

OFFERING MEMORANDUM

Upscale Office Space in Modern, Corporate Building Located on Cape Cod



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940 Main Street

FOR LEASE

AREA

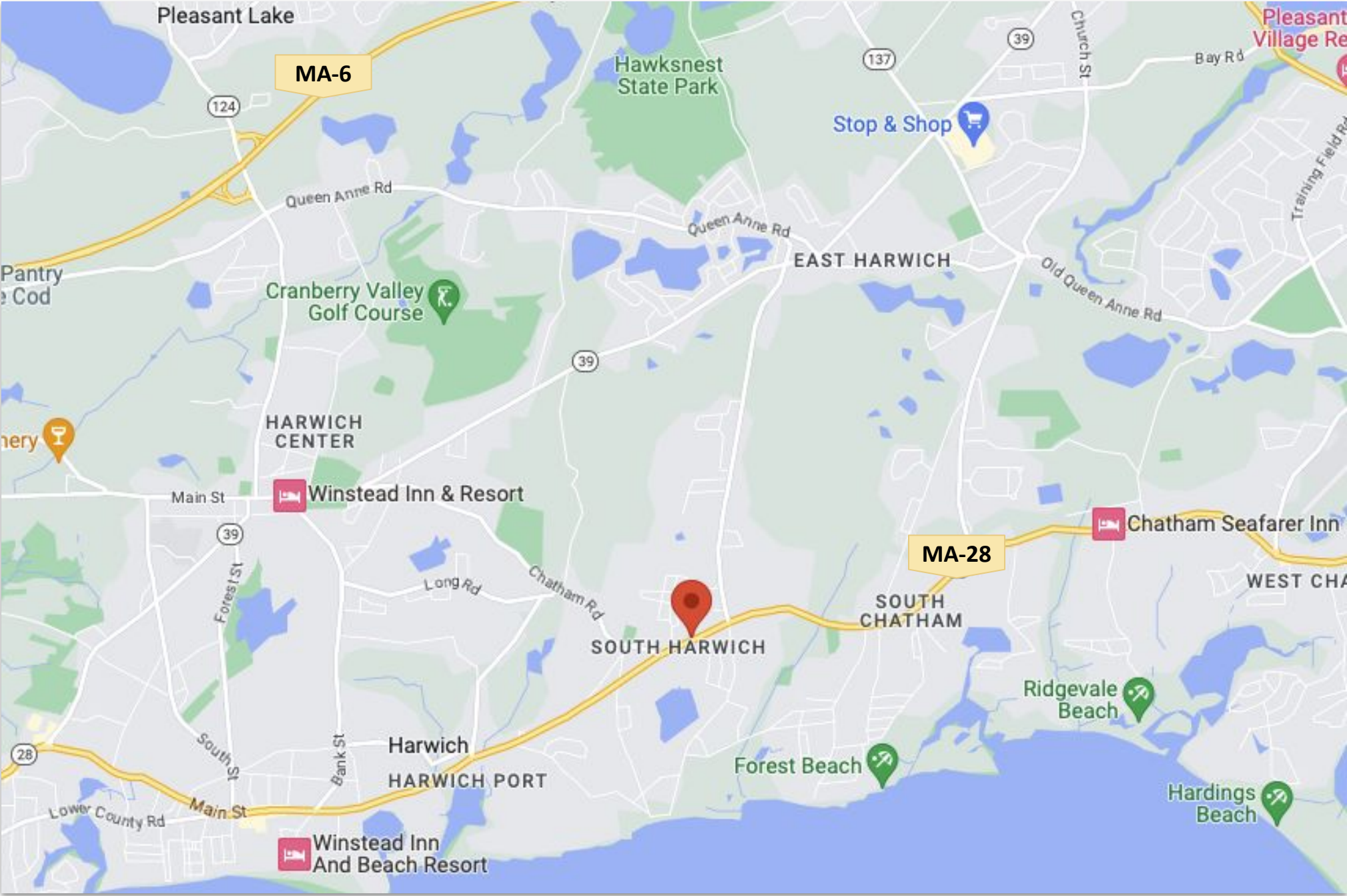
Harwich, MA 02645

\$25/Sq Ft
+Utilities

640 Sq Ft -
1400 Sq Ft

PROPERTY LOCATION

940 Main St, Harwich, MA 02645



Property Details

940 Main St, Harwich, MA 02645

This exceptional property offers a leasing opportunity that combines modern amenities with a prime location, all for an attractive rate of \$25 per square foot plus utilities.

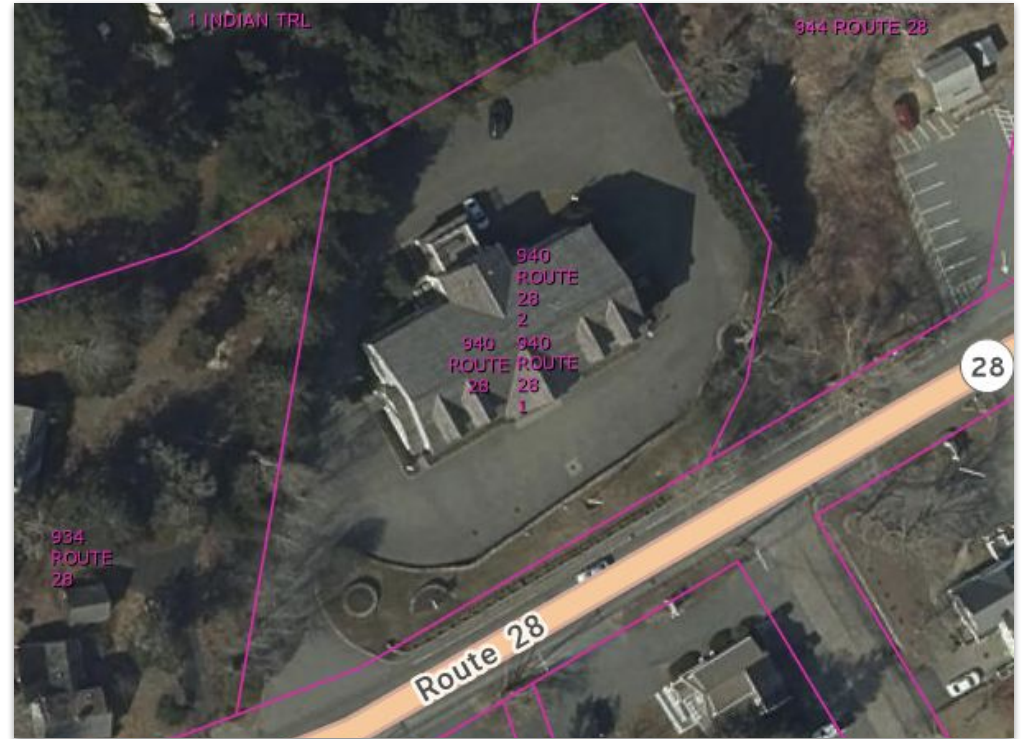
Space 1: main floor, front right quadrant (approximately 912 SF)

Space 2: second floor front right quadrant (approximately 1,400 SF)

Space 3: second floor back right quadrant (approximately 640 SF)

Highlights

- reception area
- private offices
- multiple office partitions and flexible workspaces
- conference rooms
- a training center
- a fitness area with lockers and showers
- computer server rooms
- commercial kitchen
- second-floor outdoor porch with a patio set
- Central A/C
- Forced Hot Air
- Ample Parking

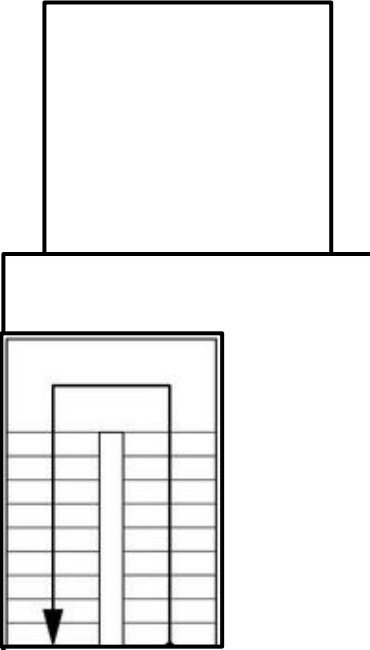


SITE PLANS

940 Main St, Harwich, MA 02645



Fitness Center



Kitchen

Training Center



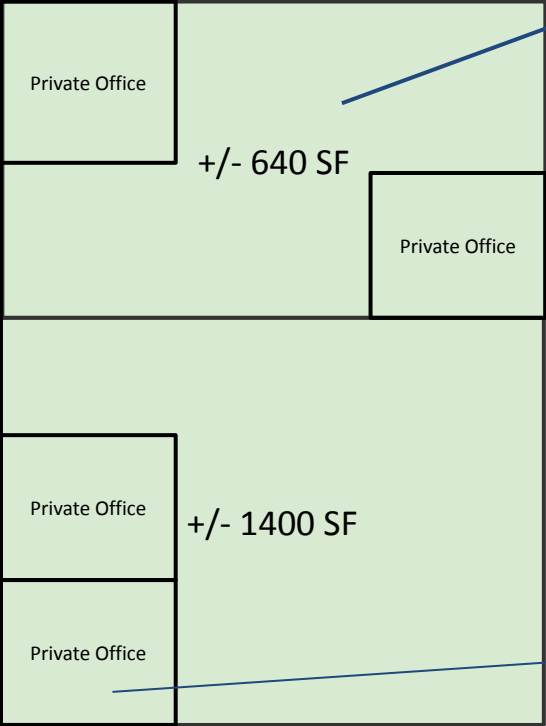
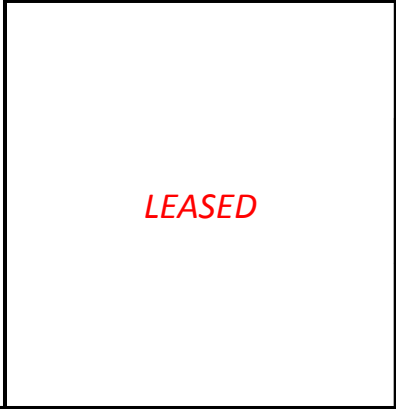
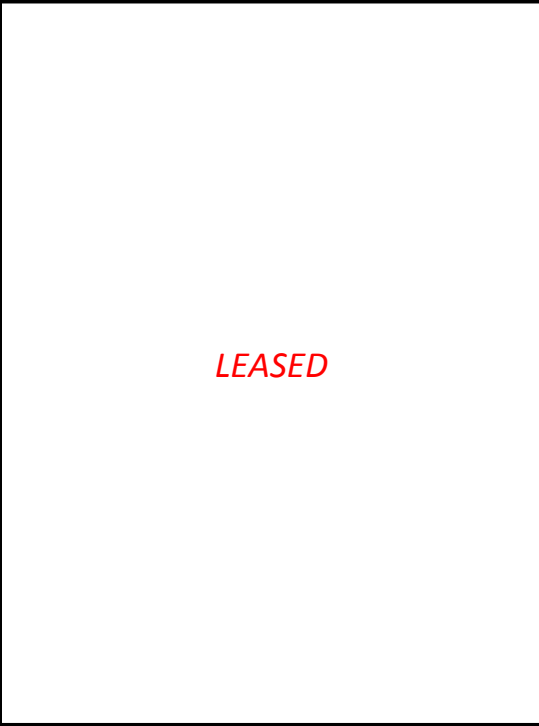
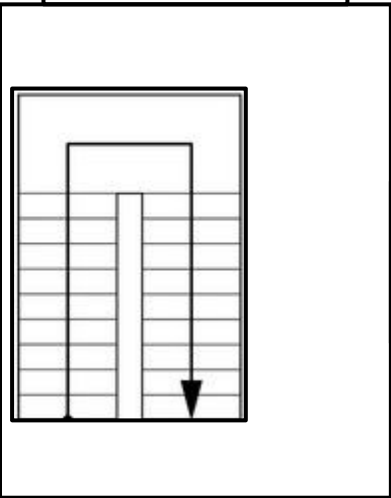
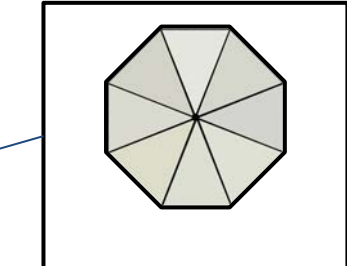
LEASED



Private Office
+/- 912 SF

First Floor





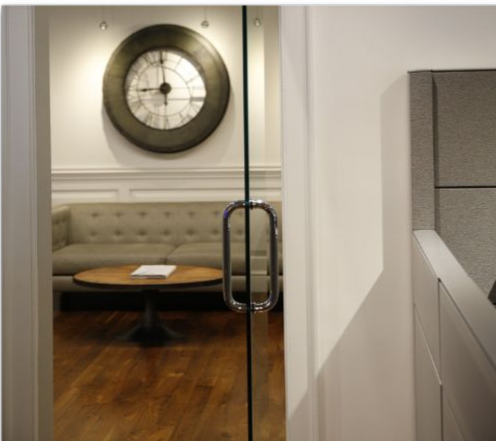
Second Floor

INTERIOR PICTURES

940 Main St, Harwich, MA 02645



INTERIOR PICTURES



EXTERIOR PICTURES

940 Main St, Harwich, MA 02645



Commercial
Realty Advisors

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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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