



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

## 28 Riverside Drive - Pembroke, MA Leasing Opportunity - New Office Suite



- \* FIRST FLOOR OFFICE UNIT AVAILABLE - \$2,495/MONTH PLUS UTILITIES
  - \* 1,200± SF SUITE 150
  - \* LESS THAN 1 MILE FROM ROUTE 3
  - \* ELEVATOR AND STAIR ACCESS - ADA COMPLIANT

## Excellent Exposure and Location



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



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## Property Detail

- Leasable Space Available - 1 Unit Remaining

~~• Suite 240 - 706± SF - \$875/Month~~

~~• Suite 140 - 900± SF - \$1,495/Month~~

- Suite 150 - 1,200± SF - \$2,495/Month

All Units are Plus Utility Charge

- Elevator and Stair Access for Upper Floor
- Shared Baths on Floor - ADA Compliant
- Plenty of Windows and Bright Natural Light
- Kitchenette Room - Parking on-site

28 Riverside Drive is located just off Rte 3 & 139 in Pembroke. This is in an area of commercial uses such as Dunkin, Lowe's Home Improvement, Long Horn Restaurant, 99 Restaurant, Panera Bread, Rockland Trust ATM, Friendly's Restaurant, Nelco Products, Staples, Stop & Shop, Wolves Den Sports Center, UPS store and more.

Continuing on Rte 139 east is Christmas Tree Shops, Cask 'n Flagon, Starbucks, Roche Bros., Burger King.

This area of Pembroke is heavily traveled throughout the year, with Rte 3 to points north and south less than 1/4 mile from our building.



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## Satellite View



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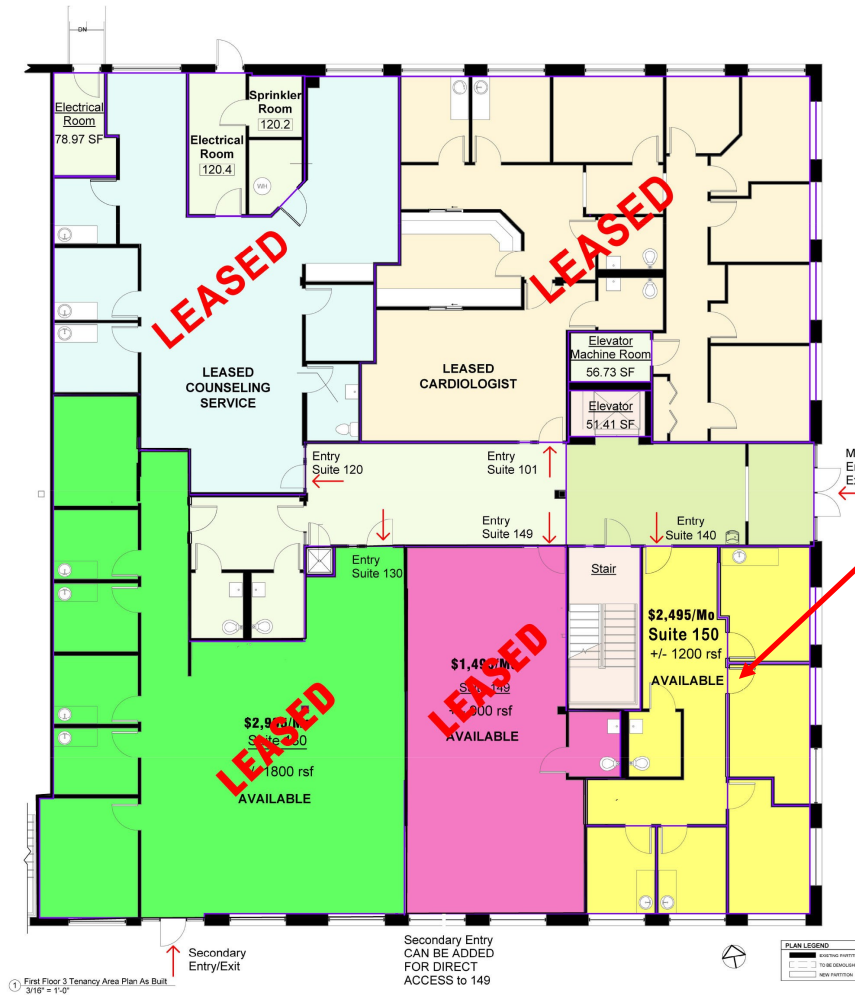
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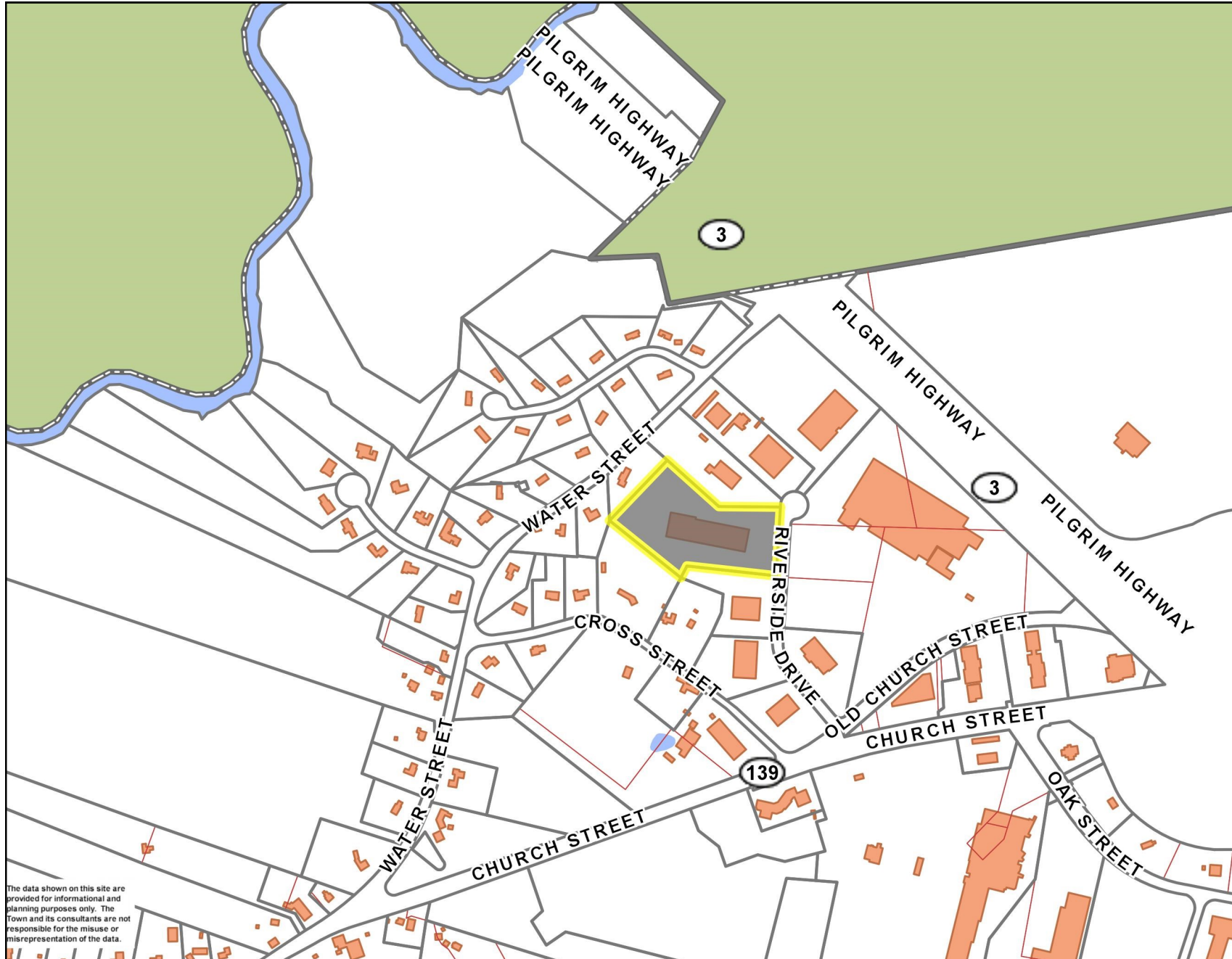
## FLOORPLAN & PRICING



- Suite 150 - 1,200± SF - \$2,495/Month
- WiFi Included
- All Units are Plus Utility Charge

SIDE PARKING LOT

# Assessor Map



# *Photographs*

