



# HARTEL COMMERCIAL

*Strategic Real Estate Services*

**FOR LEASE - 2,400± SF Office Building**  
**\$16/SF/NNN**

**182 Palmer Avenue, Falmouth, MA**



- Located on Palmer Avenue/Route 28
  - Freestanding Building
- Road Signage and Abundant Rear Parking
- Convenient to Falmouth Medical Community, Woods Hole, Downtown Falmouth , Route 28 & Steamship Authority Parking Lot

HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

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## **Executive Summary**

Property Address:	182 Palmer Avenue, Falmouth, MA
Total Land Area:	0.458± Acres
Total Living Area:	2,400± SF
Room Count:	14 Rooms with 3 Baths
Floor Levels:	2 with Partial Basement
Parking:	Ample - On-Site
Additional Features:	Handicap Accessible Fully Air Conditioned Two Reception Areas
Water/Sewer:	Municipal Water/Private Sewer
Heating Type:	FHA/Gas
Zoning:	GR - General Residence & LA - Light Agricultural



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## **Property Description**

### **Site Overview:**

The Town of Falmouth is unique in that it has evolved with the modernization of today's world, but at the same time it has not lost its charm and character. Falmouth is located south on Route 28 which merges with Palmer Avenue at the double highway's end. West is Falmouth Hospital & Falmouth Medical Community, east is Downtown Falmouth & points east on Route 28. Continue south to the village of Woods Hole, home of Woods Hole Oceanographic Institute (WHOI), National Oceanic and Atmospheric Administration (NOAA) & the Steamship Authority Ferry transit from Woods Hole to Martha's Vineyard & Nantucket.

### **Neighborhood Description:**

The immediate neighborhood is comprised of neighboring businesses such as The Falmouth Hospital and medical community, bagel shop, gas stations, professional offices, hotel, theatre, bicycle shop, coffee shop, bus station, The Falmouth Enterprise Newspaper plant and Falmouth Academy.

### **Property Details:**

182 Palmer Avenue, built in 1895, is a typical Cape Cod dwelling converted to professional offices in 1985 and to professional medical offices in 1998, by Special Permit. The first floor contains several offices, reception room, two reception areas, two baths, and kitchen area. On the second floor are also several offices, a records room, reception area and bath. Walls are painted and the original stairway banister, crown moldings and stained glass windows remain.





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## SATELLITE VIEW



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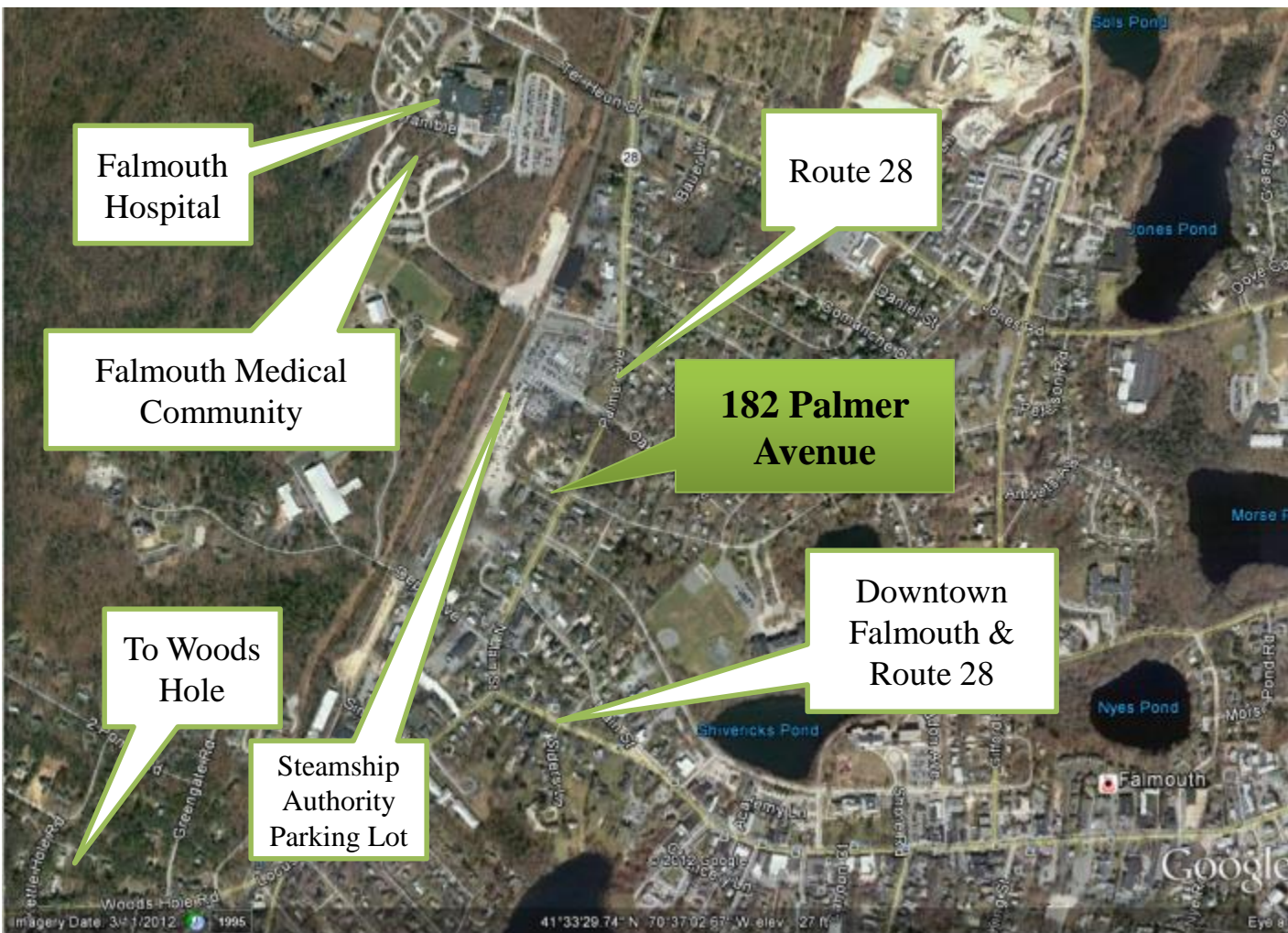


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## 182 Palmer Avenue in Reference to:

**Falmouth Medical Community  
Woods Hole & Downtown Falmouth, Route 28 &  
Steamship Authority Parking Lot**



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## Area Map



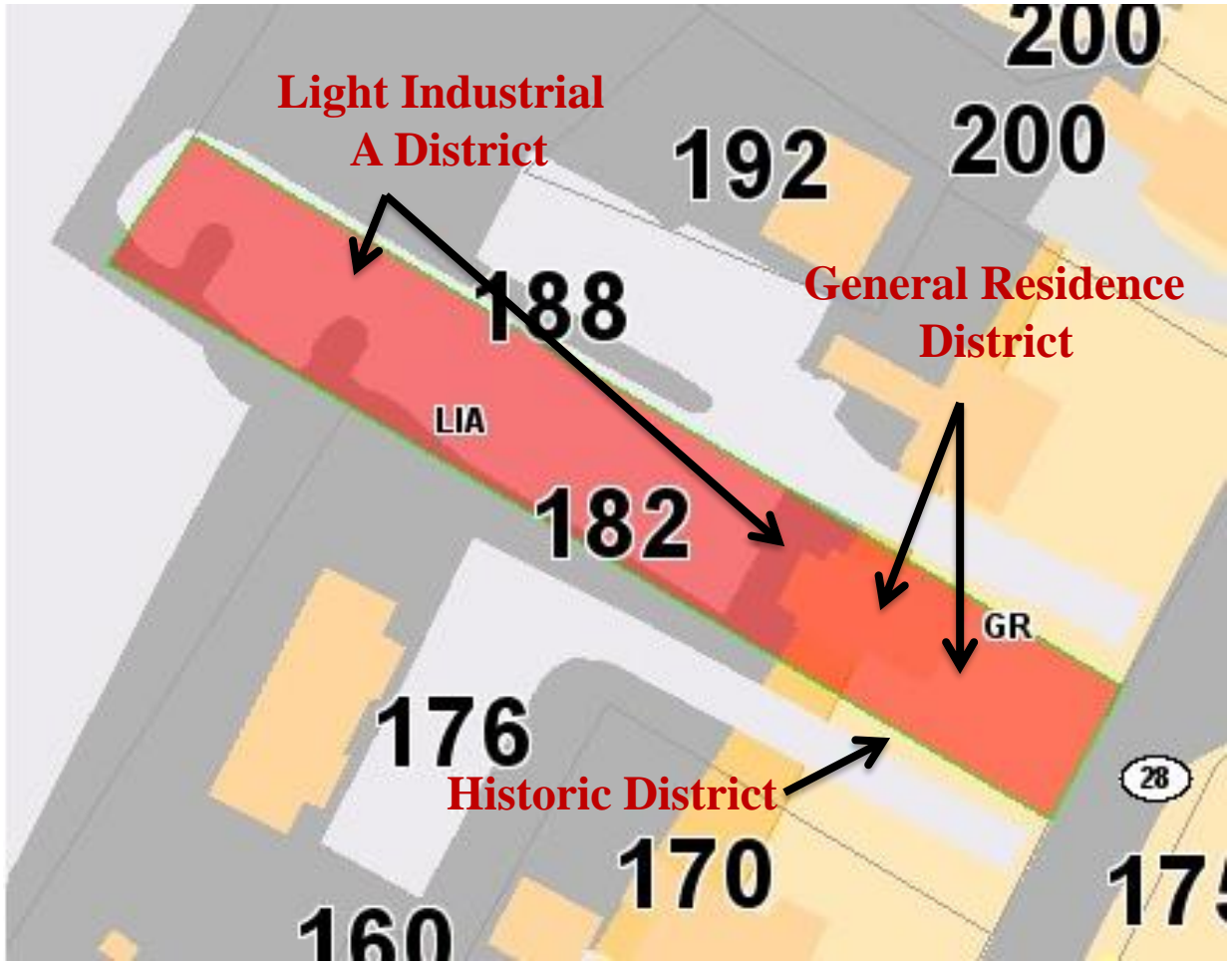
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## Zoning Map





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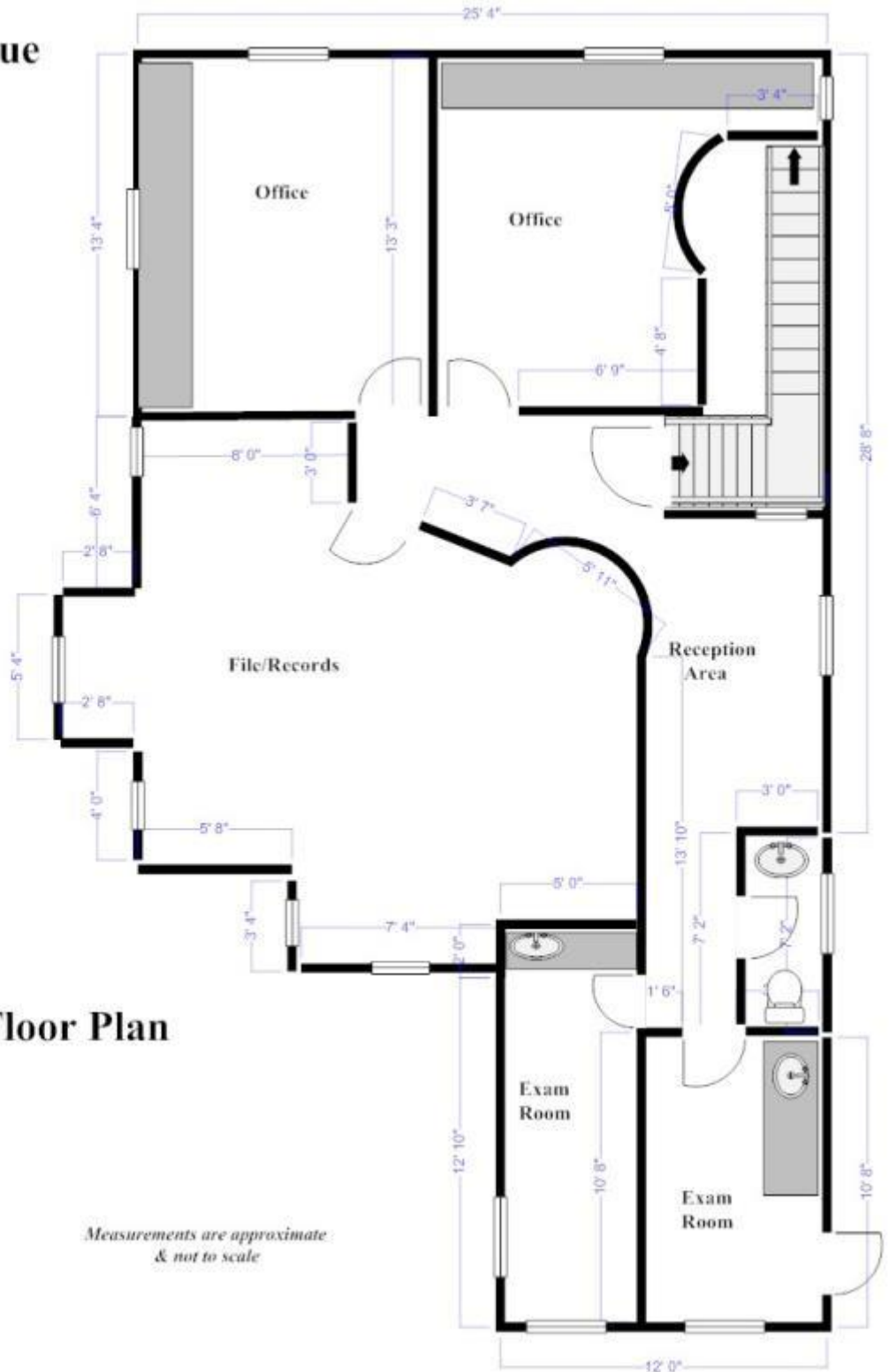


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**Palmer Avenue  
Route 28**

## Second Floor Plan





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## Photographs



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## Palmer Avenue/Route 28 View South



## Palmer Avenue/Route 28 View North



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