

770 Main Street, Unit 1, Osterville, MA 02655

Commercial  
**Realty Advisors**

**3,034+/- Sq. Ft. Retail / Office / Medical Space for Lease  
on Main Street in Osterville, Cape Cod**



Contact **Kevin Pepe** at Commercial Realty Advisors at 508-862-9000 ext 105 and [kpepe@comrealty.net](mailto:kpepe@comrealty.net)

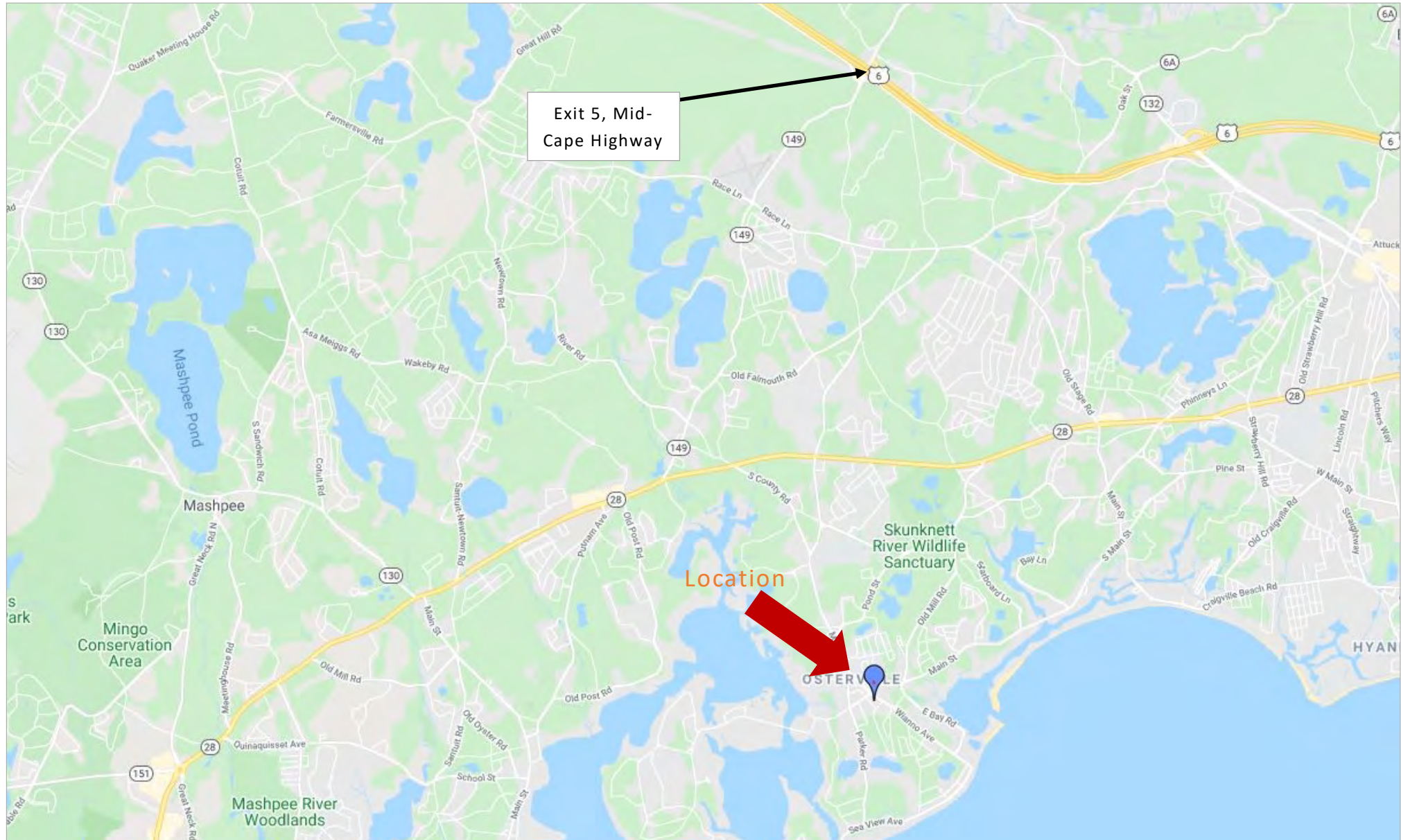
### Property Summary:

3,034 Sq. Ft. of first-floor, Class A space—suitable for office, retail, food and medical use, physical therapy, gym/fitness, pharmacy — Is available at 770 Main Street (10 Tower Hill Road) in Osterville. Available space is a “blank slate,” with the opportunity to design and have unit built to suit their needs. The space abuts the new Cape Cod Health Care Clinic, which will create a high volume of traffic. Space has abundant off-street parking.

**For Lease at  
\$23/Sq. Ft.  
N-N-N**



**770 Main Street, Unit 1, Osterville, MA 02655**  
Property Location Map





**770 Main Street, Unit 1, Osterville, MA 02655**

Property View



### Commercial Realty Advisors' Disclaimer

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## 770 Main Street, Unit 1, Osterville, MA 02655

### Property Summary:

3,034 Sq. Ft. of first-floor, vanilla box store front space—suitable for office, retail, storage and potentially food or medical use—is available at 770 Main Street (10 Tower Hill Road) in Osterville. Available space is a “blank slate,” with the opportunity to design and have unit built to suit their needs. The space abuts the new Cape Cod Health Care Clinic, which will create a high volume of traffic. Space has abundant off-street parking, shipping/receiving facilities and state of the art electronic and data infrastructure. Building has central air conditioning and forced hot air gas heat. Great “in town” location in an upscale community. Flexible terms.

### Map/Block/Lot:

Map 141 / Block 034 / Use Code: 0323

### Zoning:

The property is zoned SPLIT RC (Residential C District) - BA (Business A District) by the Town of Barnstable (See Chapter 240 Zoning).





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Property Images

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770 Main Street, Unit 1, Osterville, MA 02655  
Property View



3,034 ± sq. ft. of available space,  
separate bathroom facilities to be built,  
build-to-suit option.

New Cape Cod Health Care Clinic