

Commercial
Realty Advisors

OFFERING MEMORANDUM

Second Floor Professional Office Space

**FOR
LEASE**

KEVIN PEPE

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222 West Main Street, Hyannis, MA 02601

<https://comrealty.net/>



33 BASSETT LANE

FOR LEASE

AREA

Hyannis

\$14/Sq. Ft. NNN

**Second Floor Office Spaces
From 105-169+/- Sq Ft**

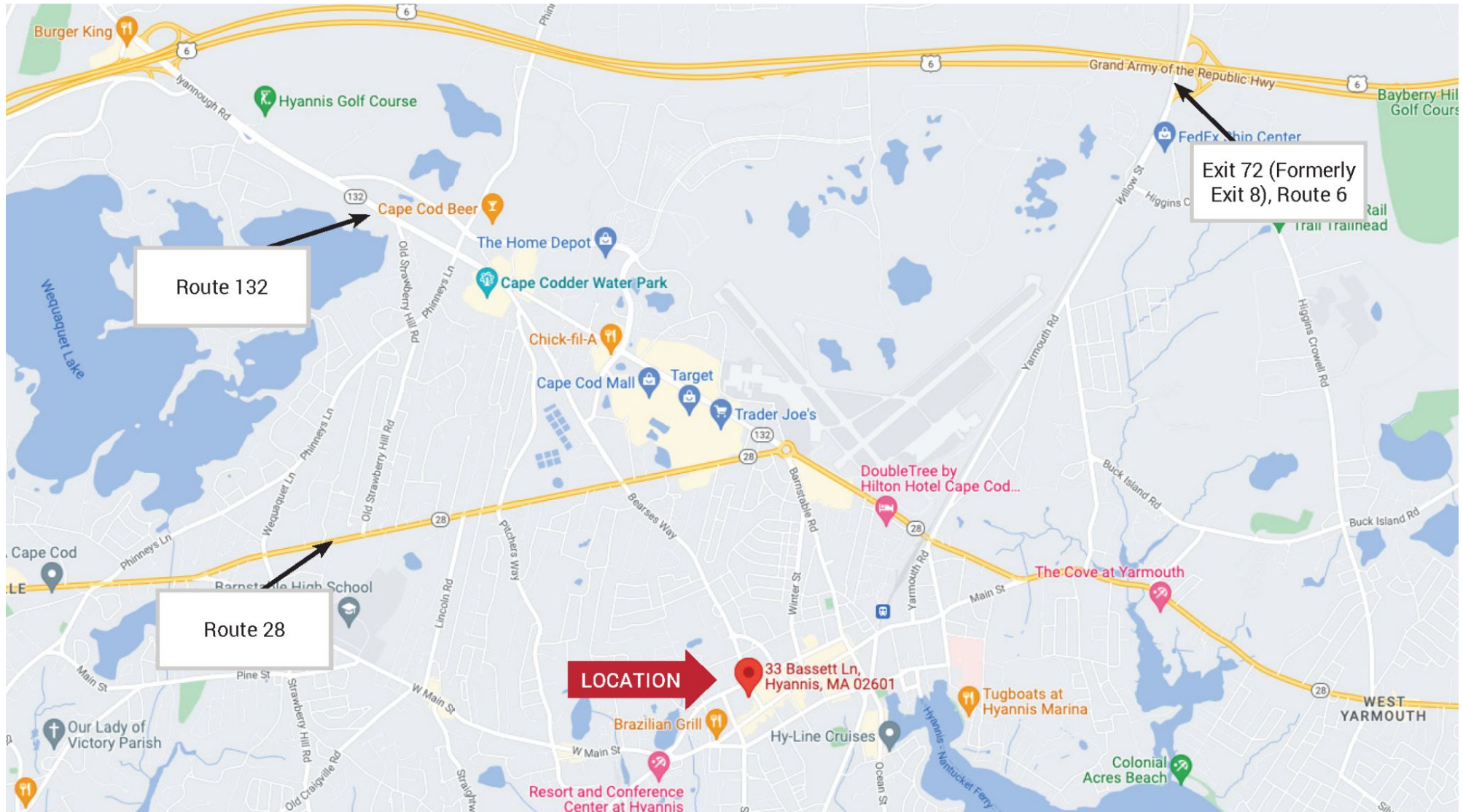
PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601



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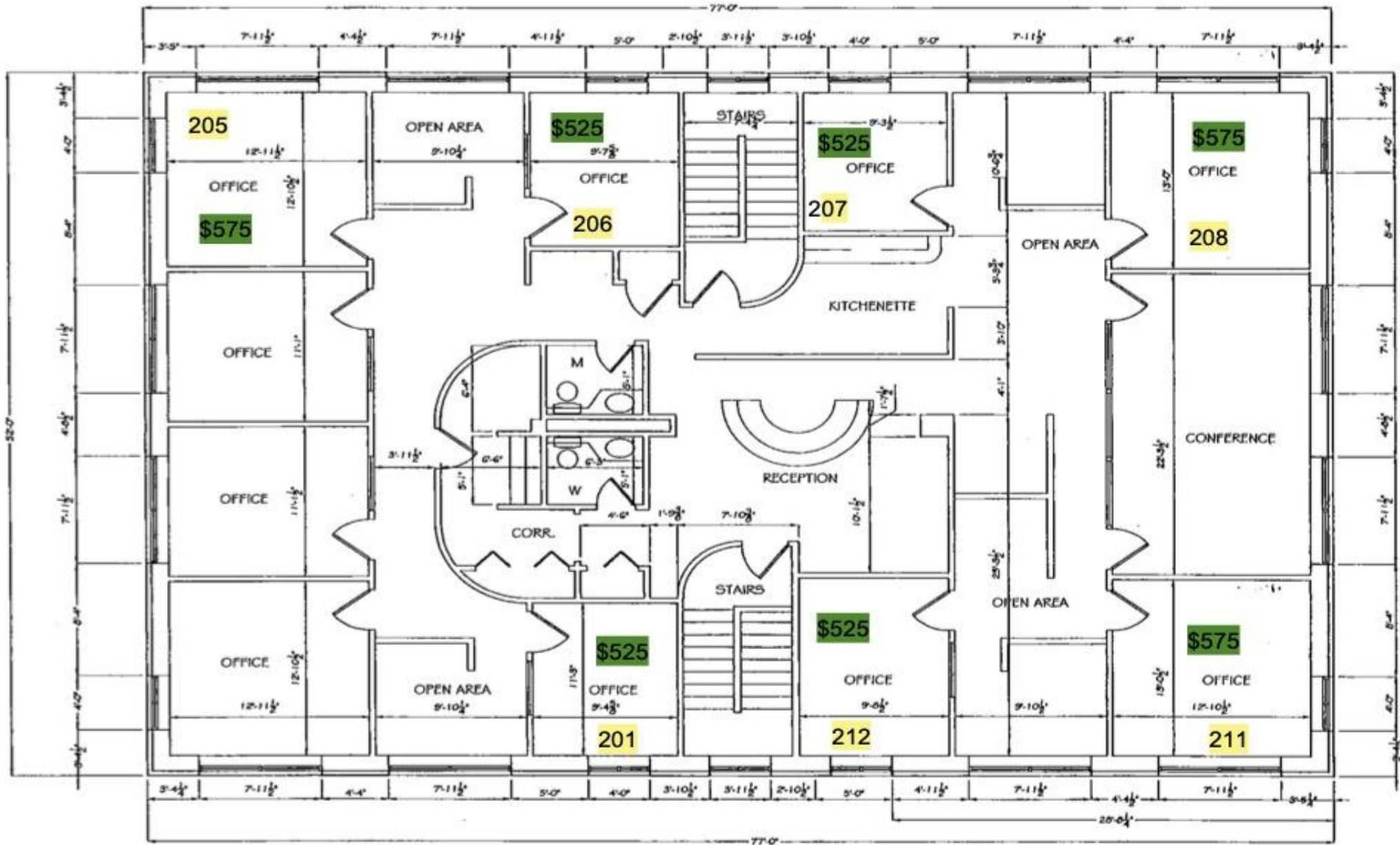


Shared office space in an 8,000 +/- Sq. Ft. professional office building. This professional office building is 4,000 +/- Sq. Ft. per floor with a full storage basement. Bassett Lane is located in Cape Cod's premier business location, Downtown Hyannis, midblock from Main Street and North Street. Ample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

- The second floor is available to lease as individual offices or in groups. The remaining office spaces are shown as well as their lease price. Please note that the second floor is non-handicapped accessible. Select individual units are available on the first floor.
- 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 SECOND FLOOR PLAN

Office 201: 105+/- Sq Ft, \$525/Month | Office 205: 169+/- Sq Ft, \$575/Month | Office 206: 105+/- Sq Ft, \$525/Month | Office 207: 105+/- Sq Ft, \$525/Month
Office 208: 143+/- Sq Ft, \$575/Month | Office 211: 169+/- Sq Ft, \$575/Month | Office 212: 135+/- Sq Ft, \$525/Month

SECOND FLOOR

33 Bassett Lane, Hyannis, MA 02601



Exterior

33 Bassett Lane, Hyannis, MA 02601



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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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