



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$18/SF NNN
10,987± SF PRIME OFFICE FLEX SPACE
15 Carlson Lane, Falmouth, MA 02540



Well Established Office Location Just Off Route 28
Plenty of On-Site Parking
Falmouth's Shining Sea Bike Path .04± mile East
Underground Utilities/AC

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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

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Executive Summary

Property Address:	15 Carlson Lane, Falmouth, MA
Property type:	Office Space/Warehouse Space
Lease:	\$18/SF
Lease Terms:	NNN
Year Built:	1959
FY2013 Taxes:	\$7,694.28
Total Area:	10,987± SF
Town/Well Water:	Municipal
Town/Private Septic:	Private
Zoning:	LIA – Light Industrial A RA- Residence A

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Detailed Summary

Total Room Count:	<u>28</u>	22± Offices 1 Reception Area 1 Storage Room 2 Private Baths 1 Large Warehouse Space 1 Outside Storage Space
Floor Level:	First & Second	
Heat:	FHA/Gas/AC	
Flooring:	Linoleum/Carpet	
Parking:	On-Site Parking	
Amenities:	Location Just Off Route 28 Close to Falmouth Medical Community Close to Downtown Falmouth Handicap Accessible Easily Fit to Accommodate Business 12' Overhead Door in Warehouse Area	

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Property Description

General Site Overview:

Carlson Lane is located just off Palmer Avenue/Route 28 at the highways end, before Falmouth Center. Falmouth Hospital Medical Community is .41± mile southwest and Falmouth Center is 1.42± 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. Commercial spaces are filling up as a testimony to this.

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.

Complex Description:

15 Carlson Lane contains one flex building with plenty of on-site parking located just off Palmer Avenue/Route 28 and adjacent to 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 another was a medical billing company, this space would be perfect for a large office facility, research or medical facility.

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Location Map



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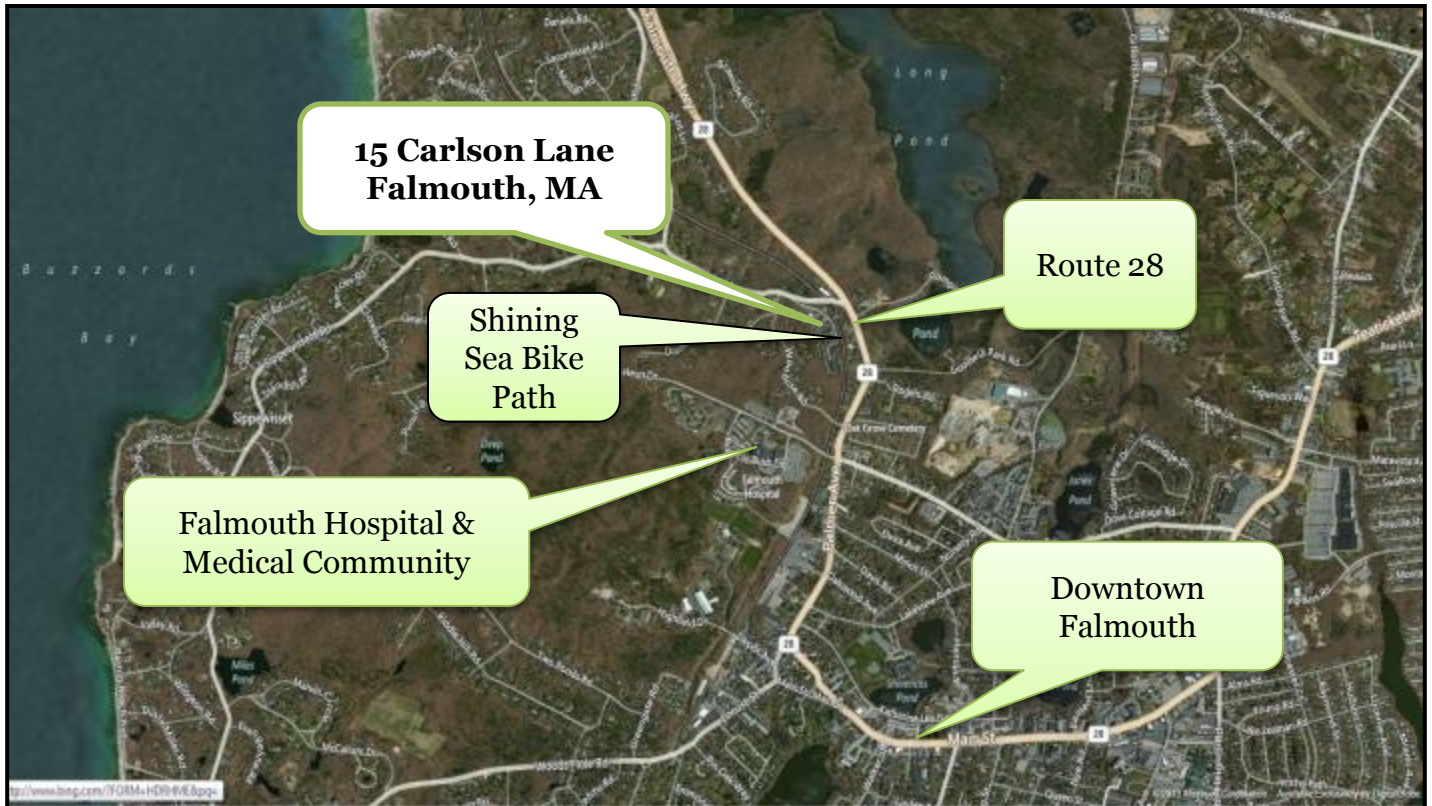
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Satellite View



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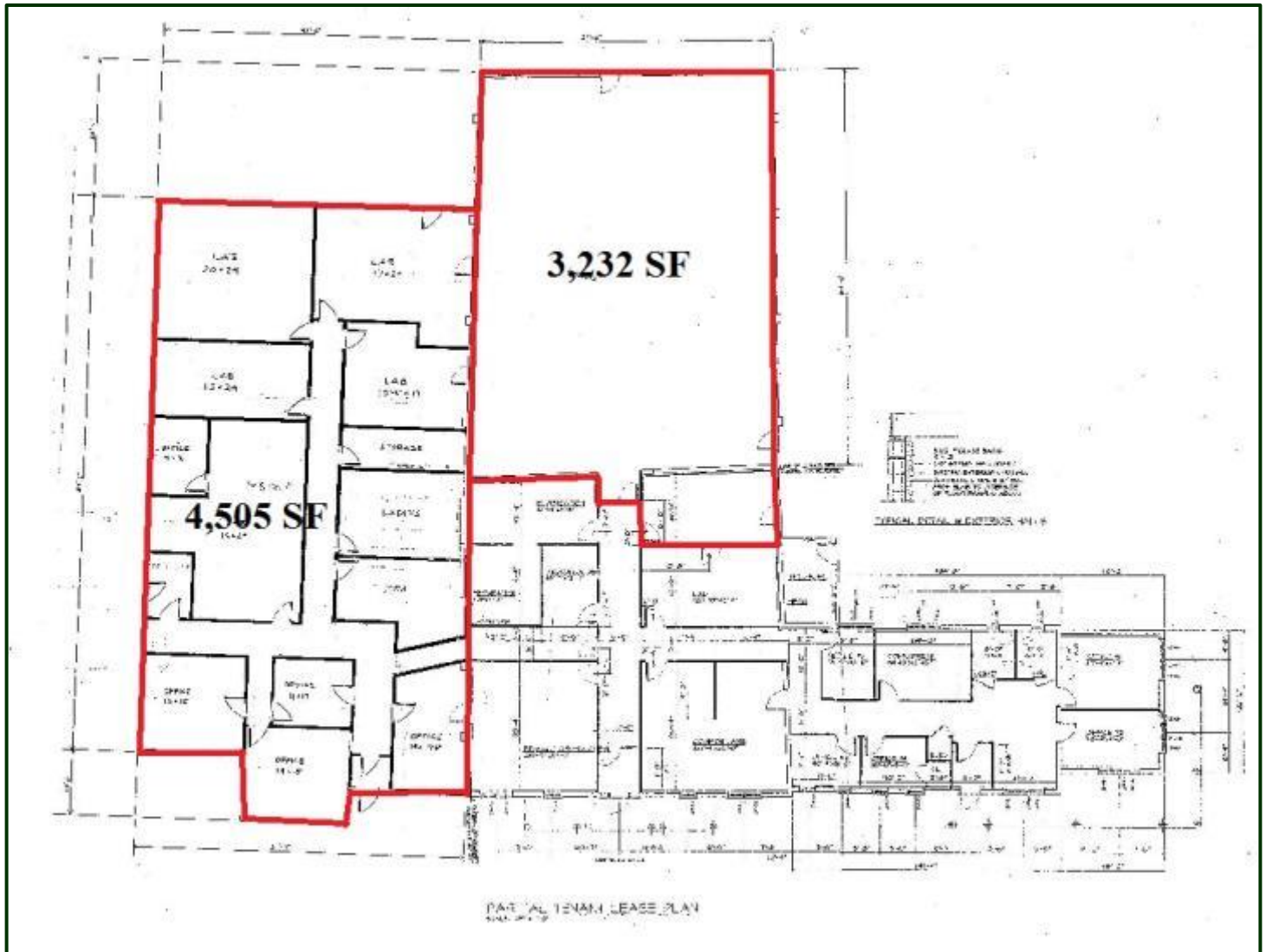
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Floor Plans



Measurements are approximate
& Not to Scale

15 Carlson Lane 1st Floor

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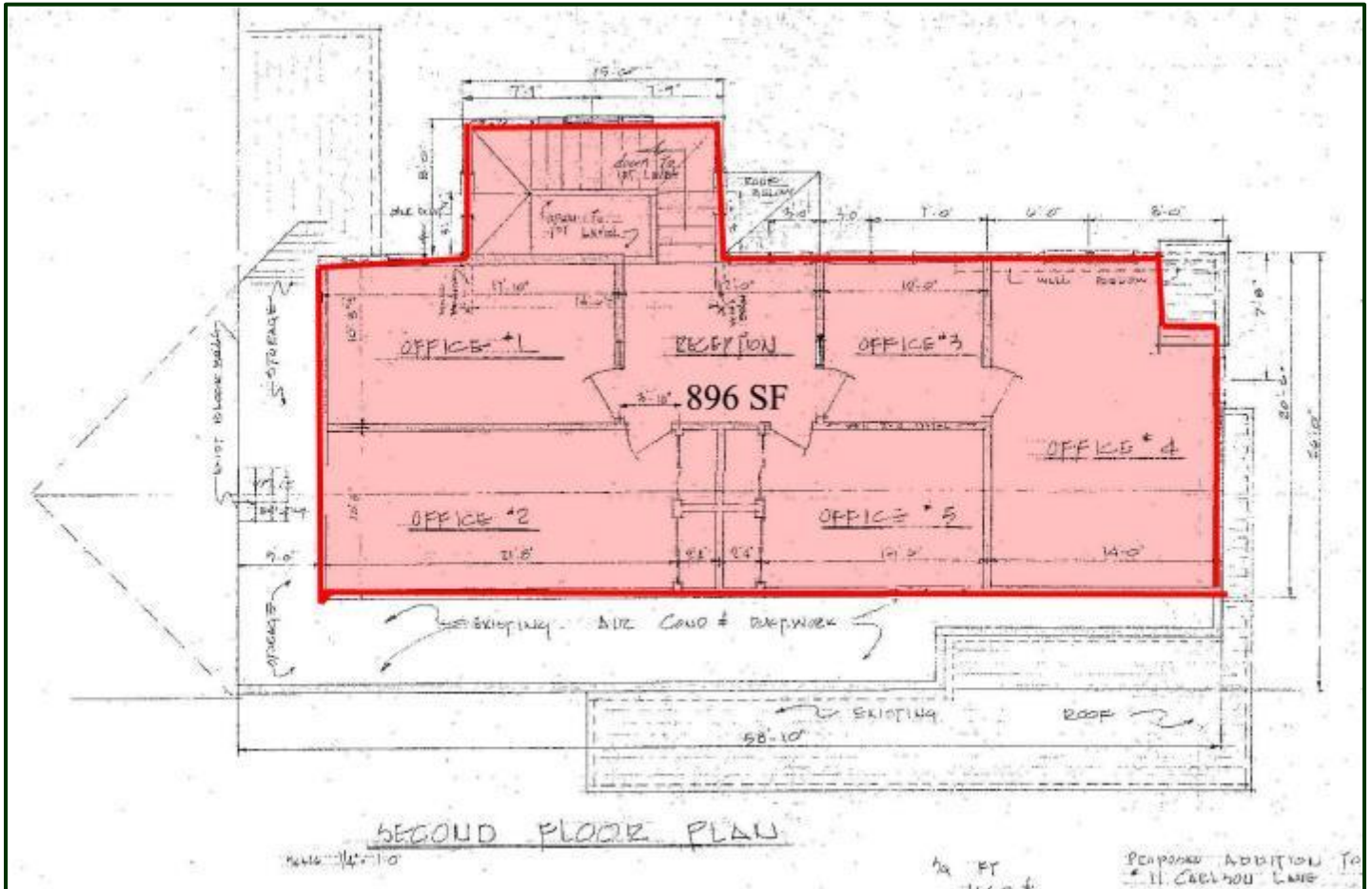
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15 Carlson Lane 2nd Floor

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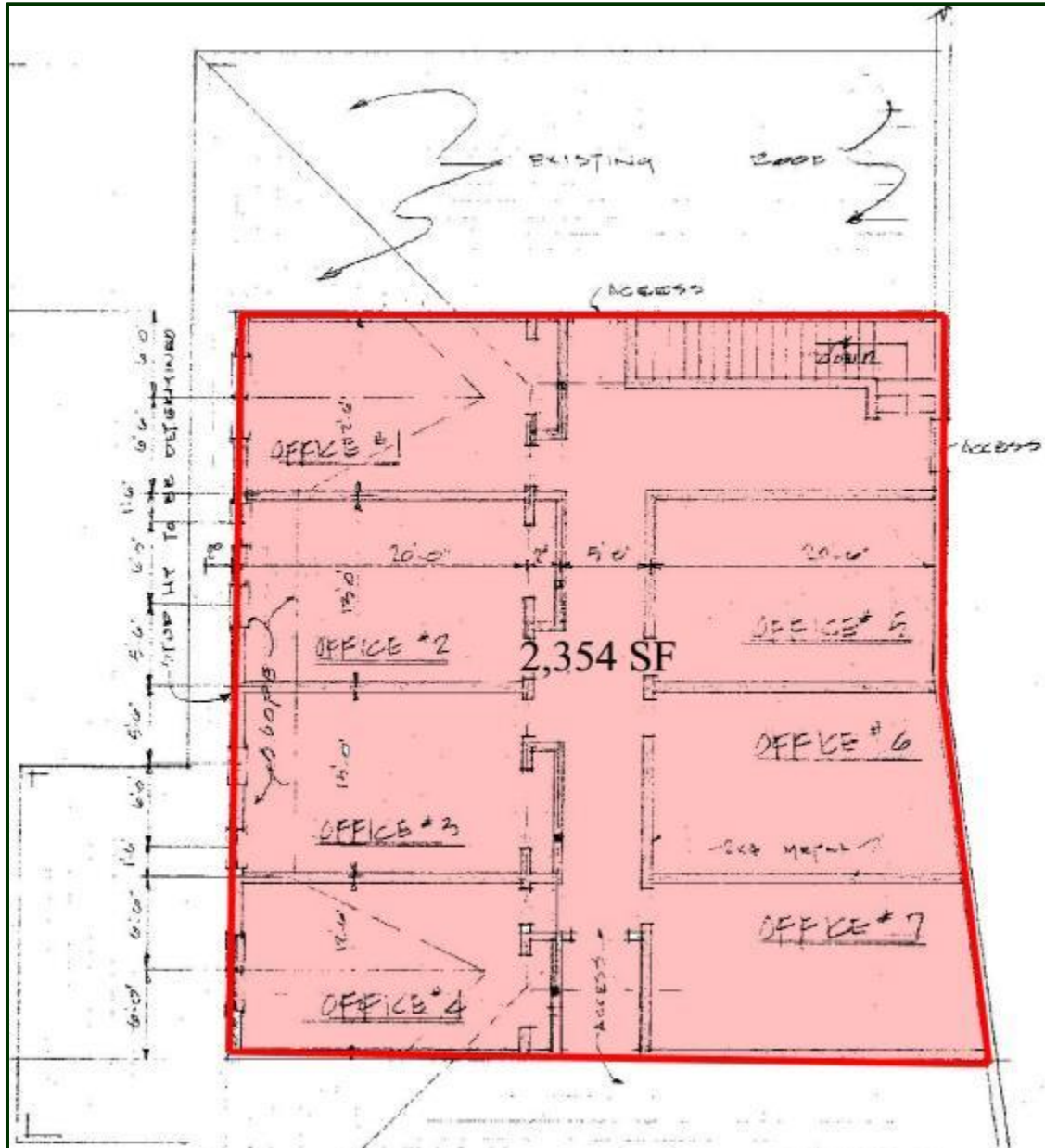
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