# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## 764 Plain Street
## Marshfield, MA

## Leasing Opportunity - Brand New All-Inclusive Office Suite




* TWO OFFICE UNITS AVAILABLE NOW
* UNIT 2 FIRST FLOOR - $895/MONTH PLUS UTILITIES
* UNIT 23 SECOND FLOOR - $500/MONTH ALL INCLUSIVE - 158± SF
* LESS THAN 1 MILE FROM ROUTE 3

## New Office Suites- Only 2 Remaining

**HARTEL COMMERCIAL REAL ESTATE**

230 Jones Road
Suite 6
Falmouth MA 02540

Greg Hartel
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## Property Detail

- **First and Second Floor Space Available**
- **Leasable Space - 2 Units**
- **Parking on-site**

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- **Unit 2 - 500± SF - First Floor - $895/Month Plus Utilities - Private Bath**

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- **Unit 22 - 128± SF - Second Floor - $500/Month Inclusive**
- **Stair Access**
- **2 Baths on Second Floor**
- **Plenty of Windows and Bright Natural Light**
- **Second Floor - Kitchenette Room - Conference Room**

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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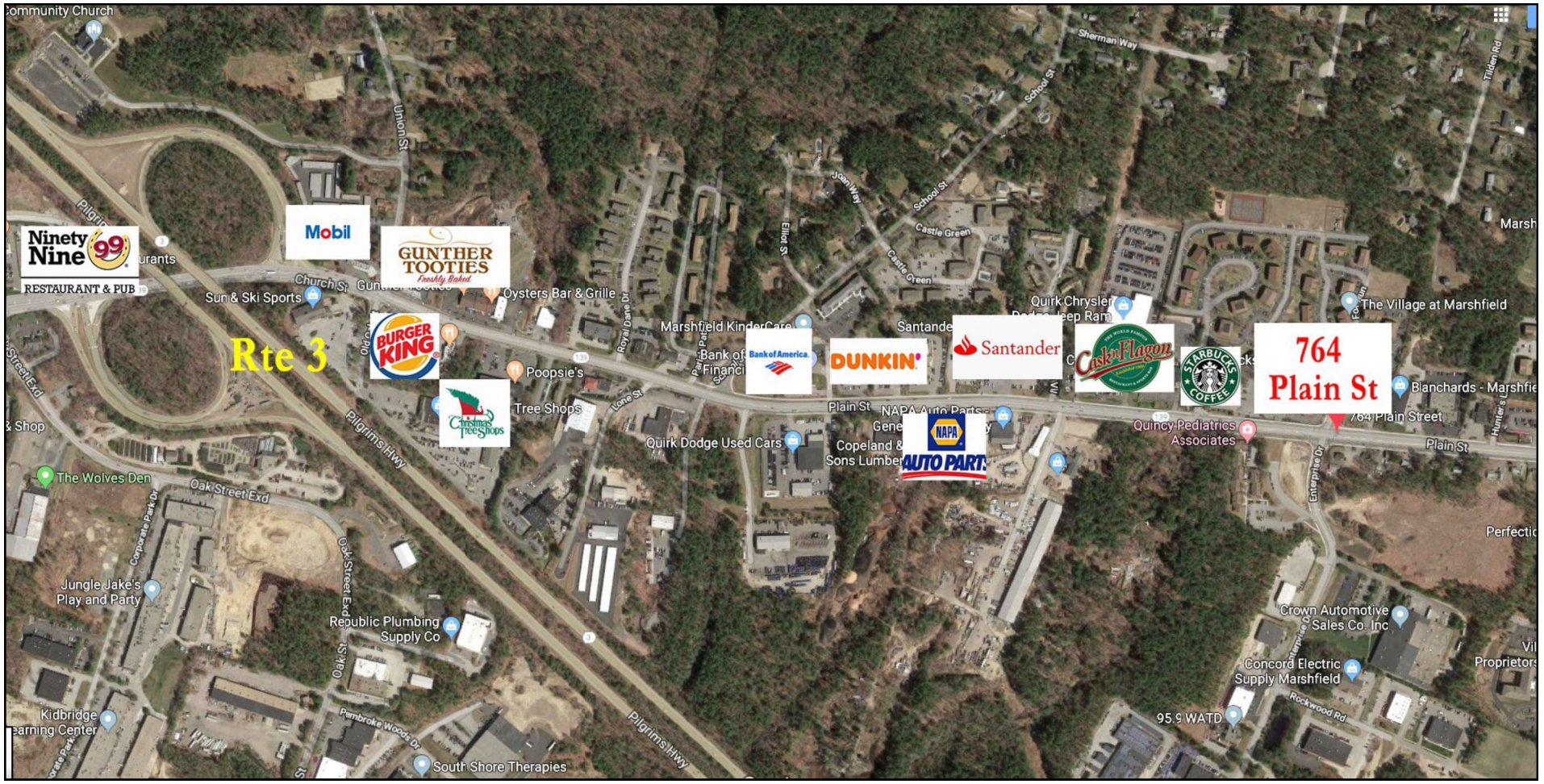
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# Neighborhood View


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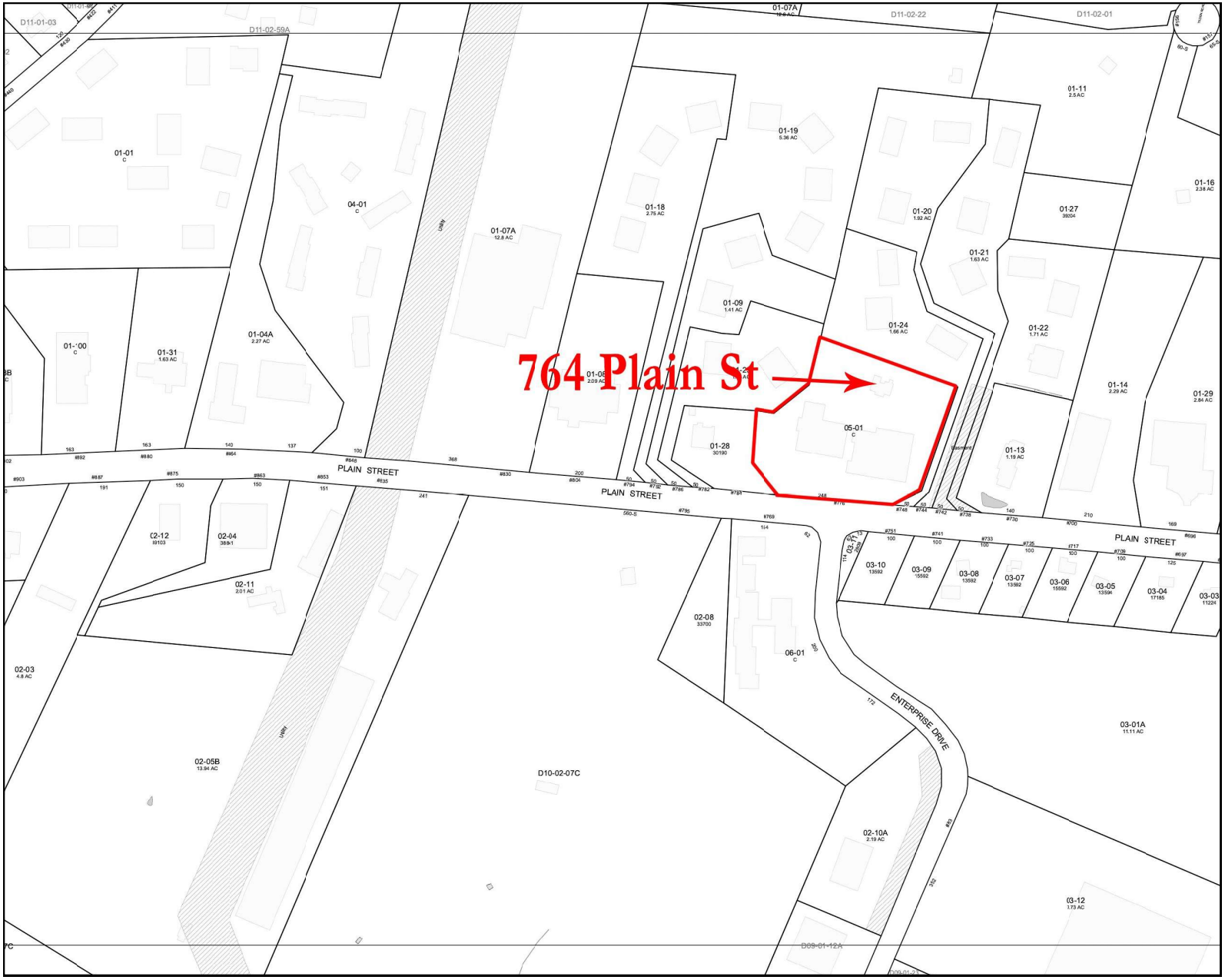
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## *SECOND FLOOR FLOORPLAN & PRICING*

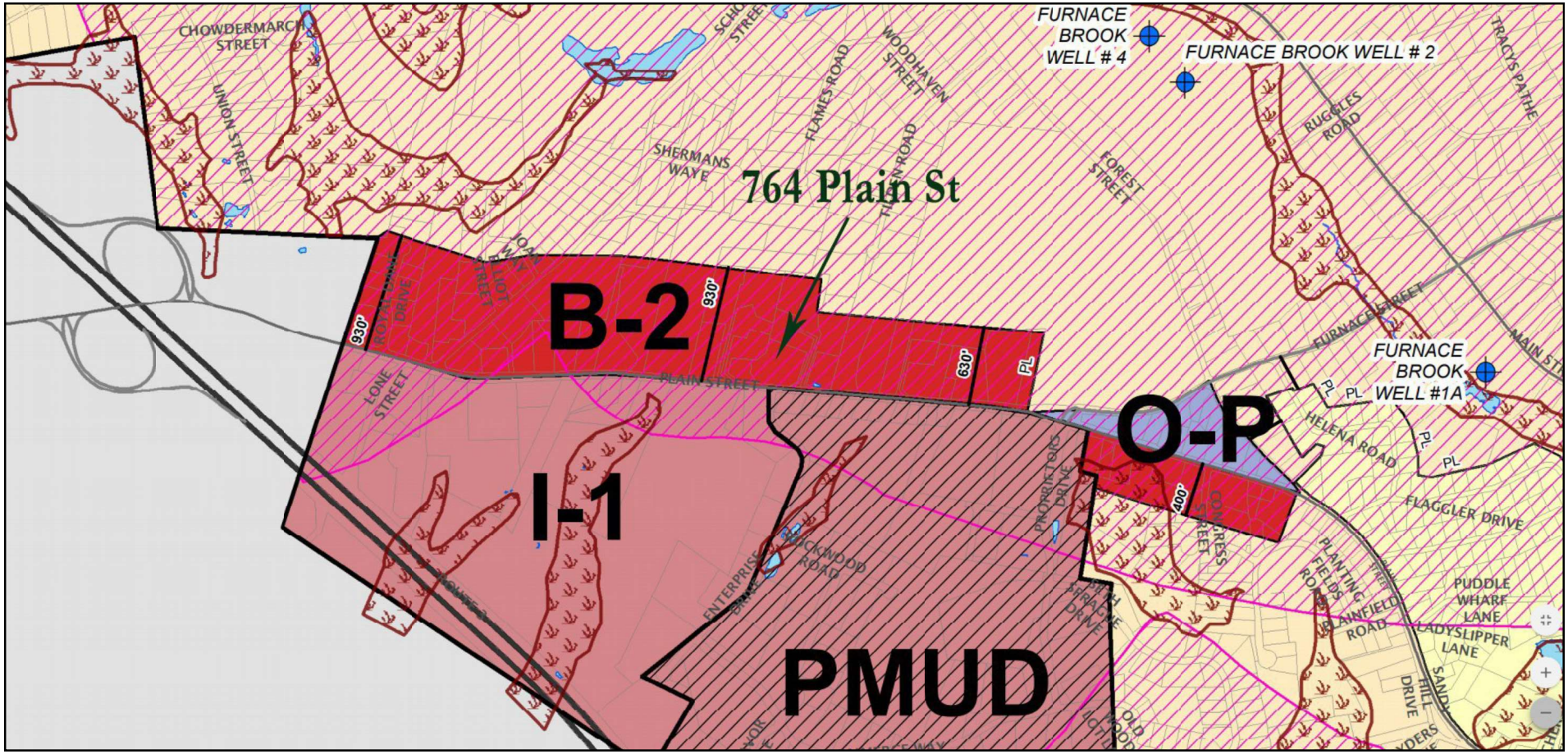



- ~~Unit 21 - 128± SF -~~
- Unit 22 - 128± SF - $500/Month
- ~~Unit 23 - 128± SF -~~
- ~~Unit 24 - 128± SF -~~
- ~~Unit 25 - 128± SF -~~
- ~~Unit 26 - 128± SF -~~

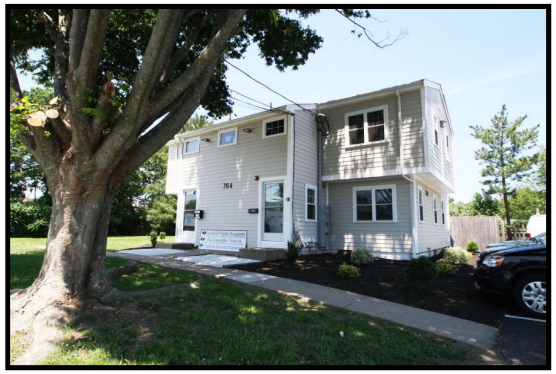
# *Assessor Map*



# *Zoning Map*


764 Plain St
B-2
I-1
O-P
PMUD
930'
630'
400'
PL
FURNACE BROOK WELL # 4
FURNACE BROOK WELL # 2
FURNACE BROOK WELL #1A
CHOWDERMARCH STREET
UNION STREET
SHERMANS WAVE
FLAMES ROAD
WOODHAVEN STREET
FOREST STREET
RUGGLES ROAD
TRACYS PATHE
FURNACE STREET
MAIN STREET
ROYAL OAKS DRIVE
LONE STREET
PLAIN STREET
HELENA ROAD
FLAGGLER DRIVE
PROPRIETORS DRIVE
CONGRESS STREET
ENTERPRISE DRIVE
BUCKWOOD ROAD
PLANTING FIELDS ROAD
PLAINFIELD ROAD
PUDDLE WHARF LANE
LADYSLIPPER LANE
SANDHILL DRIVE

# *Photographs*















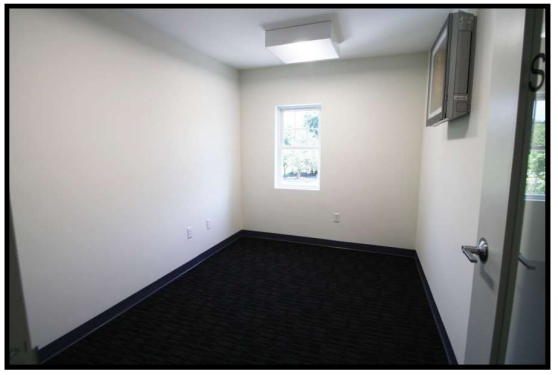










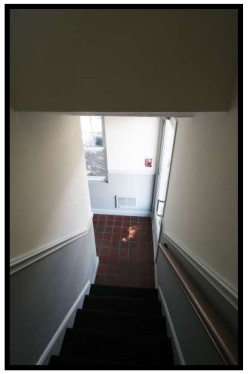


# *Photographs*







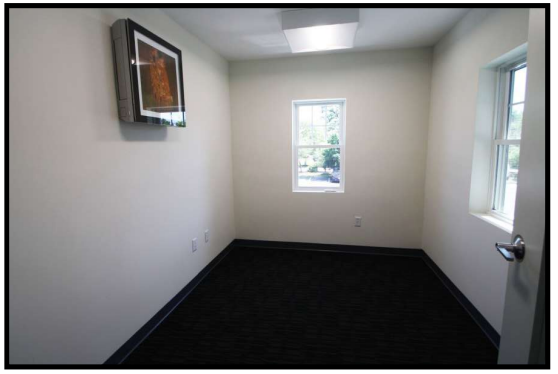













# Contacts

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