



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 \$500 to \$600

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HARTEL COMMERCIAL REAL ESTATE
Falmouth

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

Property Details

- * **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 Parking**
- * **Zoned GR - General Residence**

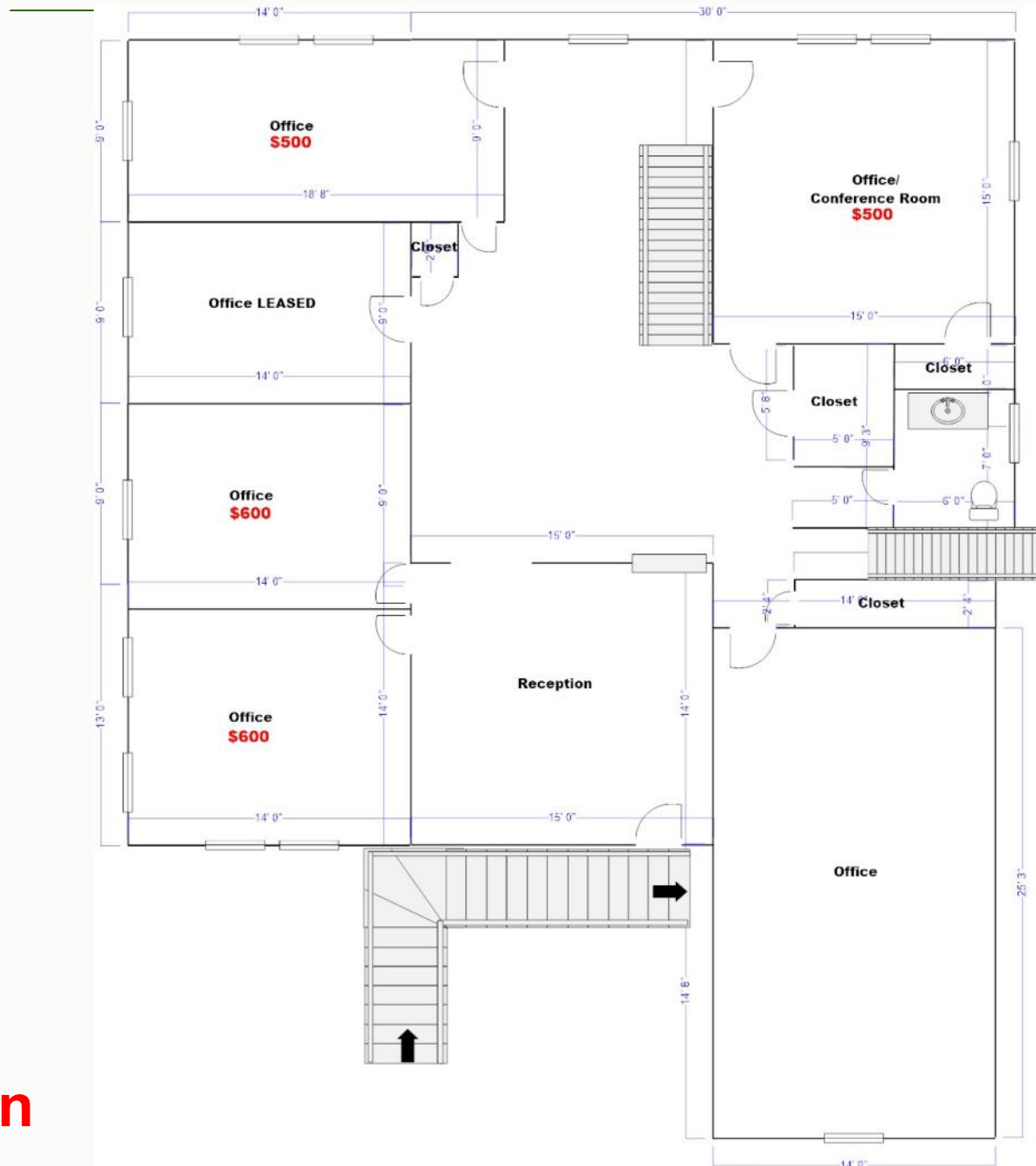
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Neighborhood

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Floor Plan

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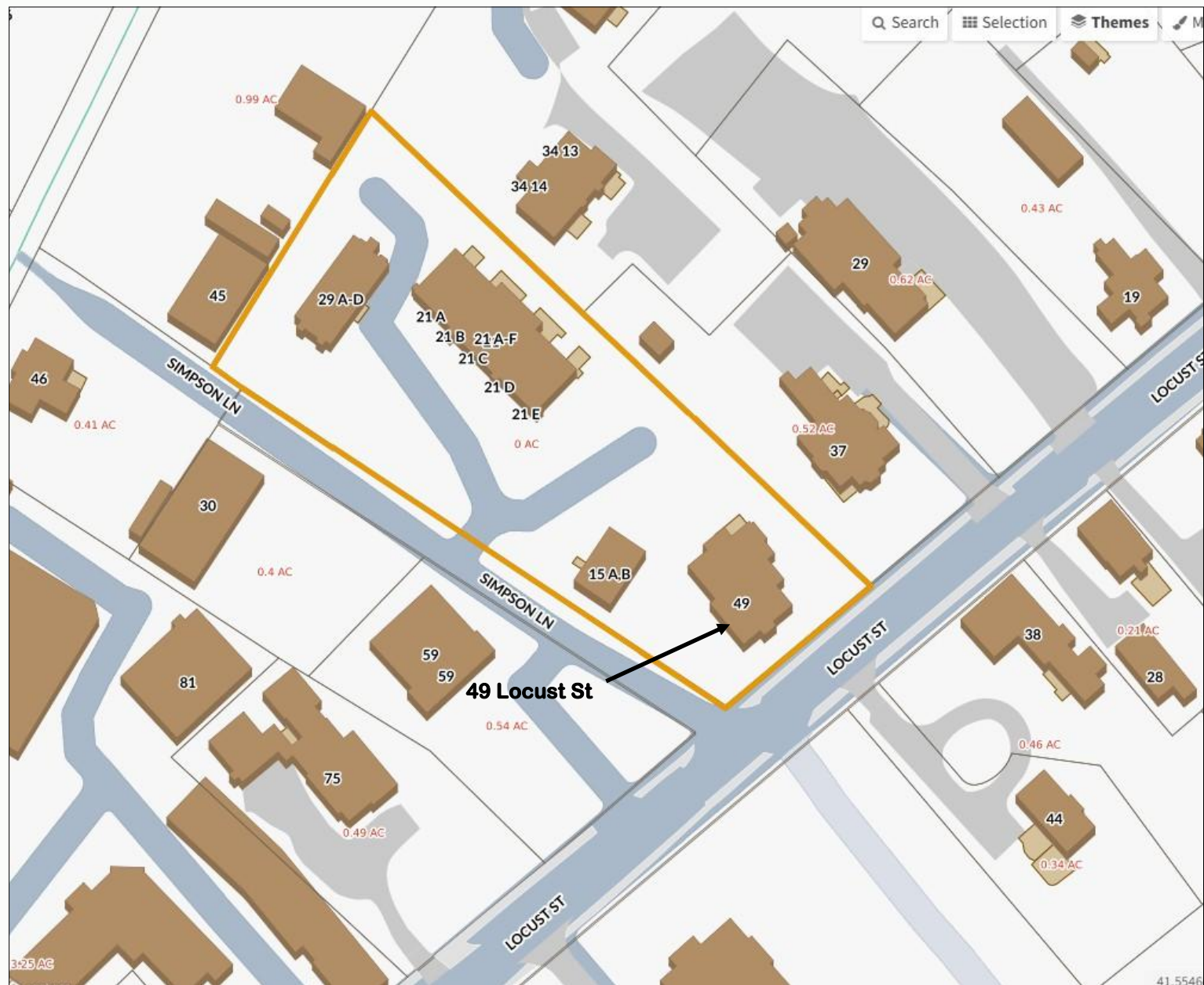
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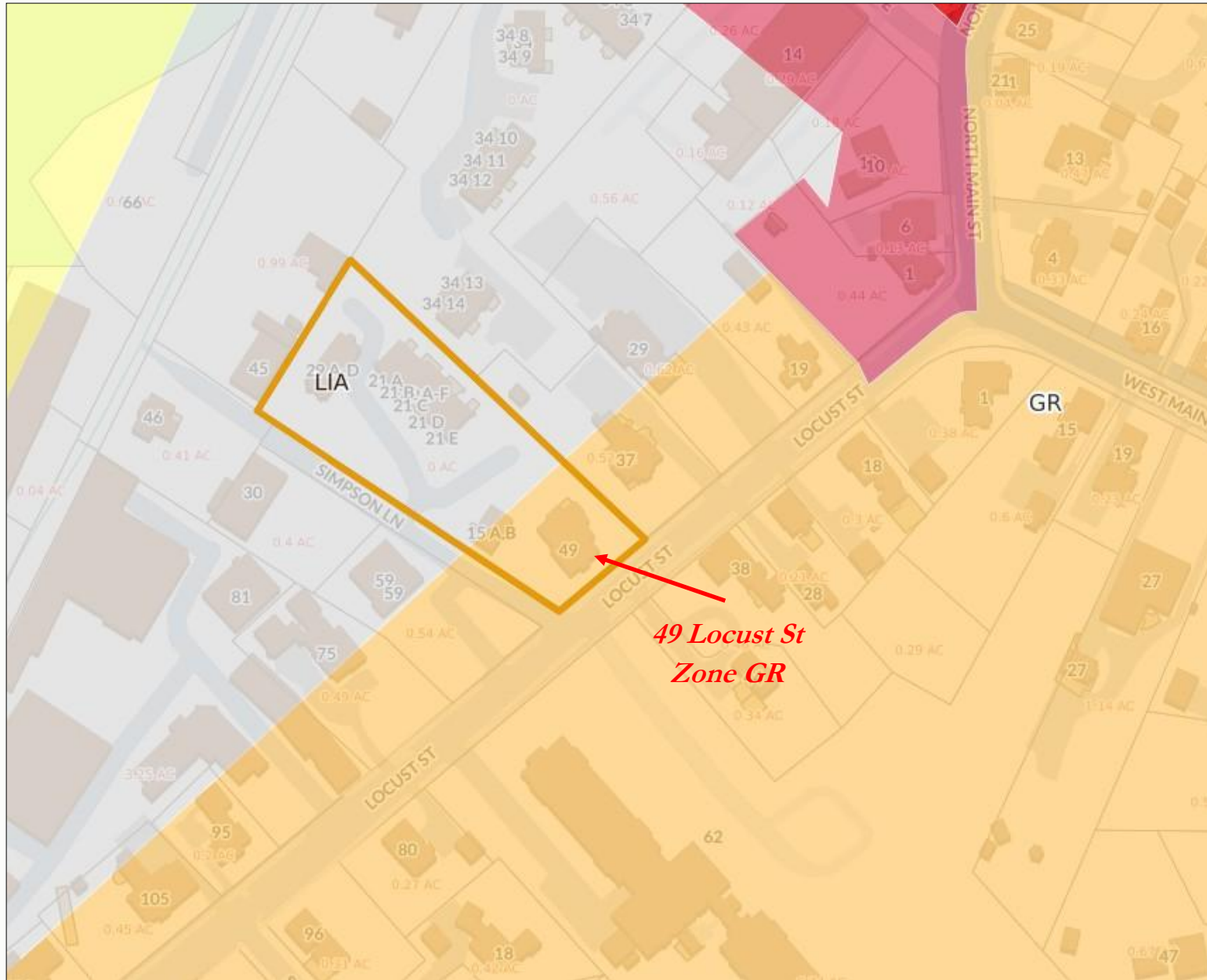


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Assessor Map

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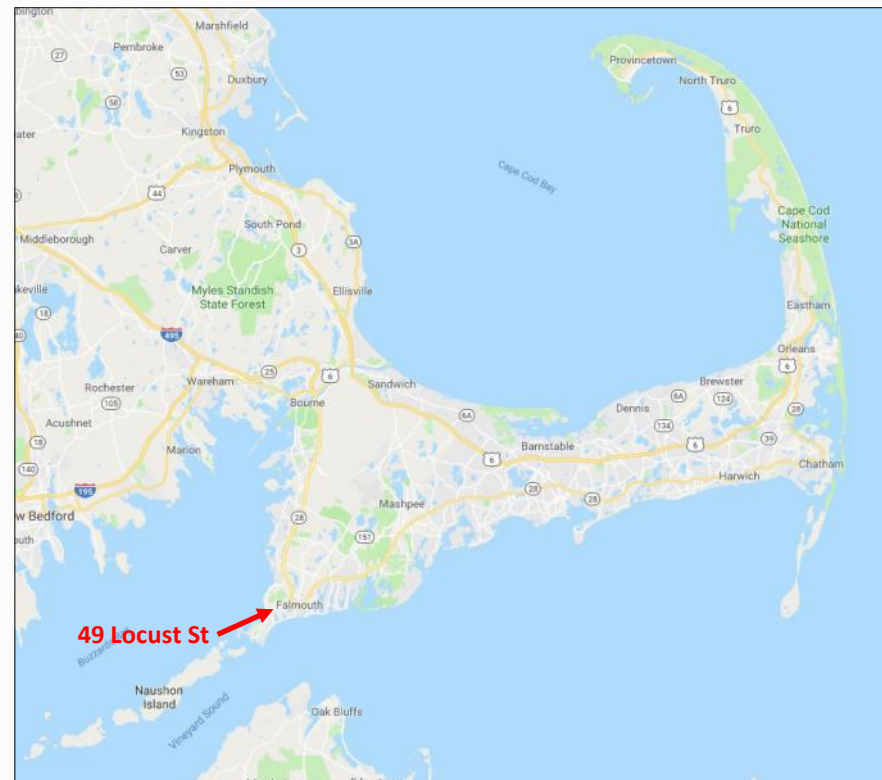
Zoning - GR - General Residence

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49 Locust Street - 2nd Floor Office

Falmouth, MA

This is a \pm SF second floor office located at 49 Locust Street in Falmouth, MA on the heavily traveled Locust St/Woods Hole Road area of Falmouth. The space has 5/6 individual office suites, shared bath, plenty of shared rear parking spaces, on $1.67\pm$ Acres. This is an extremely heavily traveled year round retail/professional area. Complimentary businesses are located in the immediate neighborhood.



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