

Commercial  
**Realty Advisors**

**OFFERING MEMORANDUM**  
*First Floor Professional Office Space*

**FOR  
LEASE**

**KEVIN PEPE**

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Ample parking is located onsite & abuts a public parking lot

**33 BASSETT LANE**

**FOR LEASE**

**AREA**

**Hyannis**

**First Floor Units Starting  
at \$500/Month**

**Starting at +/- 104 Sq. Ft. &  
up to 950+/- Sq. Ft. each.**

# PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601



Volvo Cars Cape Cod

McDonald's

33 Bassett Lane,  
Hyannis, MA

33 Bassett Ln

Colombo's Cafe &  
Pastries

FedEx Office Print  
& Ship Center

Tap City Grille

El Mariachi Loco

Anejo Mexican  
Bistro

NORTH ST

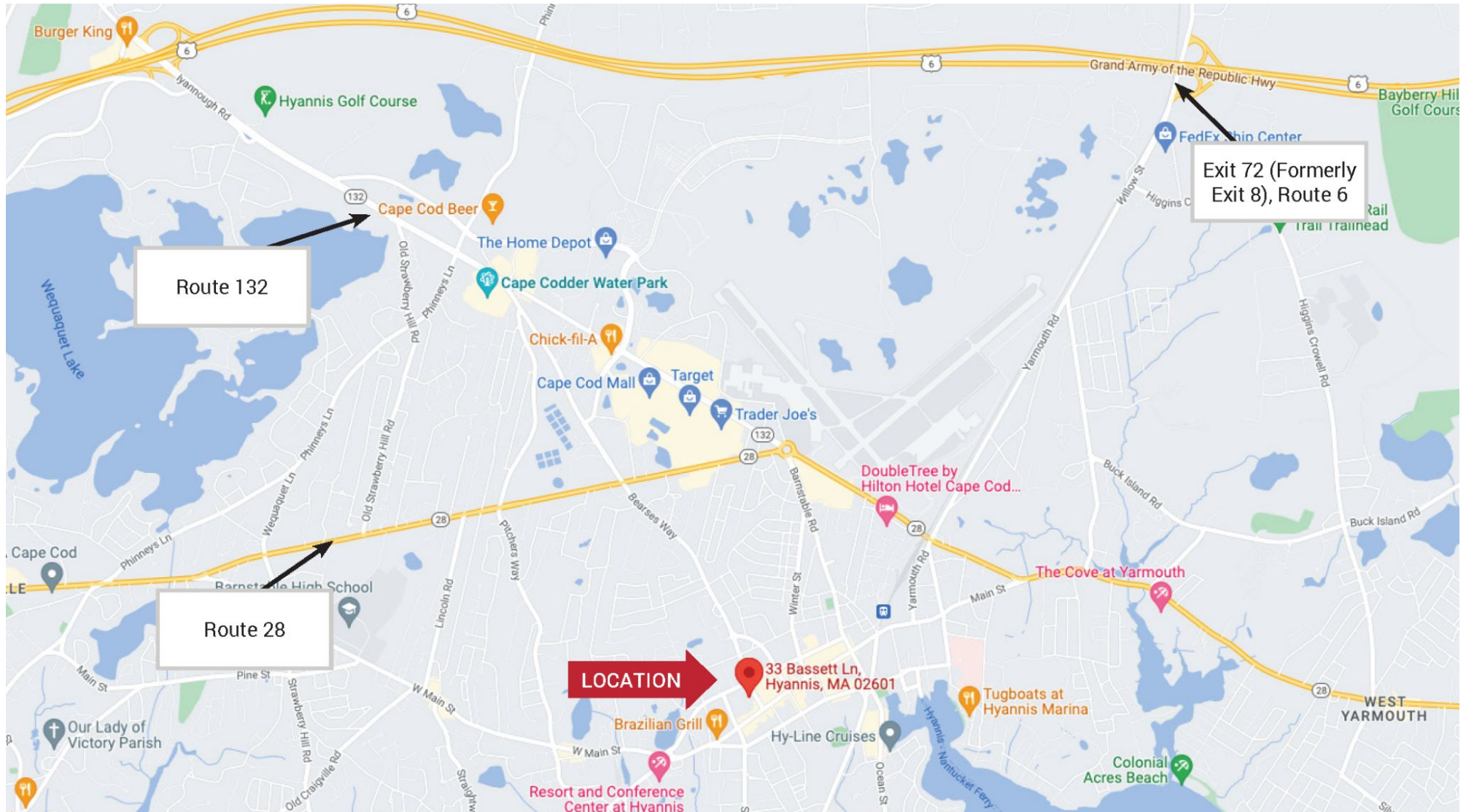
BASSETT LN

SEA ST EXT

MAIN ST

# PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601

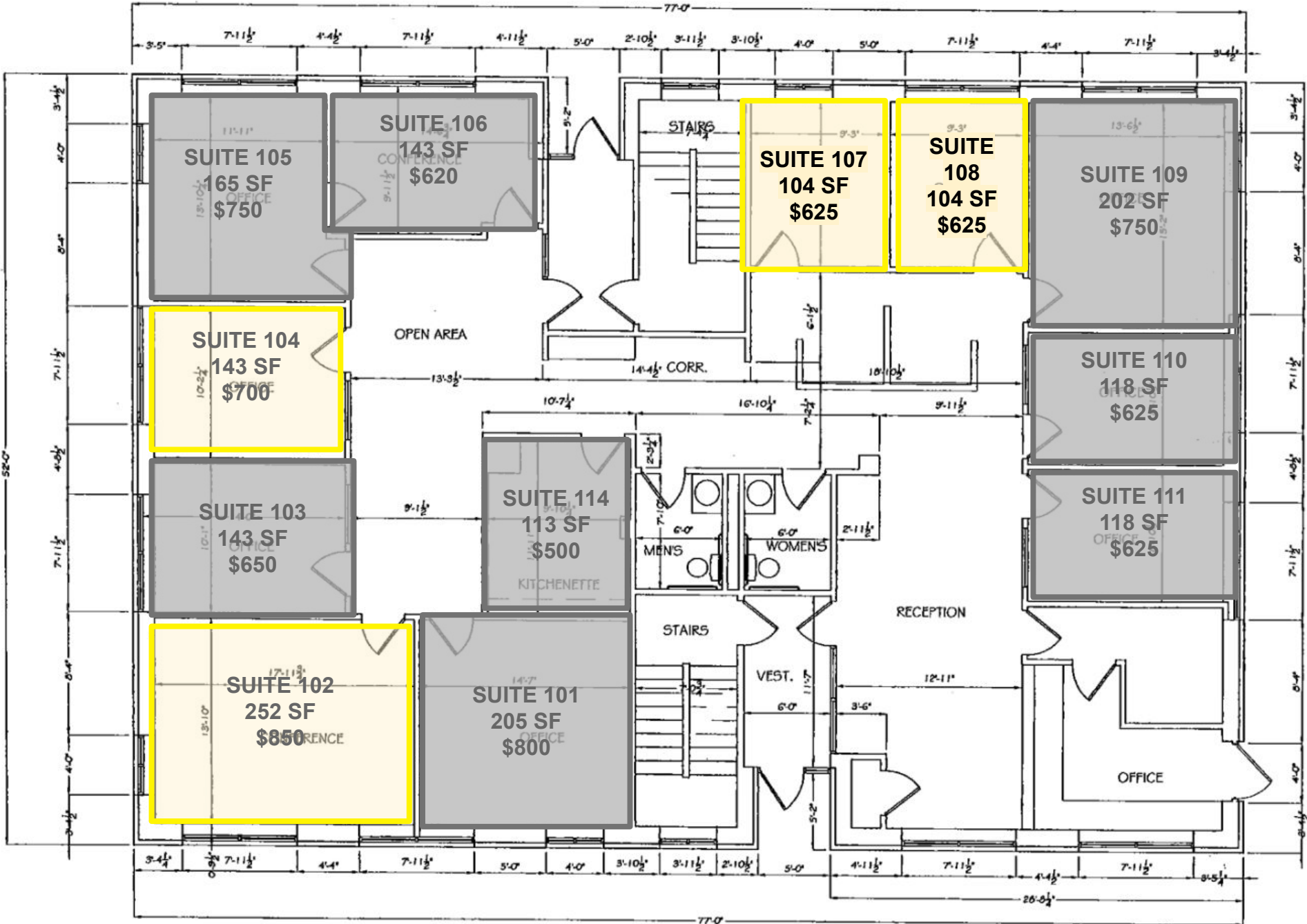


Shared office space in an 8,000 +/- Sq. Ft. professional office building. This professional office building is 4,000 +/- Sq. Ft. per floor with a full storage basement. Bassett Lane is located in Cape Cod's premier business location, Downtown Hyannis, midblock from Main Street and North Street. Ample parking is located onsite, the property also abuts a public parking facility.

- Spaces are available for lease on the first floor. (Second floor is also available to lease as a whole)
- Central AC and gas heat (included in rent).
- Building was constructed in 1985 (major renovations 2022).
- Zoned HVB (Hyannis Village Business) by the Town of Barnstable.

# PROPERTY FLOOR PLANS

33 Bassett Lane, Hyannis, MA 02601



EXISTING FIRST FLOOR PLAN

AVAILABLE

LEASED

# FIRST FLOOR

33 Bassett Lane, Hyannis, MA 02601



# Exterior

33 Bassett Lane, Hyannis, MA 02601



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## Commercial Realty Advisors' Disclaimer

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## ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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