



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

**15 Carlson Lane
Falmouth, MA**

**6,859± SF First & Second Floor Professional Office Space
Individual Offices/Conference Room/Kitchen/Lab Space**



- * LOCATED PARALLEL TO BIKE PATH
- * ADJACENT TO ROUTE 28 TO DOWNTOWN FALMOUTH / WOODS HOLE
- * LOCATED CLOSE TO THE FALMOUTH MEDICAL COMMUNITY / STEAMSHIP PARKING

Offered For Lease at \$22/SF NNN



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
Greg@HartelRealty.com

Jody Shaw
508-566-3556
Jody@HartelRealty.com

Main Office
508-444-0172
www.HartelRealty.com



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Property Details



- * **FIRST FLOOR - 4,505± SF OFFICE SPACE - ADA ELEVATOR**
 - * **SECOND FLOOR - 2,354± SF OFFICE SPACE**
 - * **TOTAL SPACE AVAILABLE - 6,859± SF OFFICE SPACE**
 - * **LOCATED PARALLEL TO BIKE PATH**
- * **ADJACENT TO ROUTE 28 - MAIN ROUTE INTO FALMOUTH/WOODS HOLE**
- * **CLOSE TO FALMOUTH MEDICAL COMMUNITY / STEAMSHIP PARKING**
 - * **PARKING FRONT AND REAR**
- * **ZONED LIA & RA - LIGHT INDUSTRIAL A & RESIDENCE A**



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Satellite View



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Neighborhood View



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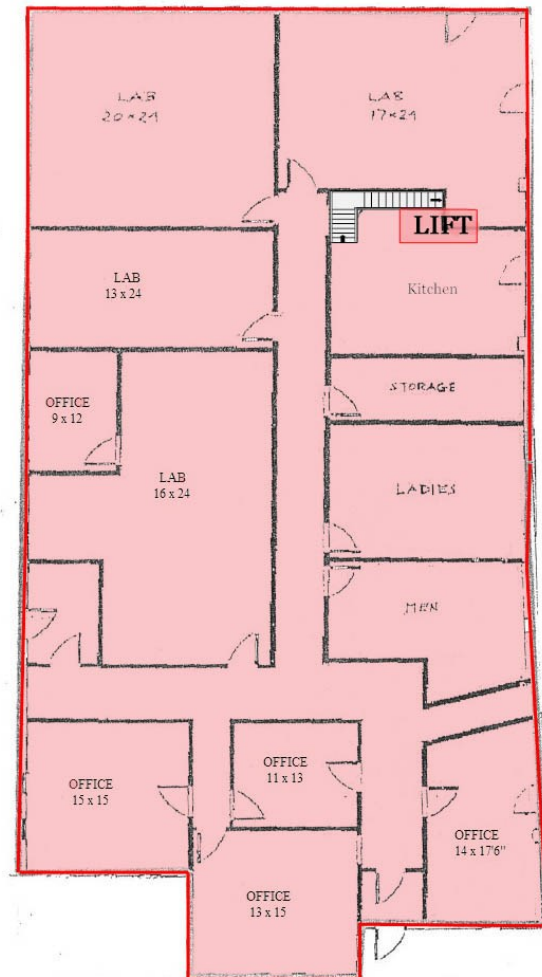
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First Floor Plan



4,505 SF



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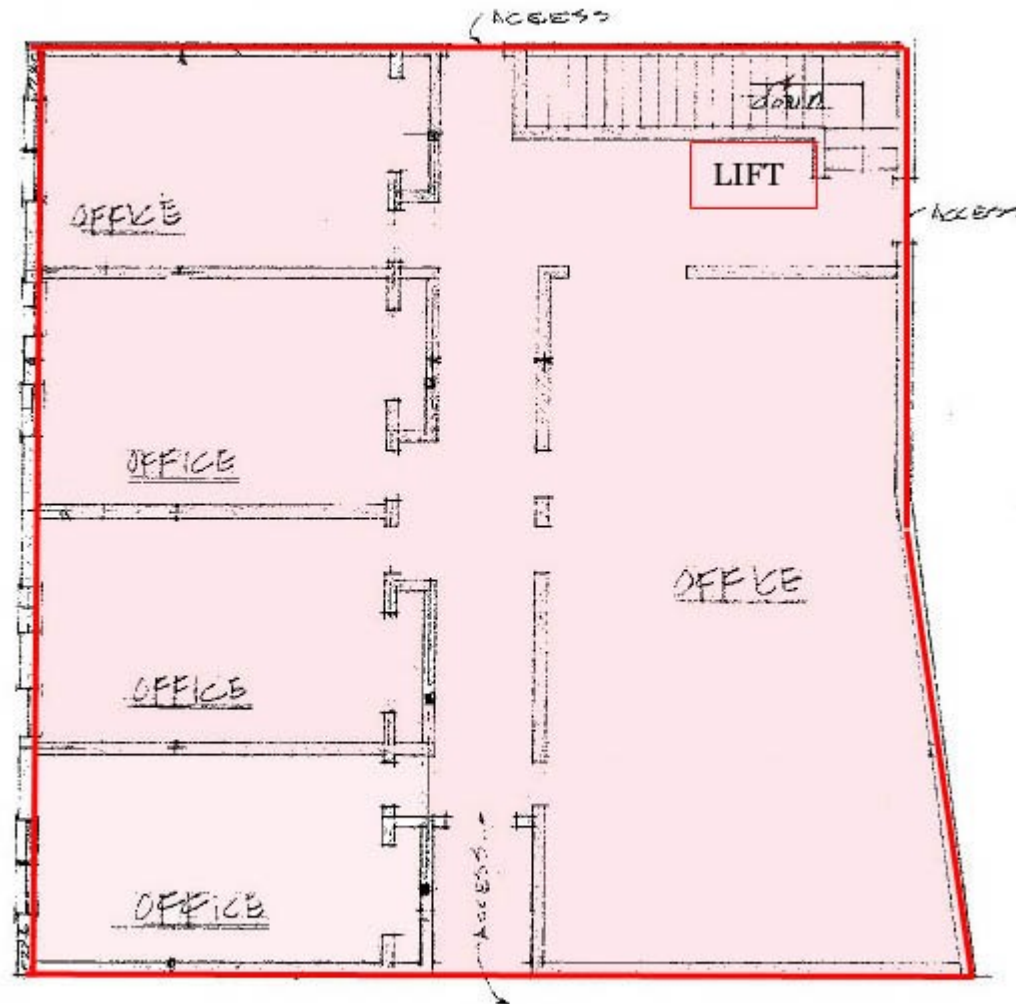
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Second Floor Plan



2,354 SF



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Photographs of Property

