



For Lease
Retail and
Office Space

Call HarTel Real
Estate 508-548-0448



DEER CROSSING

True Value
HARDWARE

KINLIN GROVER
REAL ESTATE

DELUXE
NAILS

Bagel Haven

SOPRANOS

SUBWAY

BANGKOK
THAI CUISINE

HDC HARPER
DANCE CENTER

ANYTIME FITNESS

Steve's
BARBER SHOP

j miller
pictureframer

Harmony
NEUTRAL COORDINATOR & STYLING

Mass.
Audiology
Personal Hearing Systems

WAYPOINT
Realty Group

James & Associates & Solutions



HARTEL COMMERCIAL REAL ESTATE
Falmouth

681 Falmouth Road
Deer Crossing Plaza
Suite A20D
Mashpee, MA



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services

PROPERTY DETAILS - Individual Office For Lease

- * LOCATED DIRECTLY ON RTE 28
- * MINUTES TO RTE 151 AND
MASHPEE COMMONS - SOUTH CAPE PLAZA
- * ONSITE PARKING - ROAD SIGNAGE
- * SINGLE OFFICE SUITE AVAILABLE
- * SUITE A20D 275 ± SF - AVAILABLE JULY 1, 2026
- * **FOR LEASE: \$525/MONTH/INCLUSIVE W/WIFI**

The property is located in a busy area of Mashpee, directly across the highway from South Cape Plaza and just before Mashpee Commons, an ever expanding retail center. This space was formerly two professional offices combined to create eight separate suites. Common hall baths with separate entrances to each suite.



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

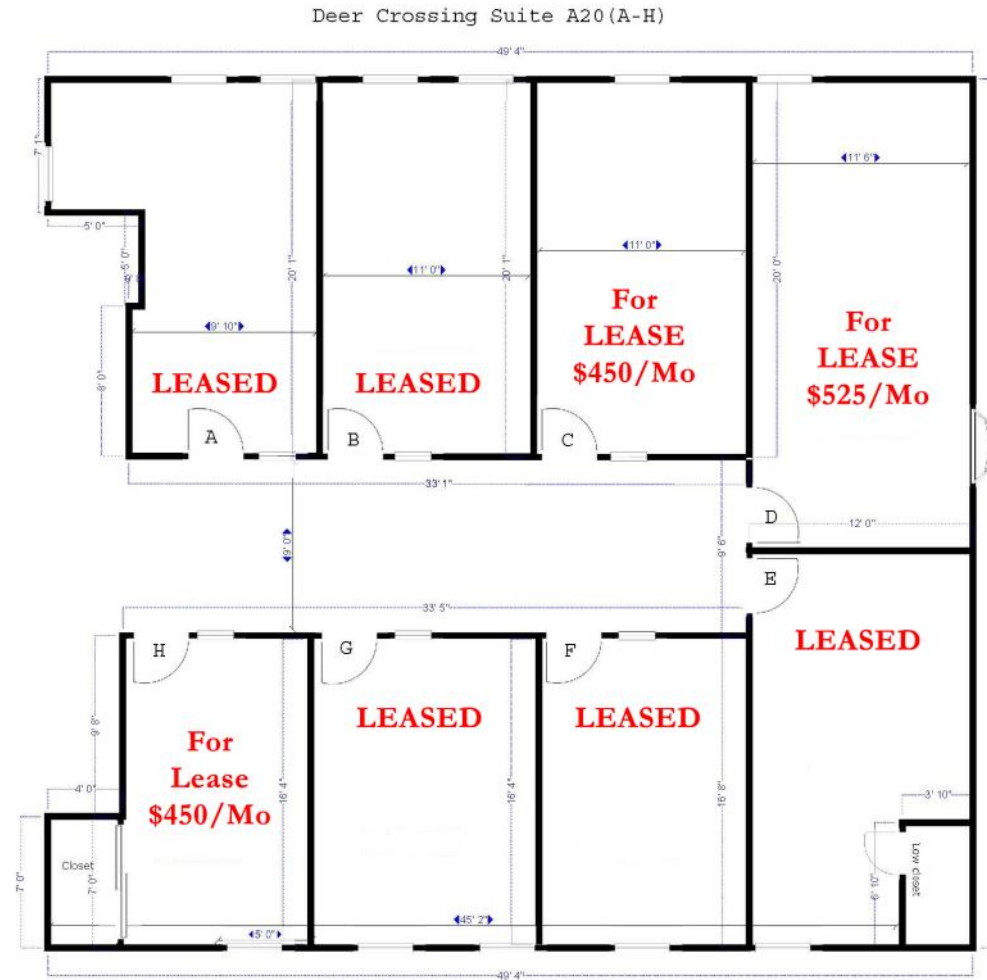
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



A20 Floorplan - A20C, D, H Depicted



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

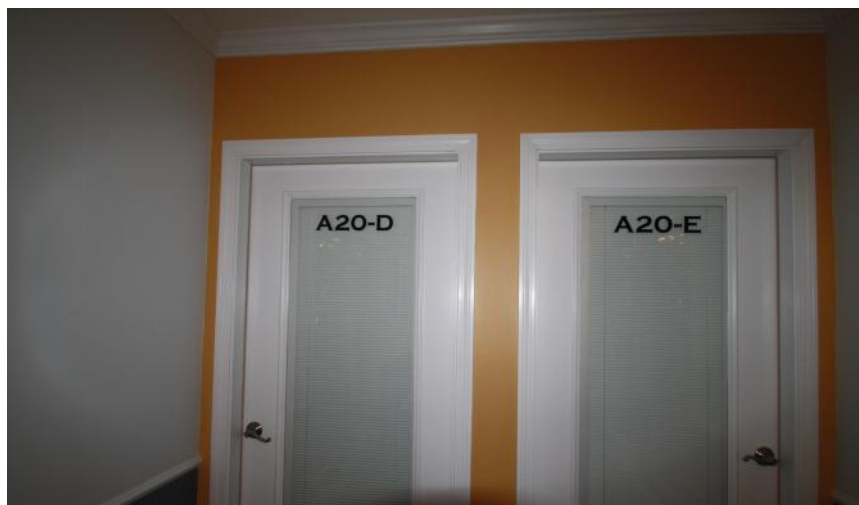
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Photographs



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Assessor Map



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

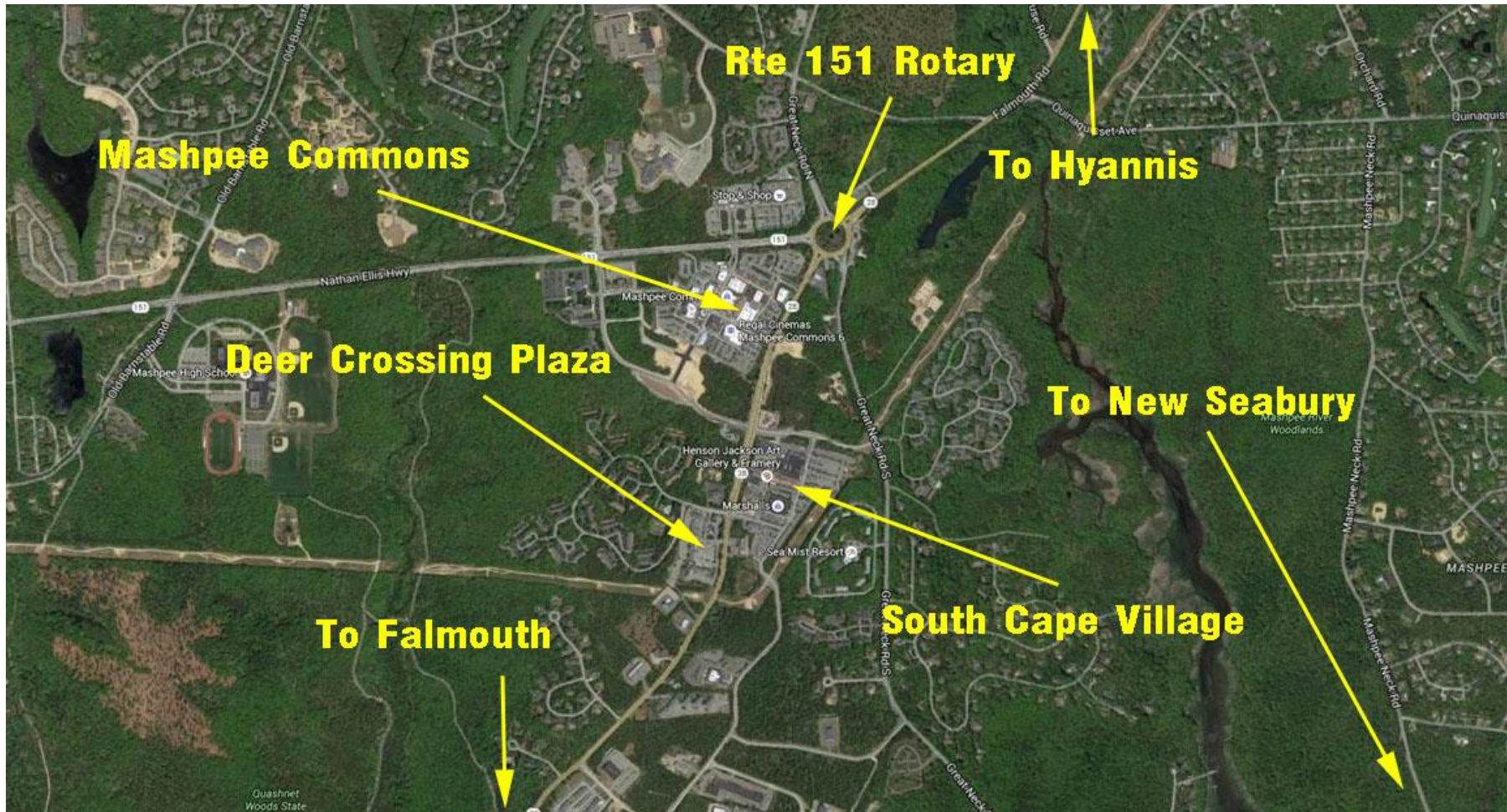
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Satellite & Neighborhood



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

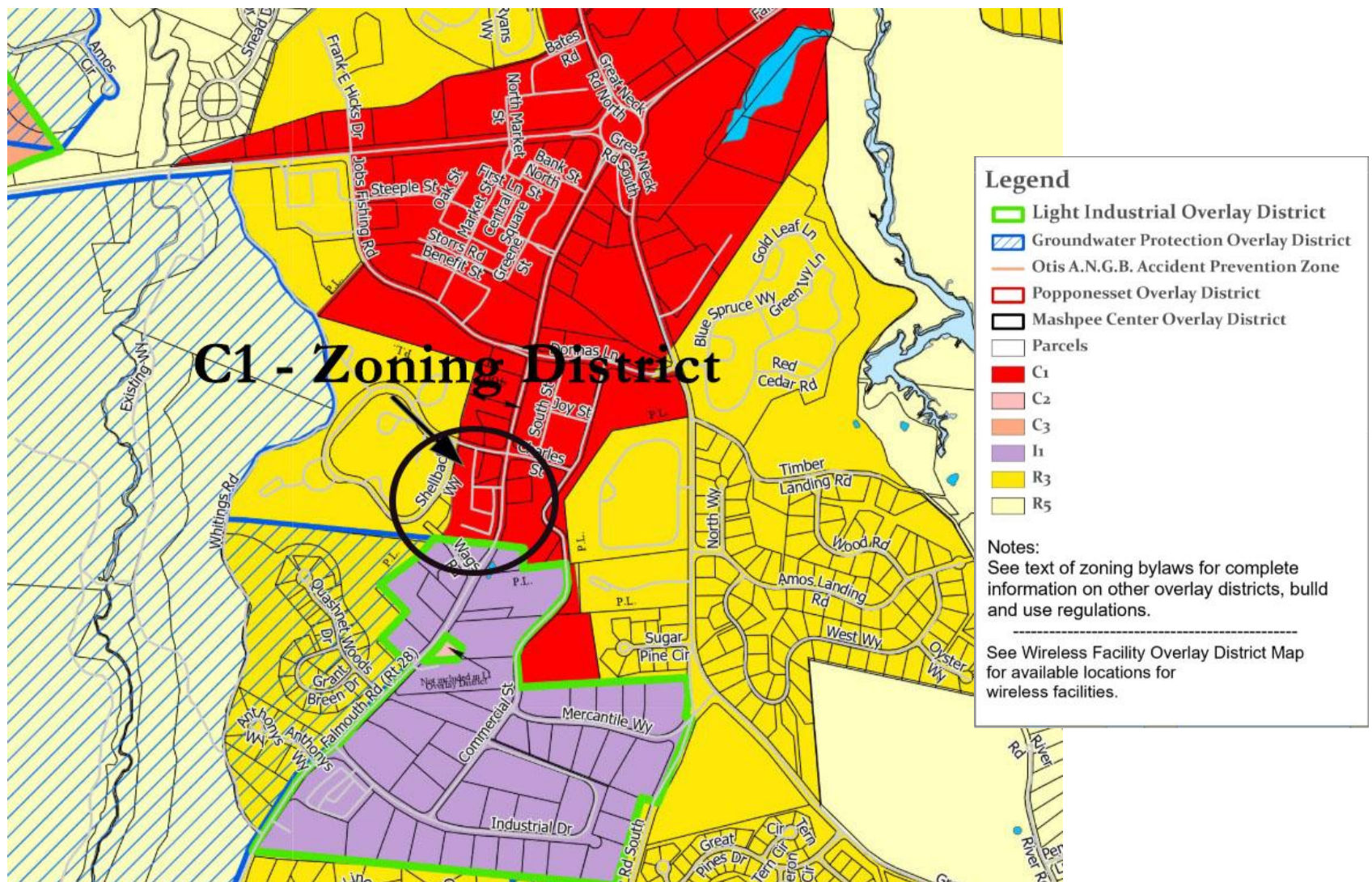
Jody Shaw
508-566-3556
Jody@HartelRealty.com

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



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Zoning - C1 - Commercial 1 District



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

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

Jody Shaw
508-566-3556
Jody@HartelRealty.com

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