



**49 Locust Street - 2nd Floor Offices - Falmouth, MA**

**Second Floor Office Space - Locust Street Professional Community**  
**Located on a High Visibility, Heavily Traveled Year Round Road**

**4 Individual Single Offices For Lease at \$650/Mo - Plus Pro-Rated Utilities**

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**HARTEL COMMERCIAL REAL ESTATE**  
**Falmouth**

49 Locust St, 2nd Flr Office Space, Falmouth, MA

## **Property Details**

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- \* **Offered For Lease - 4 Individual Single Offices**
- \* **Second Floor Office Space for Quiet Professional Use**
- \* **Bright Natural Light Throughout the Space**
- \* **Locust Street Professional Community**
- \* **Adjacent to Shining Sea Bikeway**
- \* **Less than 5 Miles to Woods Hole Village and Steamship Authority Ferry**
- \* **MassDOT Traffic Counts on Locust Street in 2024 - 11,958/Day Vehicles and 7,763/Day Vehicles on Woods Hole Road**
- \* **130± SF to 225± SF - Second Floor Office Spaces**
- \* **Interior includes, Reception Area, Shared Bath, Rear Entrance/Exit**
- \* **Shared Off Street Parking**
- \* **Zoned GR - General Residence**

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## Neighborhood



# 49 Locust St, 2nd Flr Office Space, Falmouth, MA

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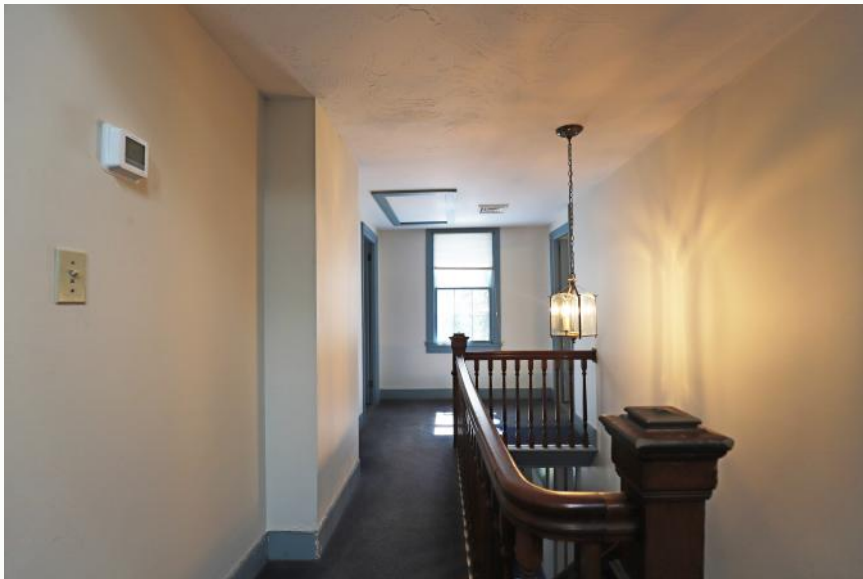
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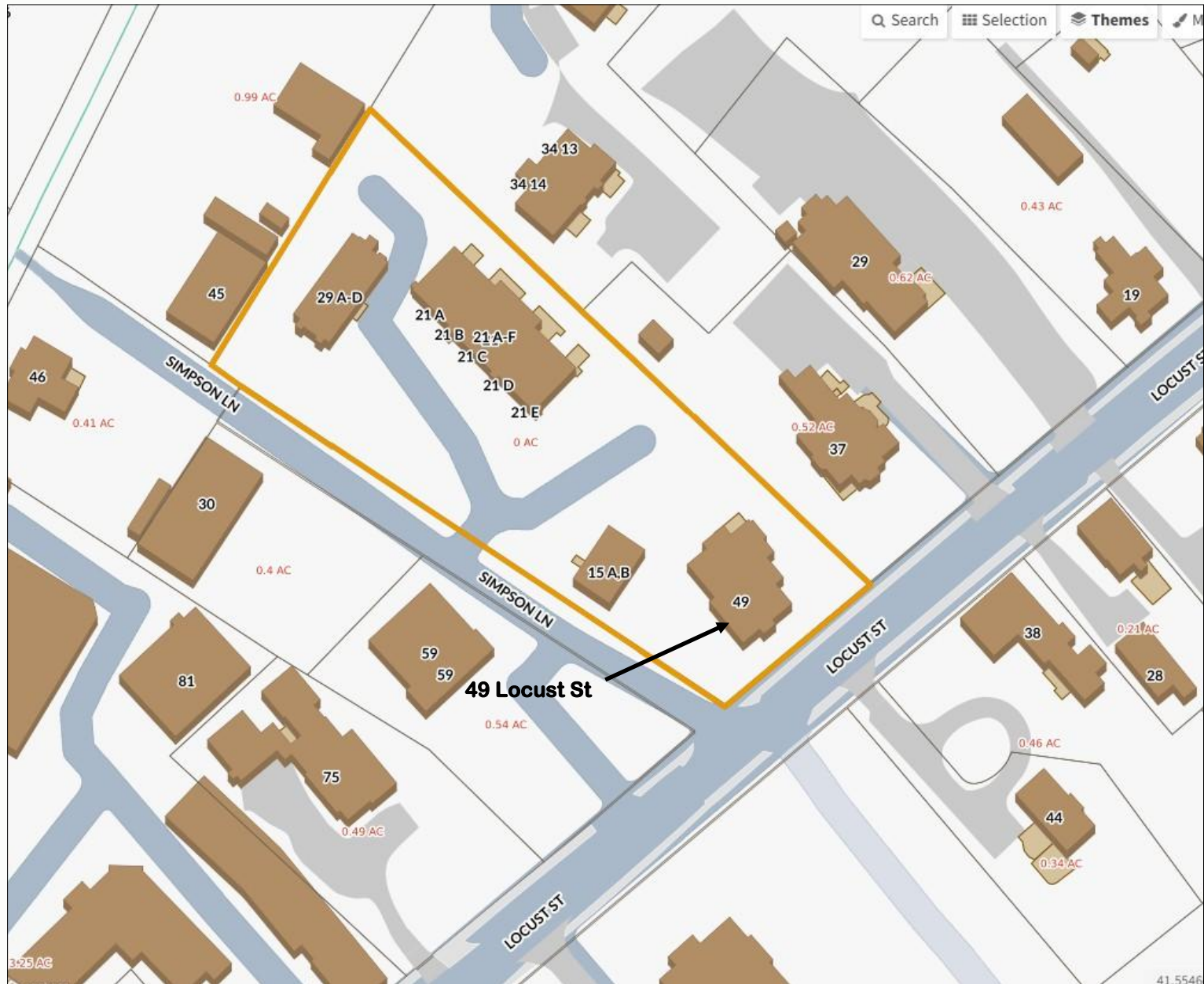


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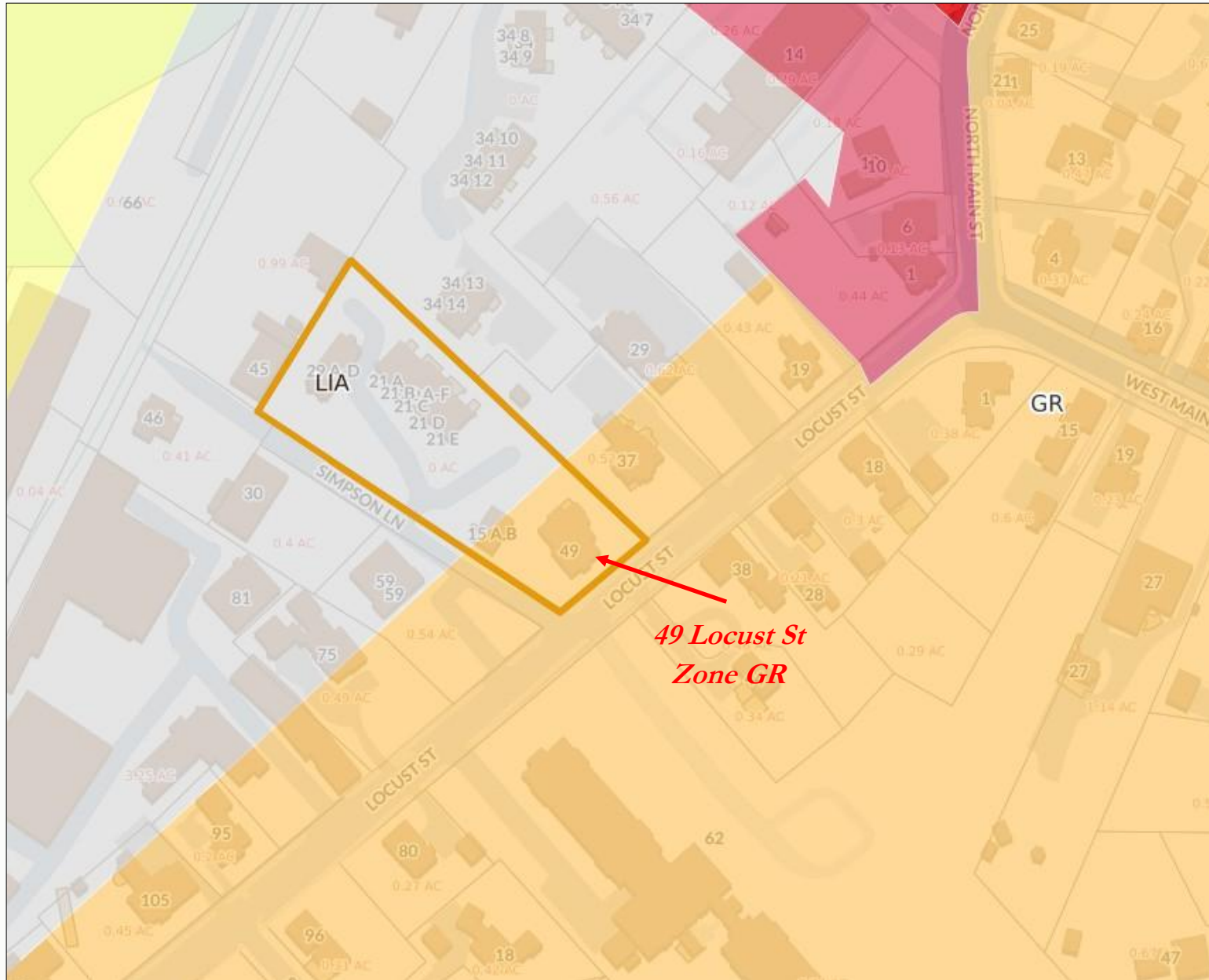


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**Assessor Map**

# 49 Locust St, 2nd Flr Office Space, Falmouth, MA



**Zoning - GR - General Residence**

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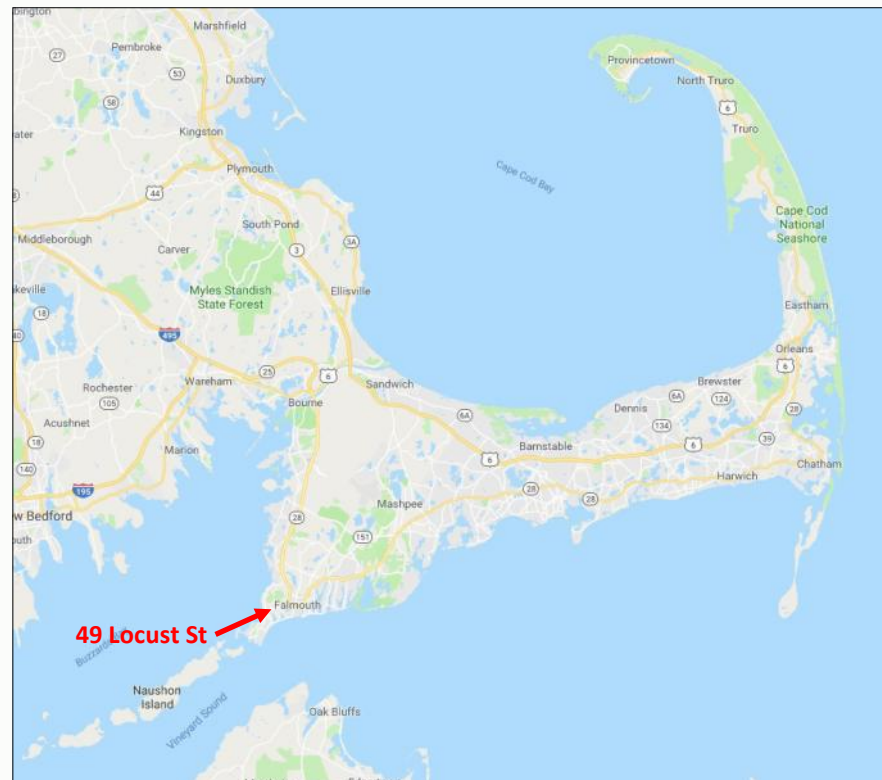
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## *49 Locust Street - 2nd Floor Office*

### *Falmouth, MA*

**T**hese are second floor offices located at 49 Locust Street in Falmouth, MA on the heavily traveled Locust St/Woods Hole Road area of Falmouth. The space has 4 individual office suites, shared bath, plenty of shared rear parking spaces, on 1.67± Acres. This is an extremely heavily traveled year round retail/professional area.

Complimentary businesses are located in the immediate neighborhood.



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FALMOUTH

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## Contacts

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