



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**128 School Street  
Walpole, Massachusetts**

**2,608± SF Professional Office Building**



- \* **IMMACUALTE PROFESSIONAL OFFICE BUILDING LOCATED IN A BEAUTIFUL SETTING**
  - \* **IDEAL FOR ANY PROFESSIONAL BUSINESS**
  - \* **AMPLE PARKING**
  - \* **ADJACENT TO ROUTE 27, MINUTES TO RTES 95, 1 & 1A**
- \* **WALKING DISTANCE TO COMMUTER RAIL, TOWN HALL, LIBRARY, POST OFFICE, BANKS & RESTAURANTS**
  - \* **ADJACENT TO HISTORIC MEMORIAL POND**

**Offered For Sale at \$595,000**



**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 Details



- \* PROFESSIONAL TWO STORY BUILDING IN PRISTINE CONDITION
- \* HIGH VISIBILITY - LOCATED ACROSS FROM TOWN HALL, ADJACENT TO RTE 27 & LESS THAN 2 MILES TO RTES 1 & 95
- \* BRIGHT, SUNNY OFFICES WITH CHARM AND CHARACTER
- \* PEACEFUL, CALM WORK ATMOSPHERE
- \* NEWLY PAINTED INTERIOR
- \* LARGE SPACIOUS OFFICES
- \* VERY WELL MAINTAINED, TURN KEY CONDITION
- \* BEAUTIFUL SETTING - ADJACENT TO HISTORIC MEMORIAL POND
- \* CENTRALLY LOCATED - SHORT WALKING DISTANCE TO WALPOLE CENTER, COMMUTER RAIL, TOWN LIBRARY, RESTAURANTS AND BANKS
- \* SHARED RECEPTION AREA, CONFERENCE ROOM AND KITCHENETTE
- \* BATHROOMS ON 1ST AND 2ND FLOORS
- \* PATIO AND PICNIC TABLE AREA IN REAR OF BUILDING
- \* PRIVATE DECK OFF SECOND FLOOR UNIT 4 OFFICE
- \* AMPLE PARKING - ONSITE AND CURBCUT
- \* HIGHLY VISIBLE OFF STREET SIGNAGE AVAILABLE FOR EACH OFFICE



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## Currently Offered For Lease

- \* UNIT 2 IS AVAILABLE FOR \$1,500/MONTH - THIS SPACE INCLUDES TOP BILLING ON LARGE BUILDING SIGN
- \* UNIT 3 IS AVAILABLE FOR \$650/MONTH - THIS SPACE HAS VIEWS THAT OVERLOOK MEMORIAL POND
- \* UNIT 4 IS AVAILABLE FOR \$750/MONTH - THIS SPACE HAS VIEWS THAT OVERLOOK MEMORIAL POND



**Leases Include Heat, Electric, Water, Landscaping, Snow Removal & Office Cleaning  
Tenants Share Use of Large Conference Room, Reception Area, Kitchenette, Baths - Parking & Signage Available**



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## Satellite Views



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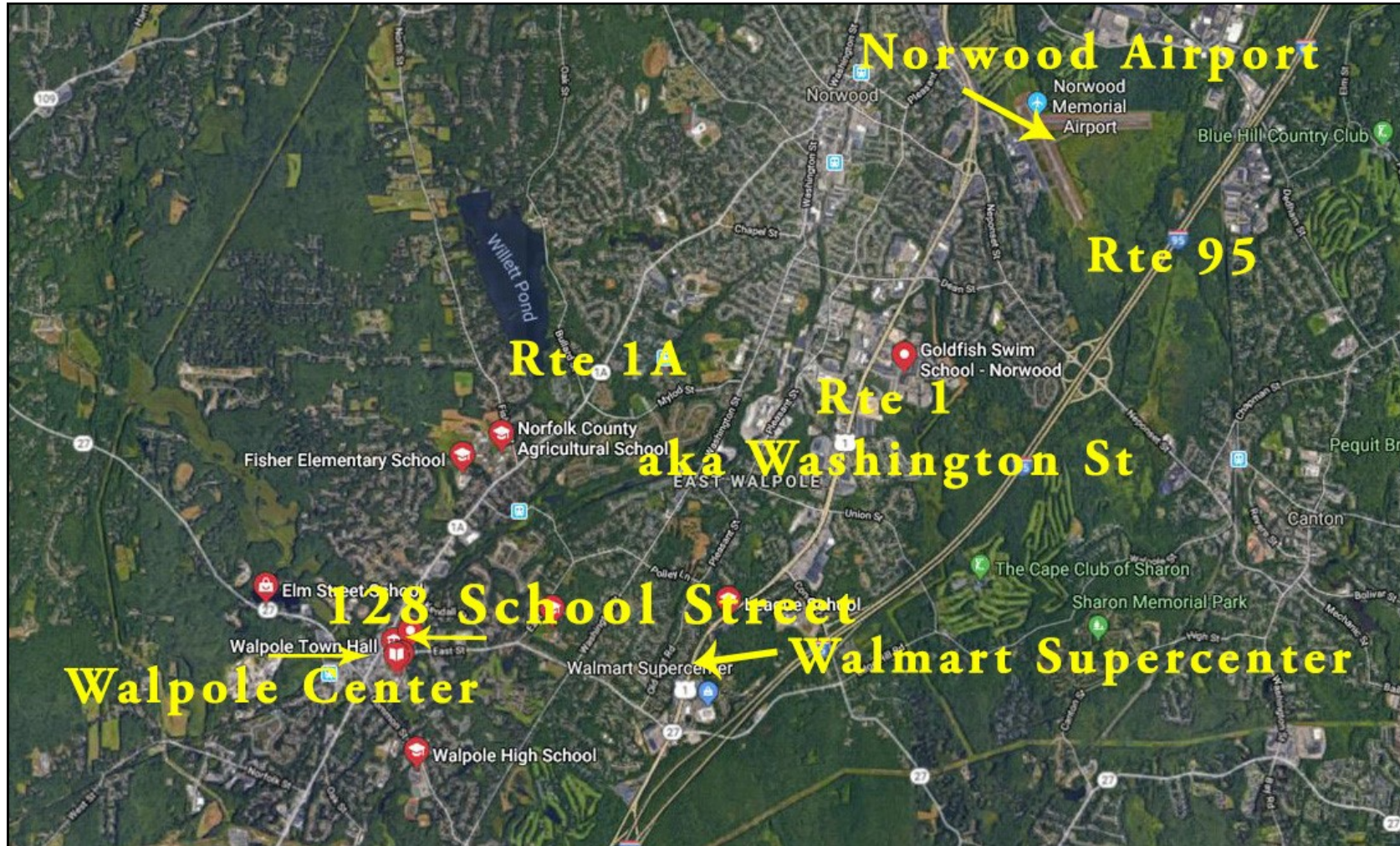
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## Neighborhood View



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## *Assessor Map*

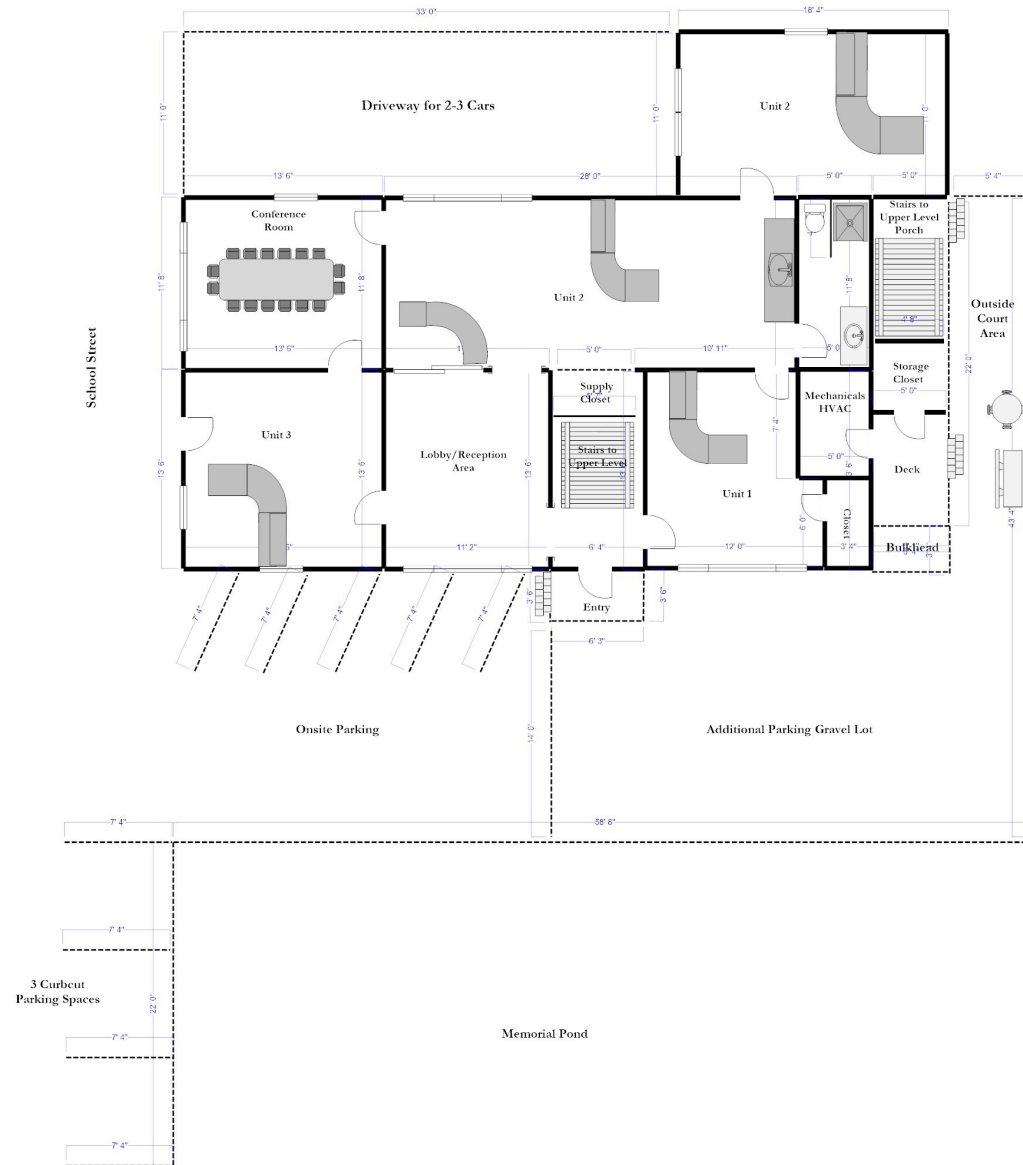




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## First Floor Plan



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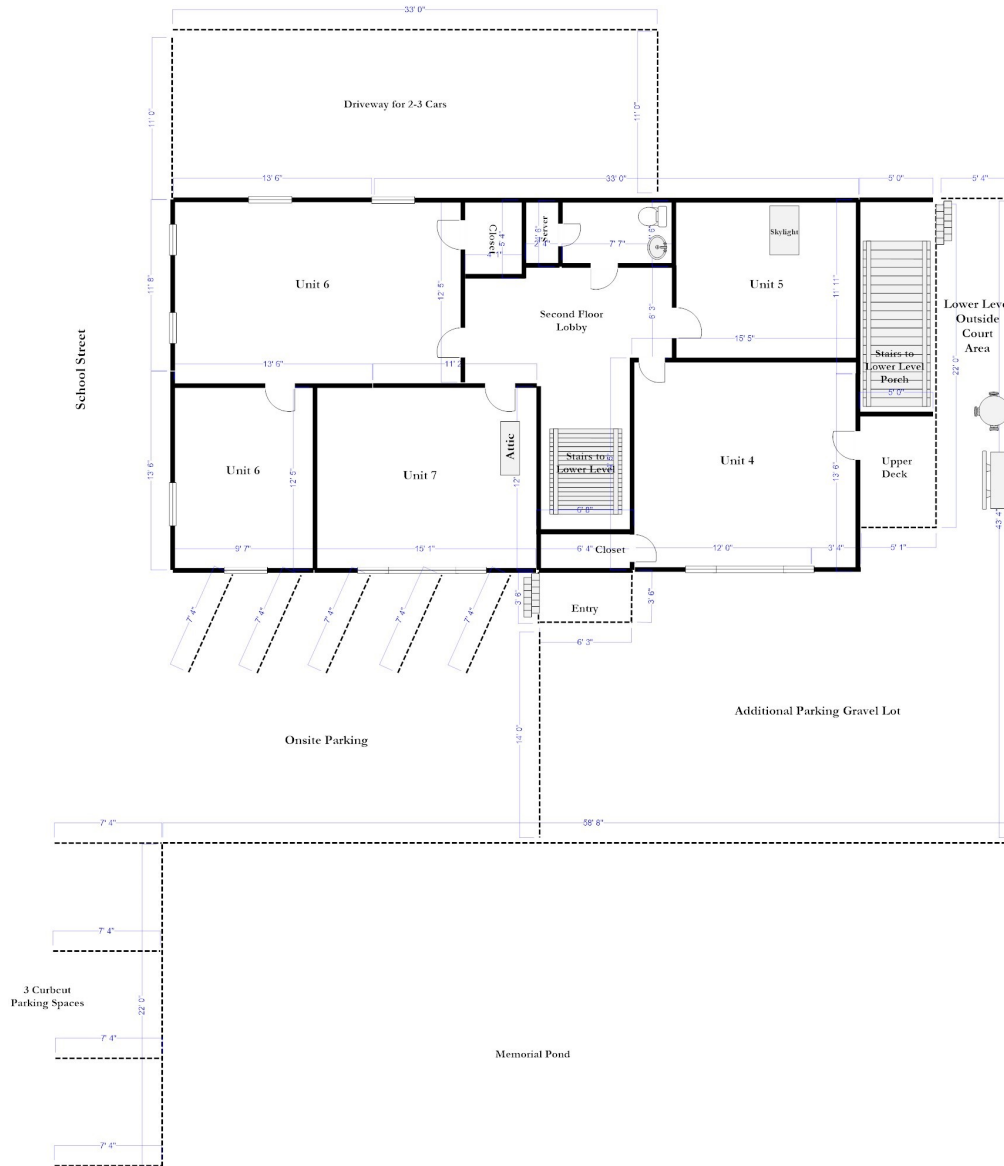
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## Second Floor Plan



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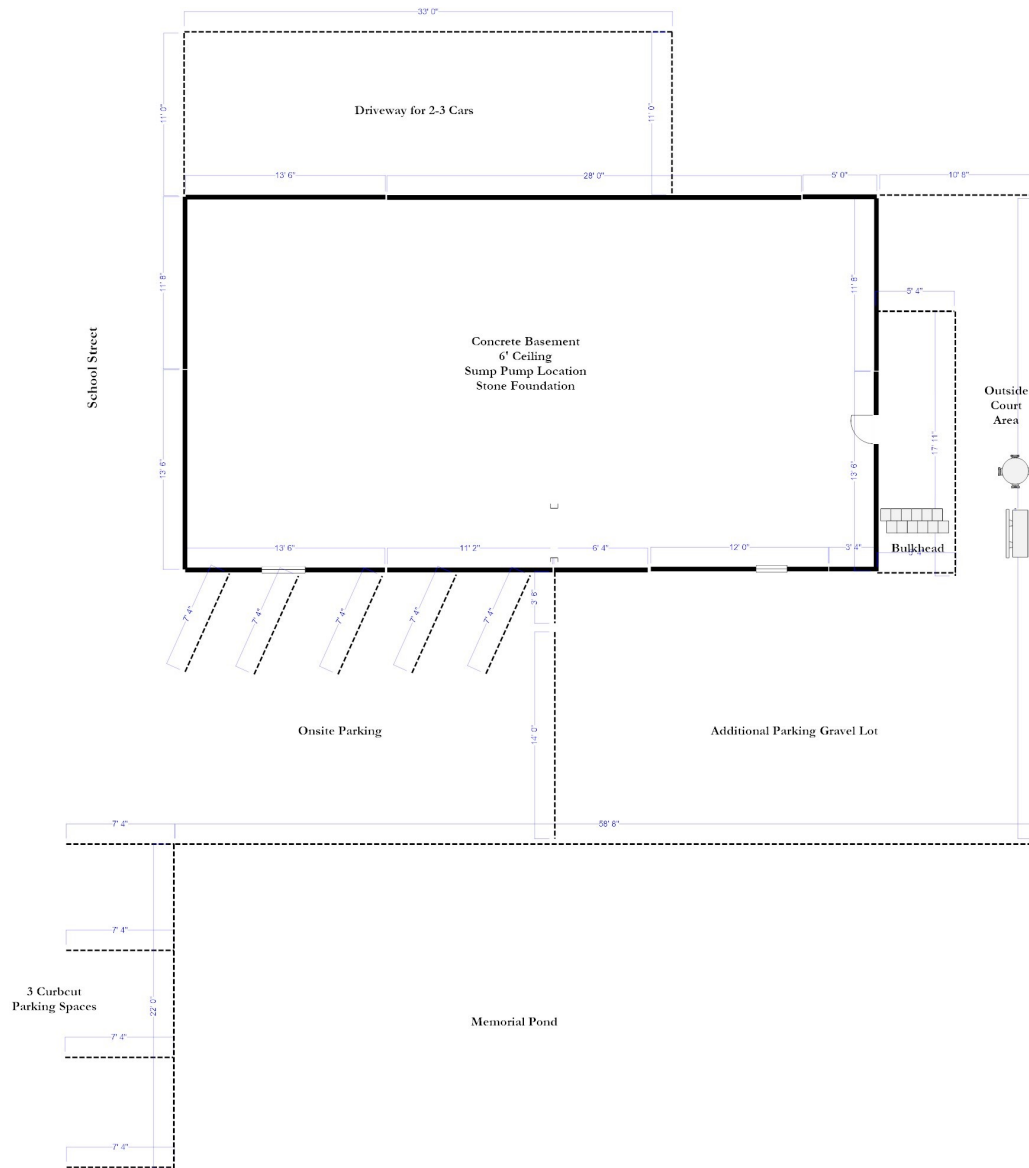




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## Basement Floor Plan



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*Photographs of Property*



Entrance Porch



Shared Reception Area



Shared Reception Area



Shared Conference Room



Shared Kitchenette



1st Floor Office Unit 1



2nd Floor Office - Unit 4



1st Floor Office Unit 2



1st Floor Office Unit 3

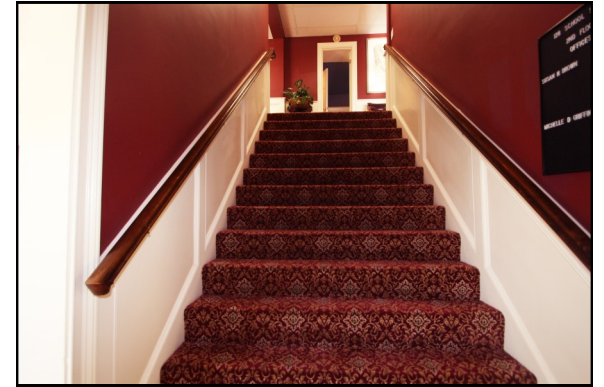
# Photographs of Property



1st Floor Office Unit 2



1st Floor Office Unit 2



Stairway to Second Floor



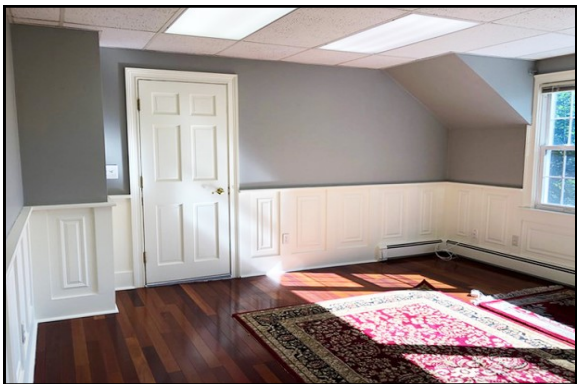
2nd Floor Lobby



2nd Floor Office Unit 5



2nd Floor Office Unit 4



2nd Floor Office Unit 4 & Deck



2nd Floor Office Unit 7



2nd Floor Office - Unit 4 - View

*Photographs of Property*



2nd Floor Office Unit 6



2nd Floor Office Unit 6



2nd Floor Shared Bath & Lobby



View of Memorial Pond



View of Memorial Pond



## Memorial Pond Project



*Photo Courtesy of Walpole Town site*

Memorial Pond is located adjacent to 128 School Street. This historic pond is currently undergoing a dredging transformation project to remove years of sediment and restore the pond to its natural historic state.

The project is underway and should be complete by next year.

Views of the pond may be seen from Units 1,3,4,6,&7 on the 1st and 2nd floors.

