



 **HARTEL COMMERCIAL REAL ESTATE**

Falmouth

For Lease

Professional Office/Retail

1,550± SF – Open Area & Offices/Conference/Reception/Kitchen

Offered for \$24/SF NNN

80 DAVIS STRAITS

UNIT 104A

FALMOUTH, MA

Property Description

Premier Professional Office/Retail Leasing Opportunity

1,550± SF | Prominent Route 28 Location | B2 & GR Zoning | On-Site Parking

80 Davis Straits, Unit 104A in Merchant's Wharf Complex presents an excellent opportunity to lease a well-positioned 1,550± SF professional office or retail establishment with rare prominent frontage along Davis Straits, also known as **Route 28**, one of Falmouth's established commercial corridors.

The unit offers a flexible configuration suitable for a variety of professional, business, retail and office uses, featuring a generous open area, private office or additional retail space, conference / kitchenette room, and private bathroom. The efficient layout provides an attractive combination of collaborative and private workspace, making the property well suited for a company seeking a strategically located commercial office or retail space.

The property benefits from ample on-site parking, providing convenient access for employees, clients, customers, and visitors. Its Route 28 positioning provides excellent visibility and convenient accessibility to surrounding neighborhoods, business services, and major area destinations.

The property is identified as being within B2 – Business 2 and GR – General Residence zoning districts, offering potential flexibility for a range of uses, subject to applicable zoning requirements and municipal approvals.

Property Highlights

1,550± SF Professional Office or Retail Space

Prominent frontage on Davis Straits / Route 28

Open and generous office/retail space

Private office

Conference room or additional retail space / Kitchen

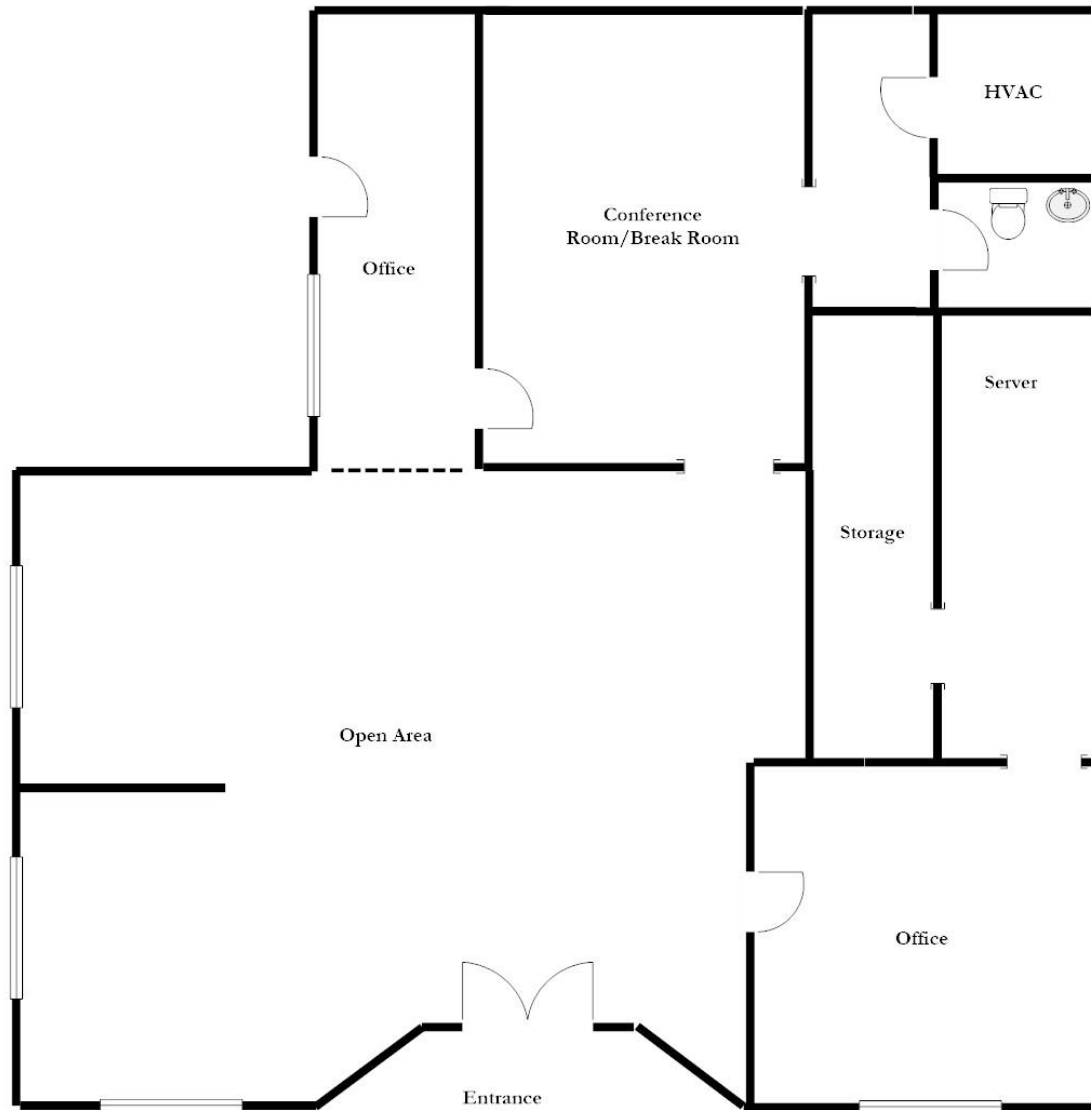
Private bathroom

Ample on-site parking

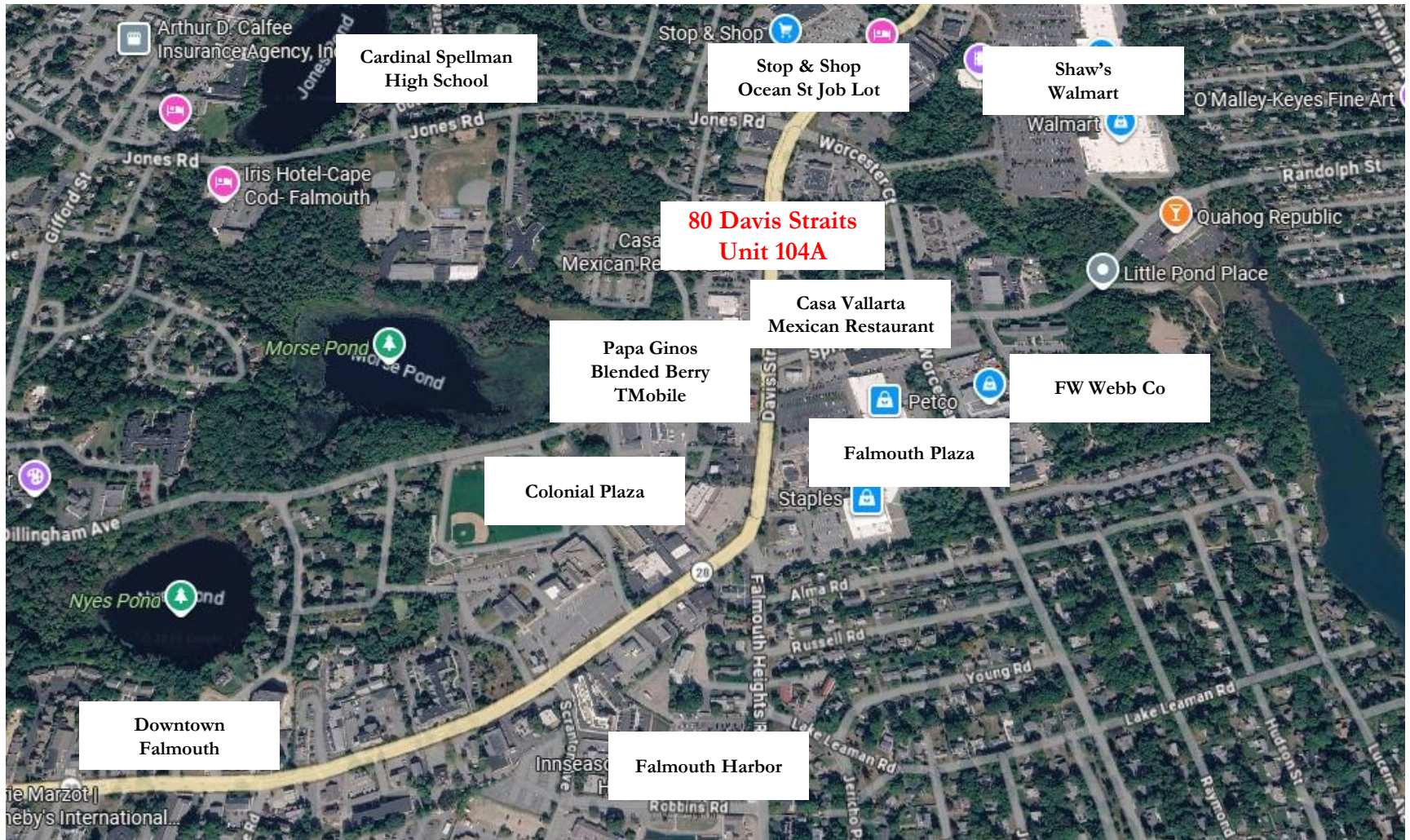
Property Details

- Falmouth's Commercial Corridor - Route 28 Location
- 1,550± SF Professional Office or Retail Space
- Open Area – Private Office – Kitchen Area / Conference / Additional Retail or Office Room
- **Offered For Lease at \$24/SF NNN**
- Zoned B2 – Business 2 & GR – General Residence
- ADA Accessible
- Plenty of Onsite Parking
- Located in Falmouth's Business Community
- Located less than 2 miles from Route 28 Points N to Bourne Bridge
- Less than 1/2 mile to Downtown Falmouth

Floorplan



Satellite Map



80 DAVIS STRAITS, UNIT 104A, FALMOUTH, MA

Aerial Map







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