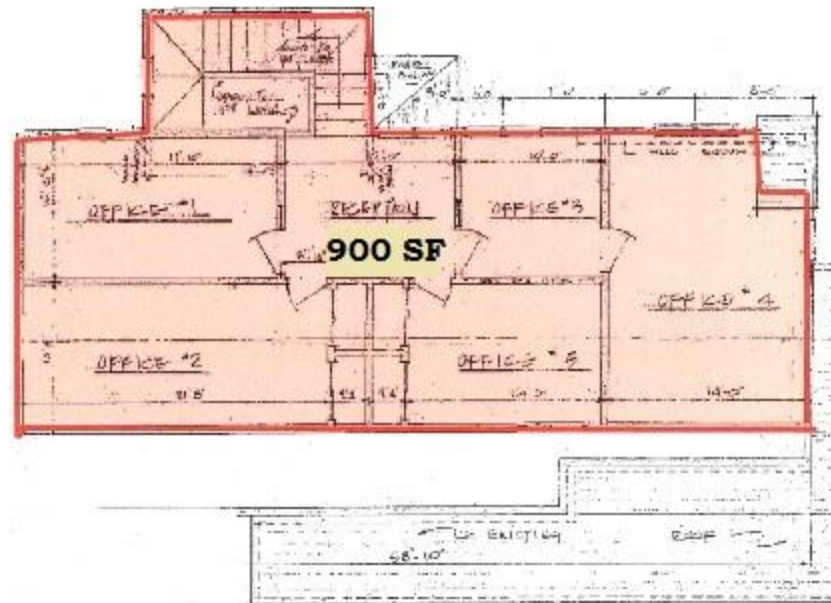
# SATELLITE





# LAYOUT

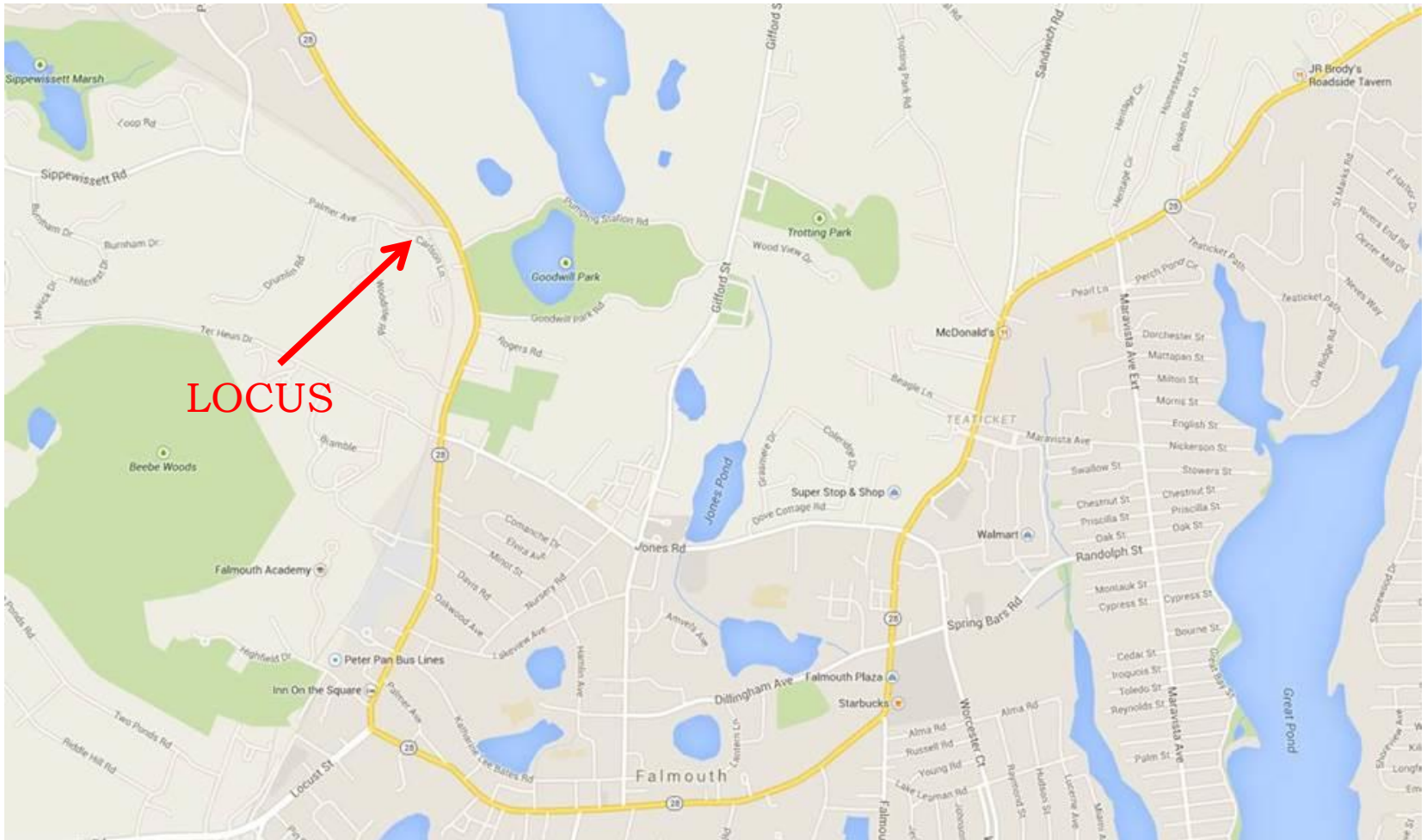
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SECOND FLOOR PLAN



# LOCATION



# PHOTOS

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