



37 Edgerton Drive, Suite 4
North Falmouth, MA

FOR LEASE - \$23/SF NNN

- 2,500± SF of Medical Office Space within One Suite
- Large Enclosed Reception Area/Waiting Room
- 8 Exam Rooms
- 1 Lab
- 3 Offices / Records Room / Employee Kitchen
- 7 Miles from Bourne Bridge
- Just off Route 28 (MacArthur Blvd.)
- Easy Access Points North & South from Route 28

Retained to Market by:



Hartel Commercial

230 Jones Road | 40 Willard Street
Suite 6 | Suite 207
Falmouth, MA | Quincy, MA

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Property Overview & Detail

Overview

- **Property Address** 37 Edgerton Drive
North Falmouth, MA
- **FY 2015 Taxes** \$4,000
- **Lease Terms** \$23/SF NNN
- **Total Land Area** 40,946± SF
- **Town/Well Water** Municipal
- **Town/Private Septic** Private
- **Zoning** LIA - Light Industrial

Detail

- **Property Suite** Suite 4
- **Property Suite Size** 2,500±
- **Room Count** 13 plus Break Room
- **Access** Four Entrance to Complex
Interior Door/Exit Door
- **Floor** Wall to Wall Carpet
- **Parking** Ample On-Site
- **Amenities** Complex Entrance
Medical Complex
Close to Route 28 & Bourne Bridge

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General Overview of Complex & Suite 4

Edgerton Drive is comprised of all medical facilities including the surgery center.

Edgerton Drive is located in the North Falmouth section off Route 28A. The area is comprised of both year round and seasonal homes as well as retail and commercial businesses. Route 28 is .44 mile northeast off Route 151 with easy access to points north and south. This medical/office community consists of businesses such as Teledyne Benthos, ASC Surgical Center, Quest Diagnostics, Barrett Plumbing & Heating, Dermatology of Cape Cod, which make up the complex on Edgerton Drive with additional space for new entities. Adjacent to the west, is a completed 40B rental housing community. Cape Cod Hospital is currently negotiating for more space on Edgerton Drive to house radiology and additional outpatient services.

Suite 4 at 37 Edgerton Drive is a 2,500± SF medical office, comprised of 13 rooms, of which 8 are exam rooms, 1 lab, 3 offices and a separate records room. There is also an employee kitchen. There is a main entrance to the building and an interior door to each suite. Suite 4 has an exit door as well.

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Property Views



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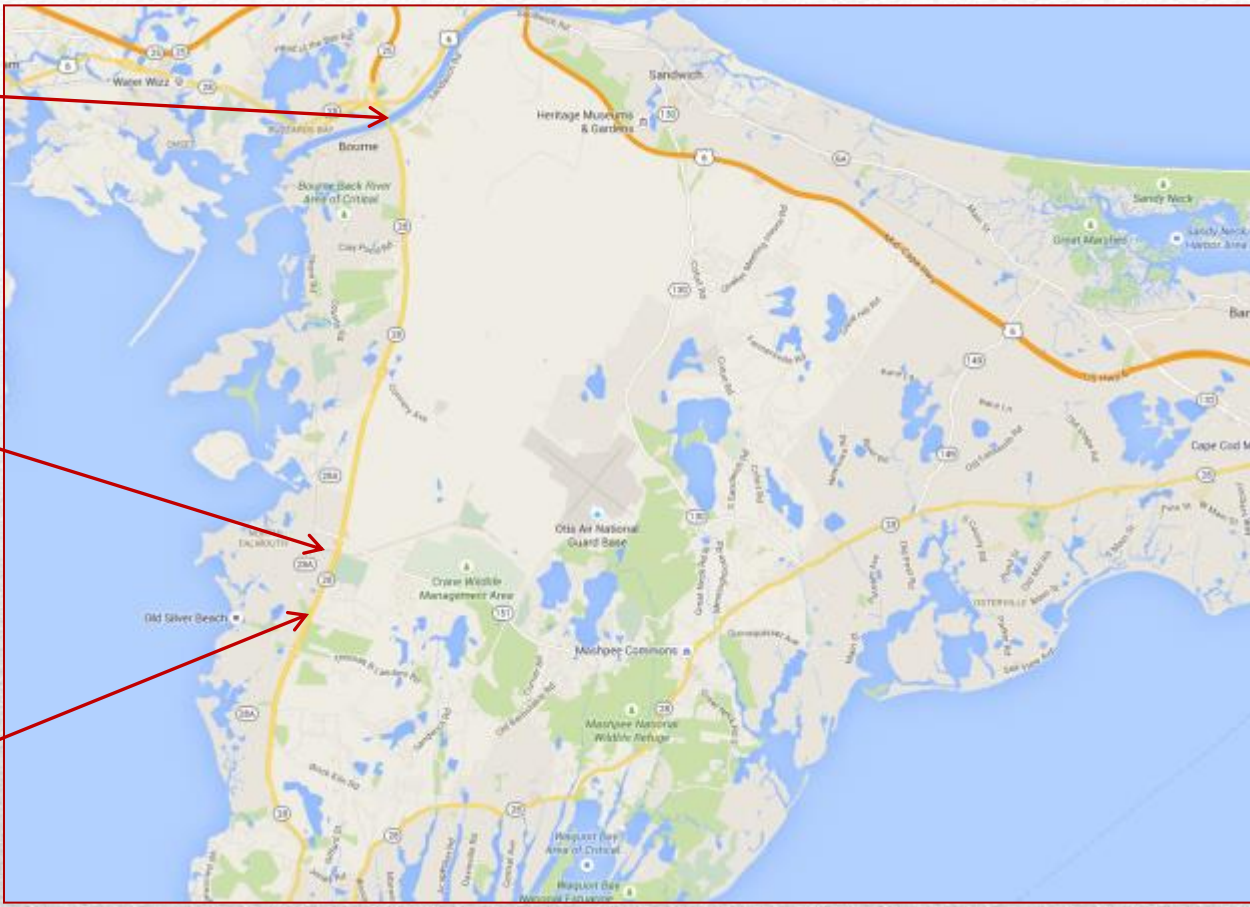
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Location Map

Bourne Bridge

*37 Edgerton Drive
North Falmouth, MA*

*Route 28
aka MacArthur Blvd.*



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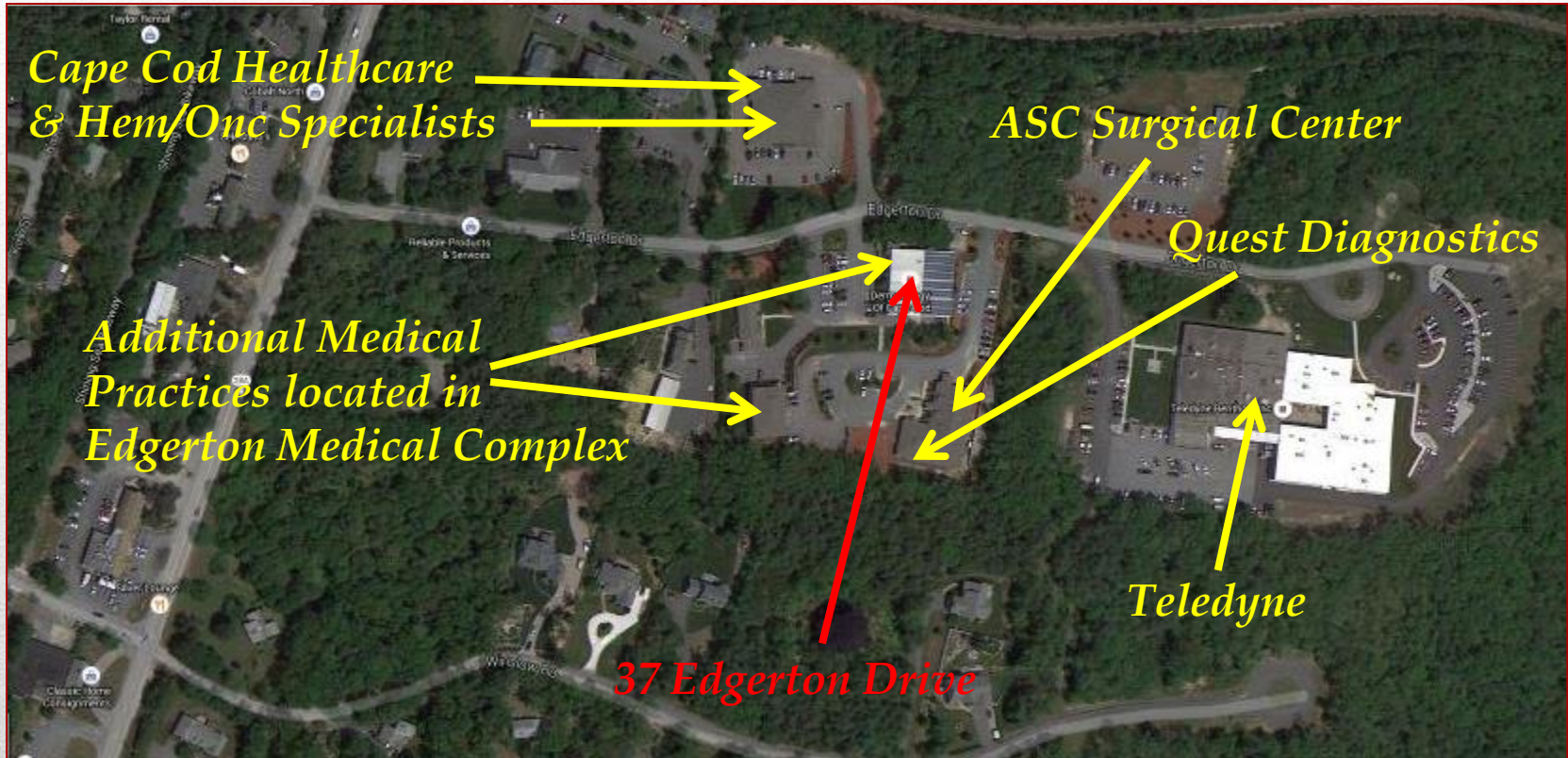
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Satellite



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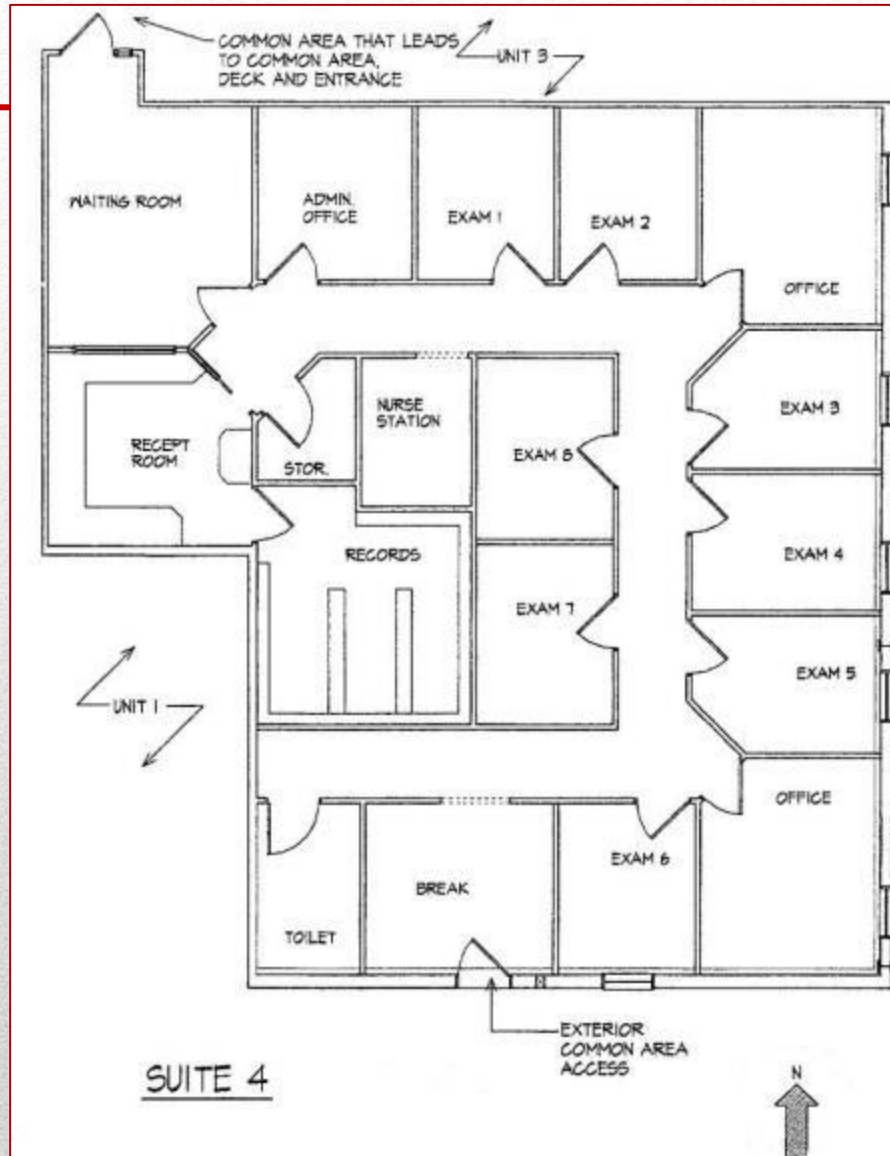
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Floor Plan



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