



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$13/SF

Quality Professional Office Space - 650± SF
“Homeport” of Falmouth
184A Jones Road, Unit 3, Falmouth, MA



Locus in “Homeport” - Well-Established Office Park
Close proximity to Falmouth Hospital and
Falmouth Medical Community
Close proximity to Major Highway and Falmouth Center
Ample On-Site Parking
Road Signage on Ladder Sign

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 204D, **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

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Executive Summary

Property Address:	184A Jones Road Unit 3, Homeport Falmouth, MA
Unit:	3
Unit Size:	650± SF
Lease:	\$13/SF
Lease Terms:	\$1.50/SF CAM
Total Rooms:	3
Baths:	Common Bath – Separate Men & Women
Heat:	Electric/AC
Parking:	Ample On-Site
Town/Well Water:	Municipal
Town/Private Septic:	Private Septic
Zoning:	B3

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General Town Overview:

The town of Falmouth is located approximately 14± miles south of the Bourne Bridge and is the second largest town on Cape Cod. Offering more than 68 miles of coastline and 12 miles of warm water beaches, Falmouth is a popular tourist destination. The town is a collection of eight villages and is just seven miles away from Martha's Vineyard. The residents and many thousands of visitors to Falmouth have remarkable choices regarding lodging, medical, restaurants and activities.

Complex Description:

Homeport is located on Gifford Street and Jones Road with access from both roads. It consists of approximately 20 buildings with several units and a multitude of complementary businesses. All of the units mentioned within the complex have great exposure to both Gifford Street and Jones Road. Homeport is minutes from Route 28 at the highways end and minutes from the Falmouth Hospital and Falmouth Medical Community as well as the Shining Sea Bikeway, which runs 10.7± miles from North Falmouth to Woods Hole.

Unit Description:

Unit 3 is located with direct access and frontage on Jones Road. It consists of 650± SF with three total rooms and common hall baths having separate men & women facilities. There is wall to wall carpet, bright light and many windows. Included with the lease is road signage on the ladder sign at street. Building signage is available, but at tenants expense. This unit is in move in condition for the right professional office fit.

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LOCATION MAP

Falmouth Hospital
& Falmouth
Medical Community

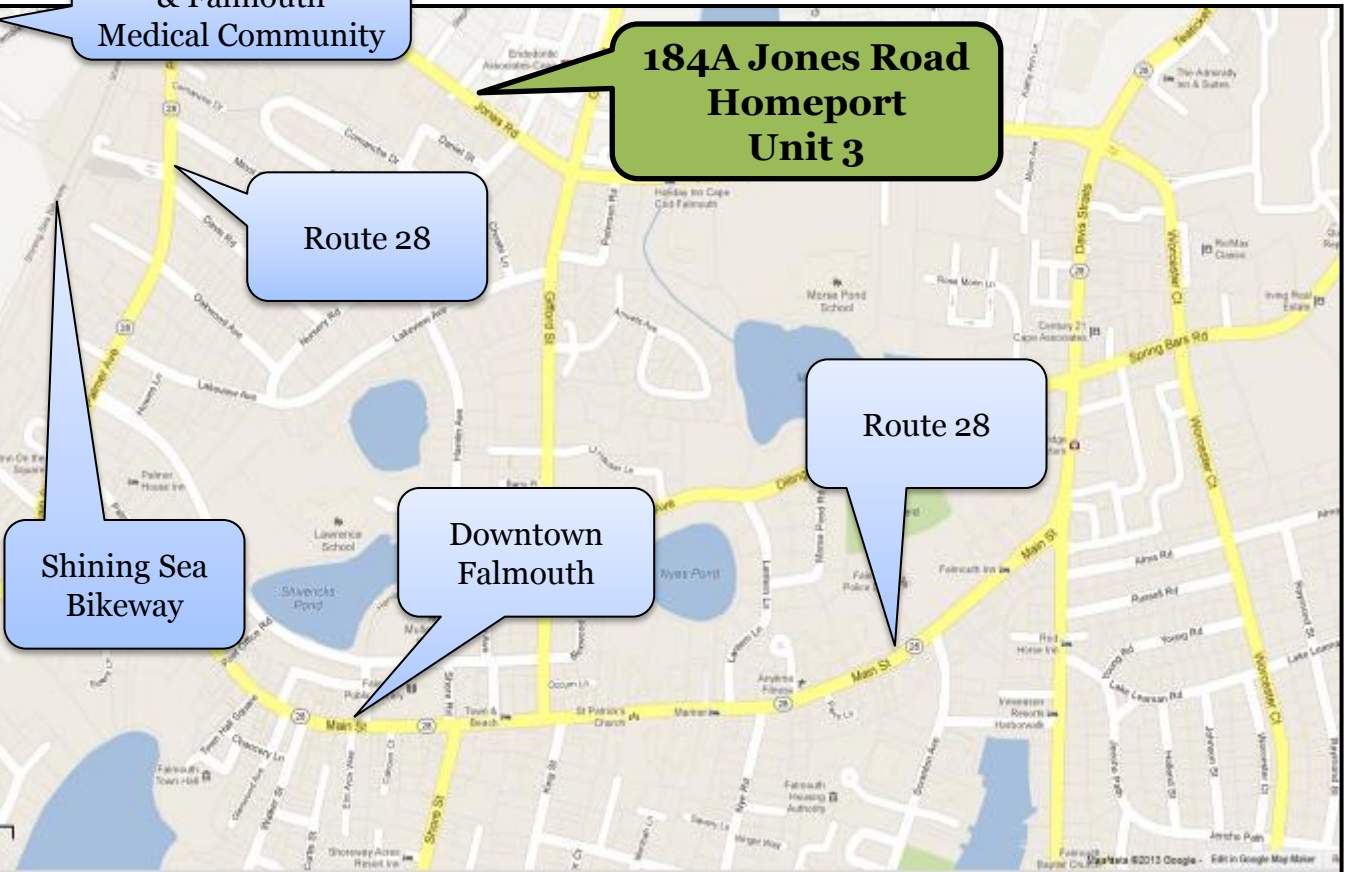
**184A Jones Road
Homeport
Unit 3**

Route 28

Route 28

Shining Sea
Bikeway

Downtown
Falmouth



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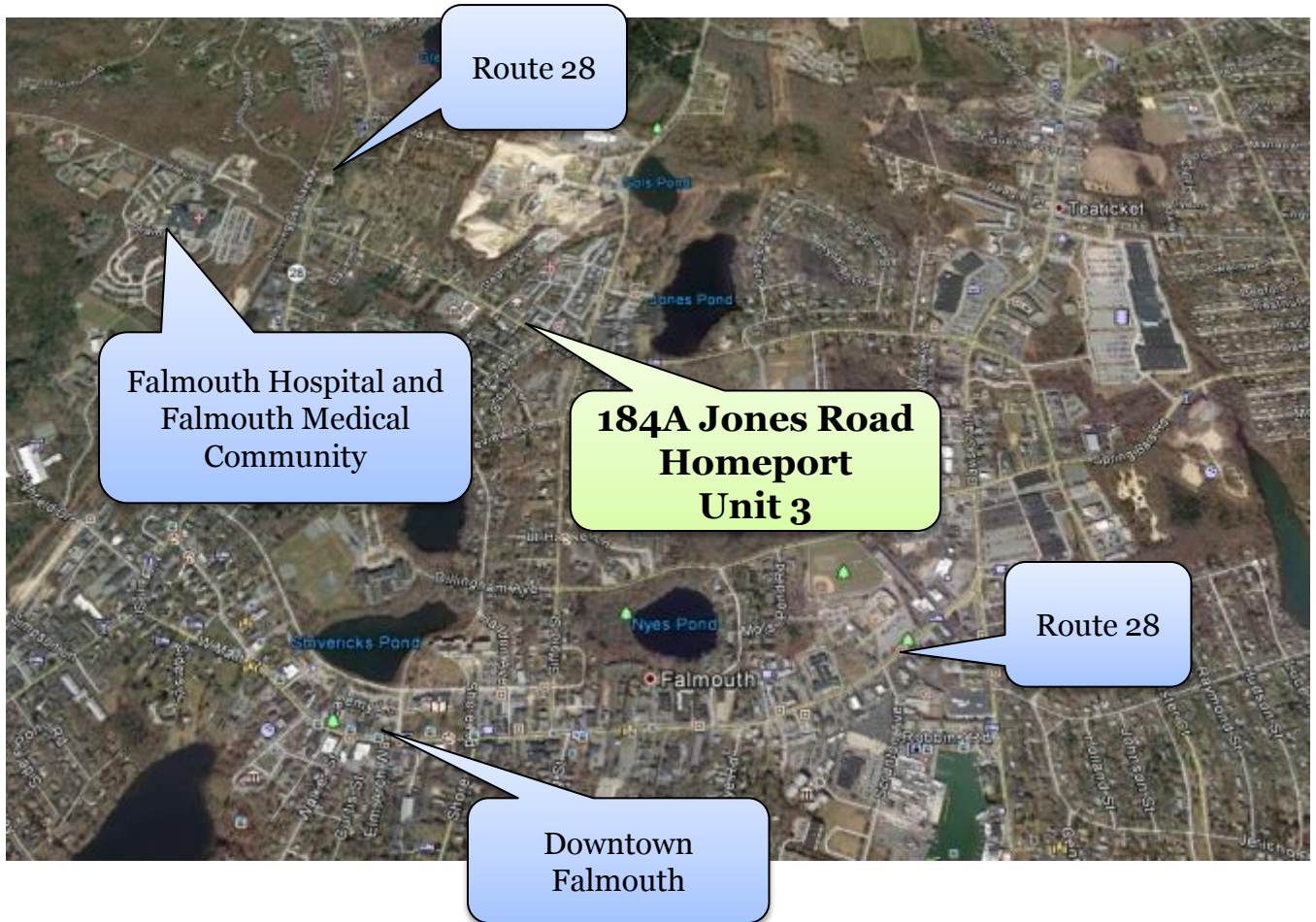
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SATELLITE VIEW



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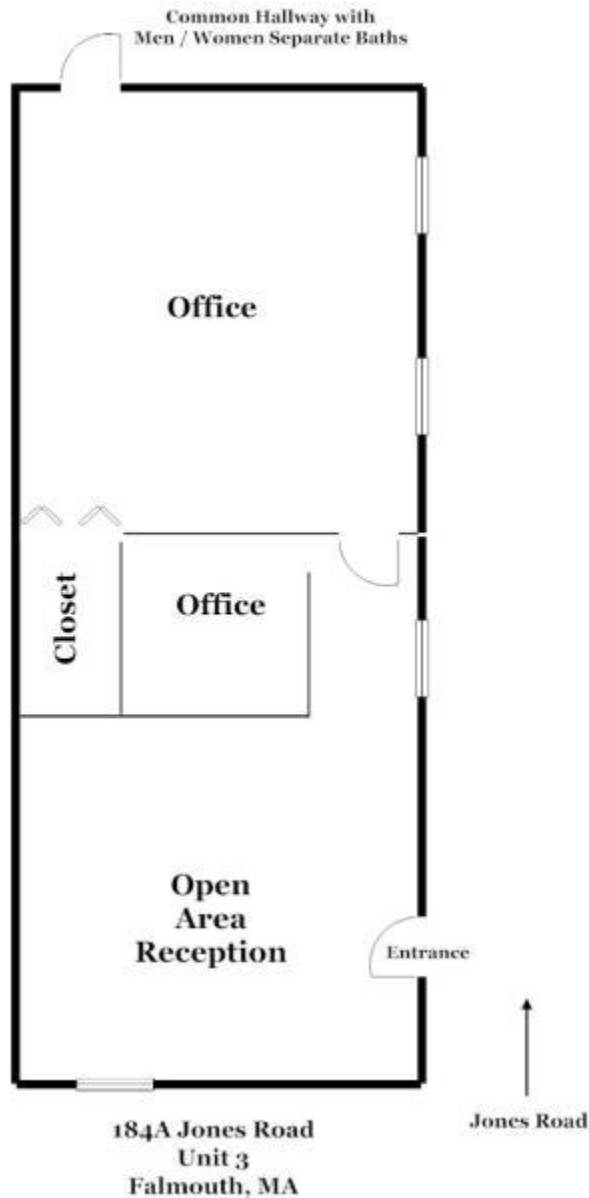
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FLOOR PLAN



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