



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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**764 Plain Street  
Marshfield, MA**

**Leasing Opportunity - Brand New All-Inclusive Office Suites**



- \* **SIX SECOND FLOOR OFFICE UNITS AVAILABLE - \$350 - \$400 ALL INCLUSIVE**
    - \* **128± SF UNIT 21 - 128± SF UNIT 22 - 158± SF UNIT 23**
    - \* **153± SF UNIT 24 - 120± SF UNIT 25 - 121± SF UNIT 26**
    - \* **LESS THAN 1 MILE FROM ROUTE 3**
    - \* **STAIR ACCESS**
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**New All-Inclusive Office Suites**

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**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road  
Suite 6  
Falmouth MA 02540

40 Willard Street  
Suite 207  
Quincy MA 02169

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



## Property Detail

- **Second Floor Offices**
- **Leasable Space Available - 6 Units**
- **Rent Includes Utilities, Brand New Heating/Cooling, WiFi, etc.**
- **Unit 21 - 128± SF - \$400/Month**
- **Unit 22 - 128± SF - \$375/Month**
- **Unit 23 - 128± SF - \$400/Month**
- **Unit 24 - 128± SF - \$400/Month**
- **Unit 25 - 128± SF - \$350/Month**
- **Unit 26 - 128± SF - \$350/Month**
- **\$350 - \$400 All Inclusive**
- **Stair Access**
- **2 Baths on Floor**
- **Plenty of Windows and Bright Natural Light**
- **Kitchenette Room - Conference Room**
- **Parking on-site**

The town of Marshfield is located 27 miles from Boston's business district in the southeastern section of Massachusetts. There is direct access to Route 3 at exit 12, less than one mile north.

Co-located with Starbucks, 7-11, Lapels, Anthony's Pizza & more.

This location is in a high traffic area less than one mile from Exit 12 on Route 3. Area businesses include restaurants, office buildings, coffee shops, super markets and shopping plazas.

This space contains 808± Total SF of second floor space, with on-site parking. The space is freshly renovated and in a good location, just off Route 139, with close proximity to all area businesses and major highway, Routes 3 & 3A. than 1/4 mile from our building.







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## Satellite View



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## Neighborhood View



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## ***FLOORPLAN & PRICING***



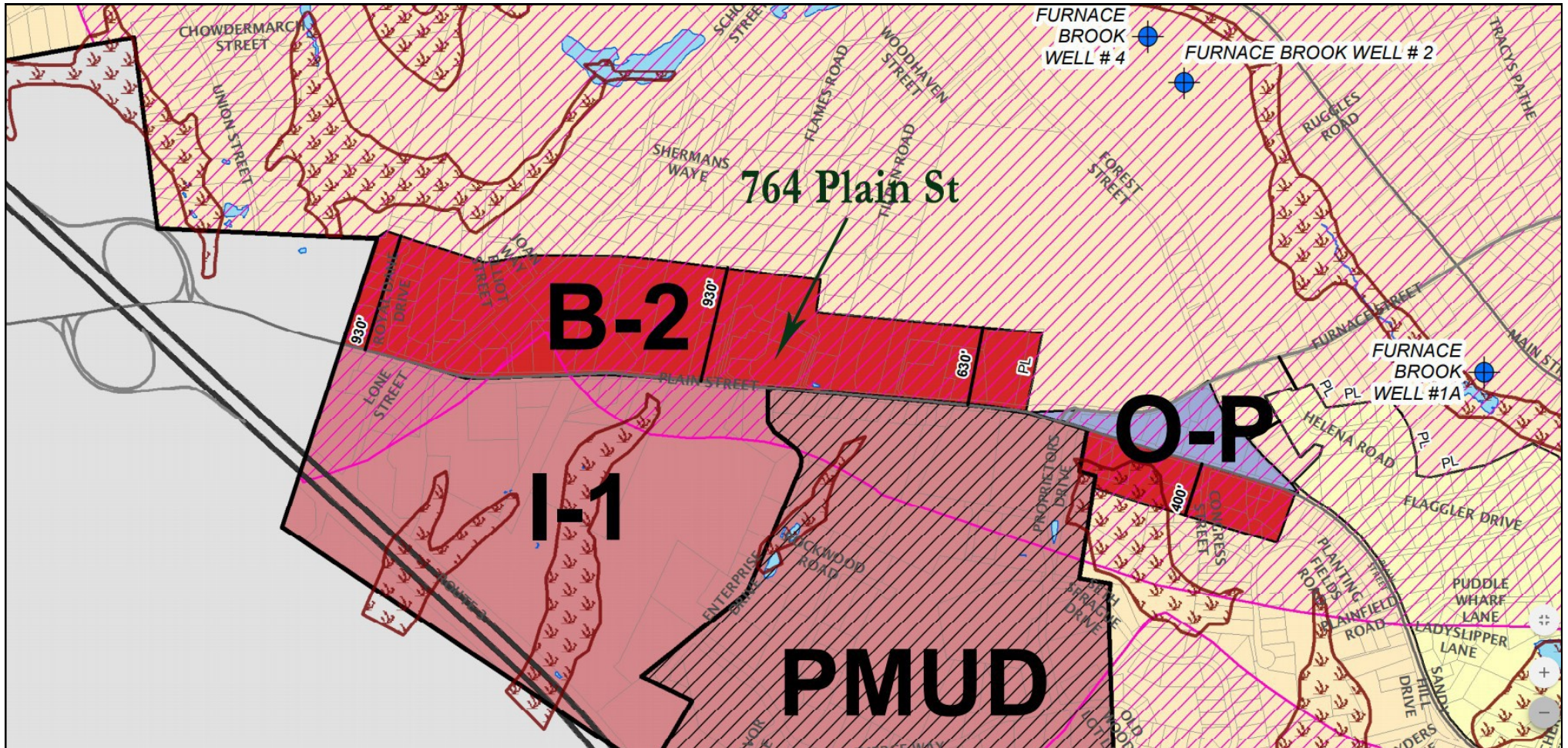
- Unit 21 - 128± SF - \$400/Month
- Unit 22 - 128± SF - \$375/Month
- Unit 23 - 128± SF - \$400/Month
- Unit 24 - 128± SF - \$400/Month
- Unit 25 - 128± SF - \$350/Month
- Unit 26 - 128± SF - \$350/Month

## Assessor Map



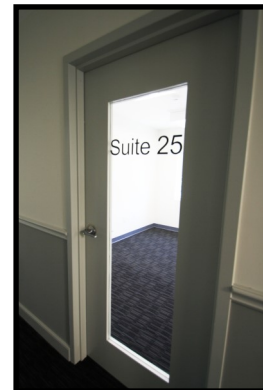


# Zoning Map





## *Photographs*





## *Photographs*

