



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$425/Month

245± SF Office/Professional Space

Deer Crossing, Unit A25

681 Falmouth Road, Mashpee, MA 02649



Well Established Commercial Location

Ample Parking with Road Signage

Prominent Visibility, High Traffic Area



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

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Executive Summary

Property Address:	681 Falmouth Road Unit A25 Deer Crossing Plaza Mashpee, MA
Property type:	Office/Professional
Total Leasable Area:	245 ± SF
Lease:	\$425/Month
Lease Type:	Gross Includes Electric
Town/Private Water:	Municipal
Town/Private Septic:	Private



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

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Detailed Summary

Total Rooms:	One
Unit:	A25
Unit Size:	245± SF
Baths:	Shared/Common Hall
Floor Level:	Second
Parking:	On-Site Ample
Curb Cuts:	Two
Heat/AC:	FHA/Gas/AC
Flooring:	Carpet



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

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Property Description

General Site Overview:

Deer Crossing is located on Falmouth Road (Route 28) in Mashpee, approximately $\frac{3}{4}$ mile north of the Falmouth town line and in close proximity to the Route 28/Route 151 Rotary. To the southeast is New Seabury, an affluent, resort community situated on over 1,500 acres of land bordering Nantucket Sound, with 1,300+ homes in a seaside/golf setting.

To the north on the same side of Falmouth Road as the subject is Mashpee Commons, an upscale shopping village which is emerging as Mashpee's central business district. Across the street is South Cape Village, a newer retail complex housing Roche Bros. Supermarket, Marshalls, Olympia Sports, Orvis Outlet, Dunkin' Donuts and Bank of America.

Complex Description:

Deer Crossing contains 5 buildings and 34 units. Current occupants include: Restaurants, Tru-Value Hardware, A Mirage Hair Salon, Subway, Bagel Shop, Anytime Fitness, among others.

Unit Details:

A25 is located at the top of the staircase to the right and contains 245± SF. Rent is \$425/Month Gross and includes electric.



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

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Location Map



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

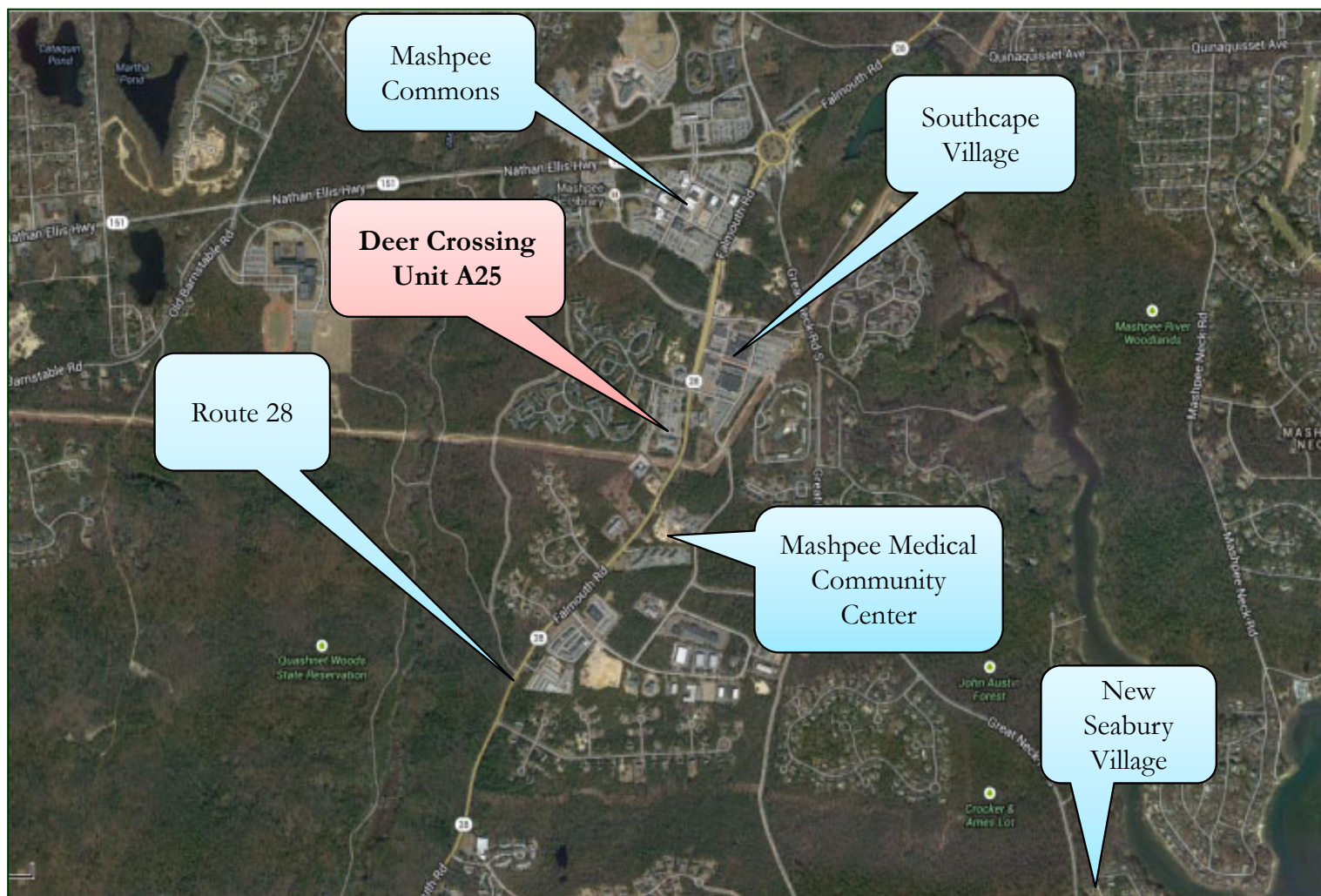
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Panoramic Satellite View



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

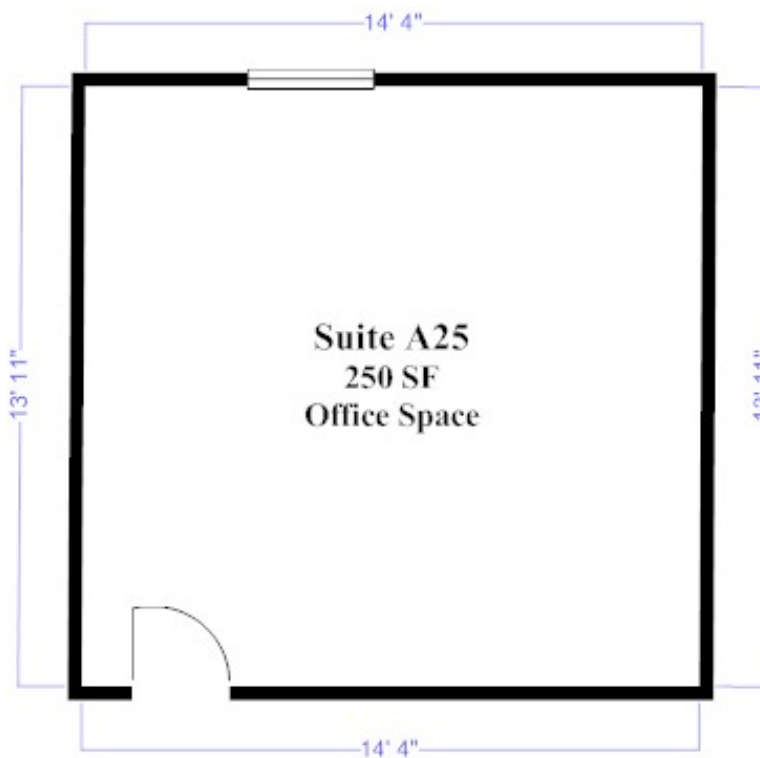
www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Floor Plan



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

www.HartelRealty.com



HARTEL COMMERCIAL

Strategic Real Estate 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

www.HartelRealty.com