



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

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**28 Riverside Drive**

**Pembroke, MA**

**Leasing Opportunity - New Office Suites**



- \* **FIRST FLOOR OFFICE AVAILABLE - 9,000± SF OFFERED FOR \$18/SF MODIFIED GROSS PLUS UTILITIES**
  - \* **LESS THAN 1 MILE FROM ROUTE 3**
  - \* **ADA COMPLIANT**

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**Excellent Exposure and Location**

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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

- **9,000± Total First Floor Office Leasable Space Available**
- **2 Baths on Floor - ADA Compliant**
- **Plenty of Windows and Bright Natural Light**
- **Kitchenette Room - Parking on-site**
- **Inquire for Pricing**

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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## Aerial View



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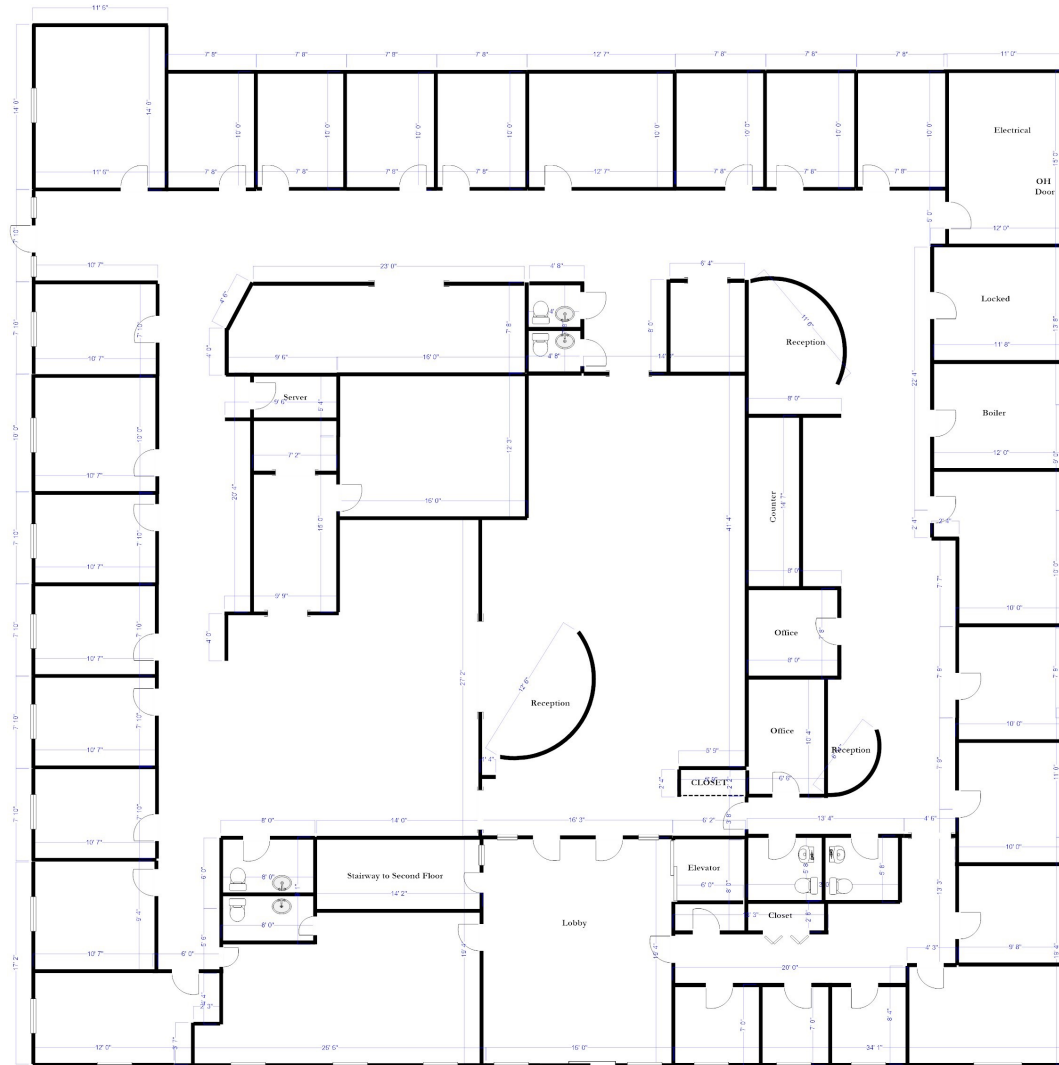
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## Floor Plan



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# Assessor Map





## *Photographs*

