



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$18/SF NNN

Quality Professional Office Space

650± SF - 1,000± SF

700 Main Street, Suite 702-D, Hyannis, MA



- On-Site Parking
- Located on Busy Main Street
in “Downtown” Hyannis
- Close to Major Retail/Commercial Centers
- Close to Public Transportation and Ferry Services

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel - Cell: 617-256-3169 | **Jody Shaw** - Cell: 508-566-3556

Email: Greg@HartelRealty.com or Jody@HartelRealty.com

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Executive Summary

Property Address:	700 Main Street, Suite 702-D Hyannis, MA
Property ID:	308/004/001
Gross Building Area:	10,572± SF
Year Built:	2008
Land Area:	.44± Acre
Town/Well Water:	Municipal
Town/Private Septic:	Municipal
Zoning:	HVB – Hyannis Village Business District

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Detailed Summary

Suite:	Suite 702-D
Suite Size:	650± - 1,000± SF Available
Lease Type:	NNN
Floor Level:	Second
Elevator:	Yes
Parking:	6,400± SF Paved Lot On-Site 60 Spaces
Fire Code:	Sprinklers
Amenities:	Main Street Hyannis location, New Retail/Office Suite offered with Common Bath, Close to Hyannis Harbor and Steamship Authority, Hyline transit to Martha's Vineyard & Nantucket

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General Overview:

The Village of Hyannis is located in the central portion of Cape Cod and is one of seven villages in the town of Barnstable, Hyannis is considered the commercial and transportation hub of Cape Cod, busy year round. Hyannis is situated about 15 miles east of the Cape Cod Canal in what is commonly referred to as the Mid Cape area. Barnstable is comprised of seven villages, Barnstable, West Barnstable, Marstons Mills, Osterville, Centerville, Cotuit and Hyannis (where our property is located). Barnstable spans the width of Cape Cod and is bordered by Cape Cod Bay on the north and Nantucket Sound on the south, Sandwich and Mashpee on the west and Yarmouth on the east. Major highways include U.S. Route 6 (the Mid-Cape Highway), Route 6A (King's Highway), Route 28, Route 132 (the north/south highway) and Route 149.

700 Main Street is located at the west end of Main Street at the corner of Main and Stevens Streets in downtown Hyannis, ¼ mile east of the West End Rotary. This section of Main Street is a two-lane roadway with two way traffic, that splits into one way traffic just east of 700 Main Street, with limited street parking. Area businesses include the Cape Cod Hospital Auxiliary Thrift Shop, INK Cartridge Refilling, Fox Signs and Printing, Barboza Financial Marketing, The Brazilian Grill, The Little Beach Gallery, Sew What, Angie's, Regency Family Health, Dyer Electrical Company, Duchesney Painting, TBX Business Exchange and Edward Jones with Flagship Estates to the rear.

Main Street has undergone a revitalization process in the last few years, which includes streetscapes, stronger retailers and the Duck Boat tours, along with a focused effort by the town and Chamber of Commerce to keep Main Street a viable location. Recent zoning changes also help in this revitalization by allowing more and encouraging second floor residential uses in this area. Public Transportation terminals are located on the opposite end of Main Street and within walking distance is Hyannis Harbor where the Steamship Authority and Hyline Ferry's have runs to Martha's Vineyard and Nantucket.

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700 Main Street – Description:

700 Main Street is an upscale, seven unit retail/office building located in downtown Hyannis near the West-end rotary. The first floor retail suites include the newly renovated 120 seat “Bistro de Soleil” with bar, which was recently approved for outdoor seating and “Salon 700” hair salon and day spa.

The second floor features elevator and stairway access with five professional office suites making up a diverse mix of complimentary businesses. The building includes individually metered suites, full fire code sprinkler system and includes parking for approximately 60 cars.

Suite 702-D:

Suite 702-D is located on the second floor and contains 650± SF – 1,000± SF of high quality office space. There are hardwood floors, painted walls with one mirrored wall and three windows giving this suite a bright airy feel. Common baths include separate men’s and women’s restrooms.

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Satellite View

700 Main
Street,
Hyannis, MA

Downtown
Hyannis Center
Main Street

Hyannis Harbor
Ferry Service

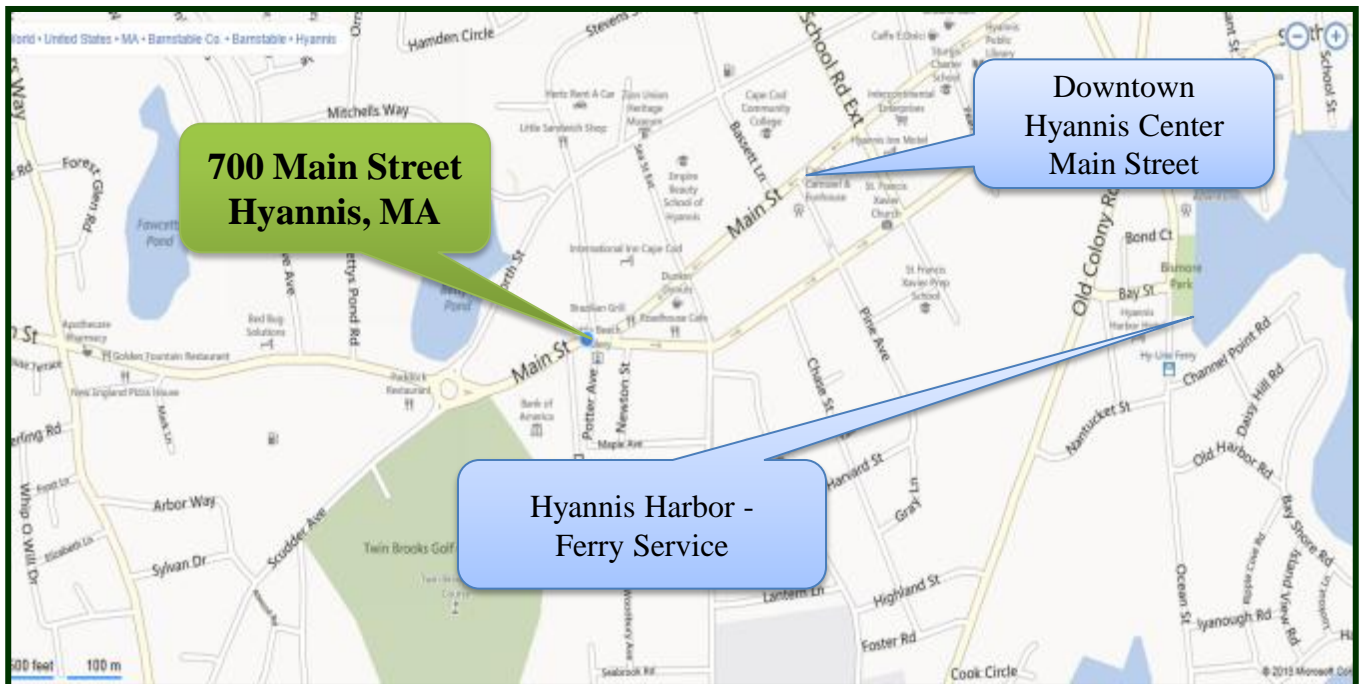
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Location Map



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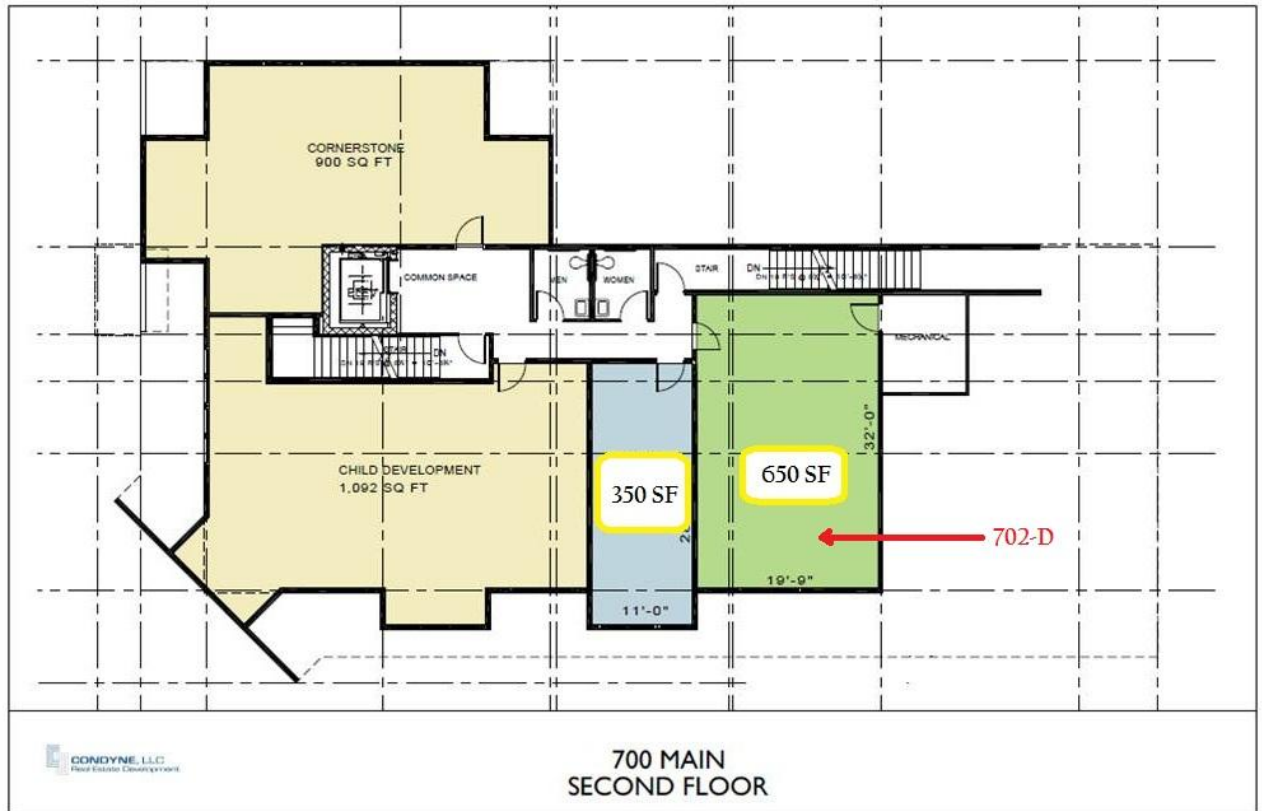
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2nd Floor Plan depicting Unit 702-D



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Photographs



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