

Commercial  
**Realty Advisors**

**OFFERING MEMORANDUM**

*Professional/Medical Office Space*

**FOR  
LEASE**

**KEVIN PEPE**

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**116 CAMP STREET**

**FOR LEASE**

**AREA**

Hyannis

\$22.50/Sq. Ft. NNN

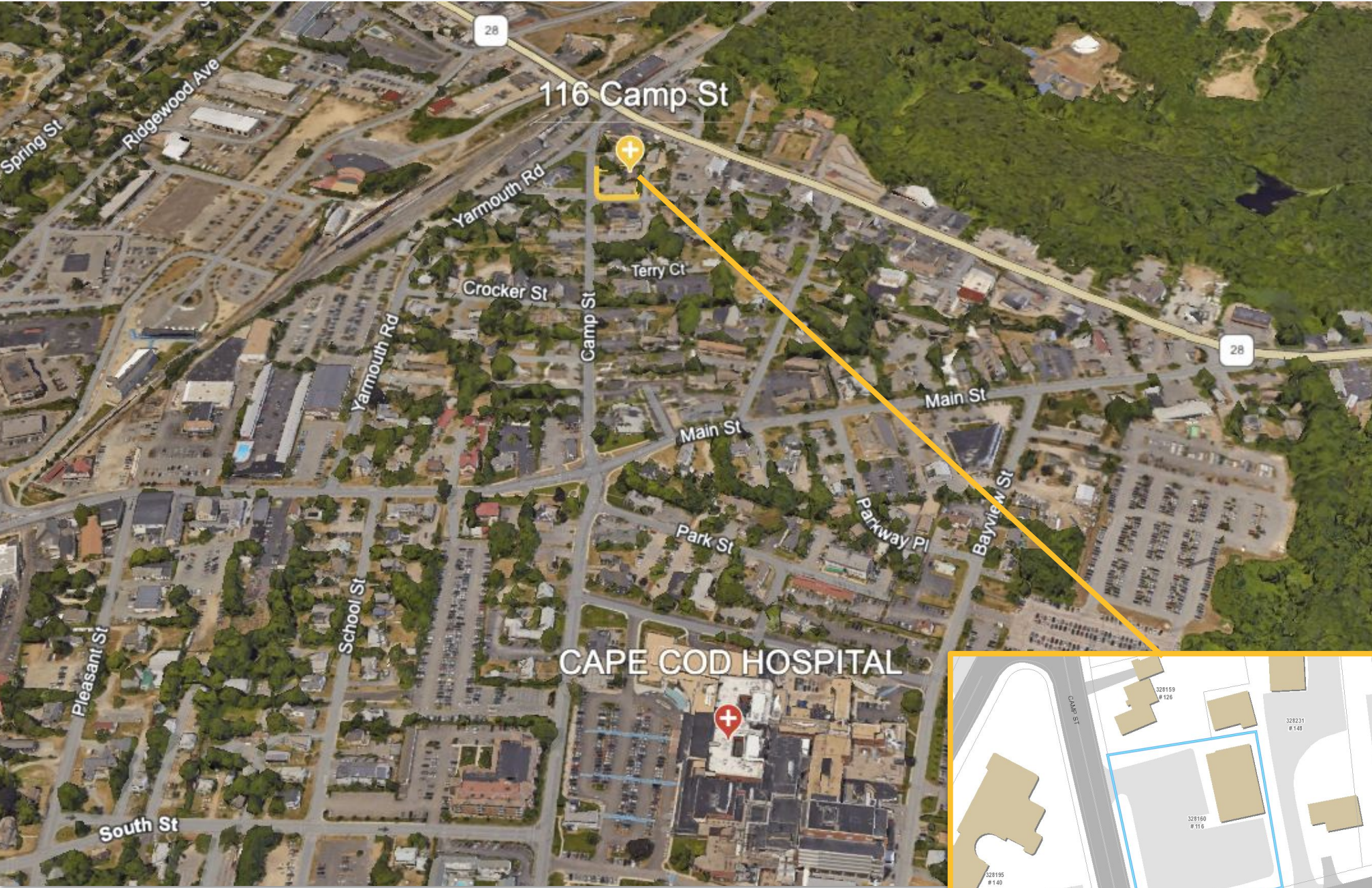
+/- 2,016 Sq. Ft.

This first-floor, turn-key building, located in Hyannis' medical district, offers generous parking and is fully handicap accessible. 116 Camp Street is conveniently just over 2 miles from Exit 72 on Route 6, under 1 mile to the Cape Cod Hospital.



# PROPERTY LOCATION

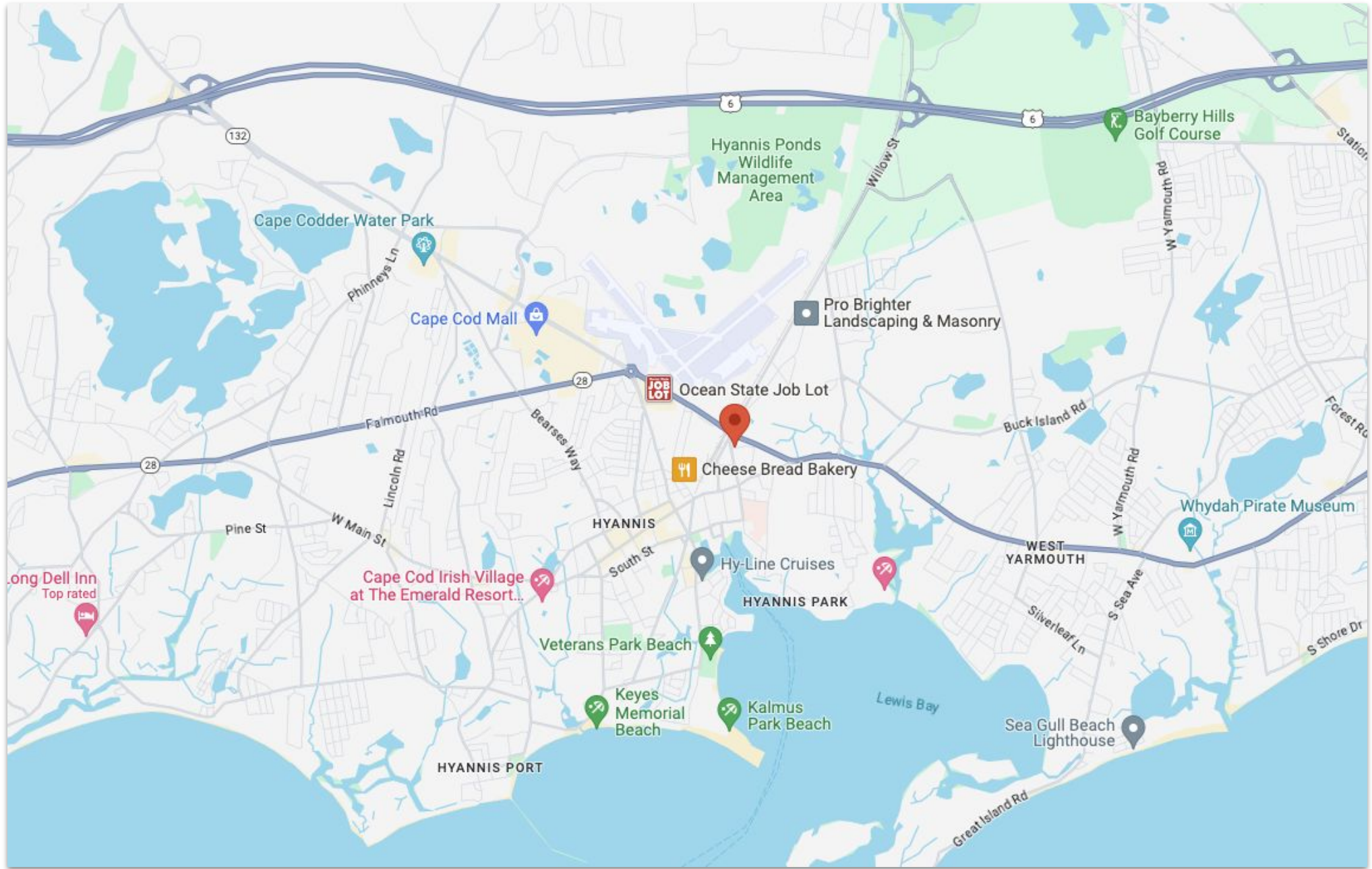
116 Camp Street, Hyannis, MA 02601





# PROPERTY LOCATION

*116 Camp Street, Hyannis, MA 02601*



# PROPERTY FLOOR PLANS & DETAILS

*116 Camp Street, Hyannis, MA 02601*

**Year Built** 1972

**Total Building Size** 2,016 SF

**Available Space** 2,016 SF

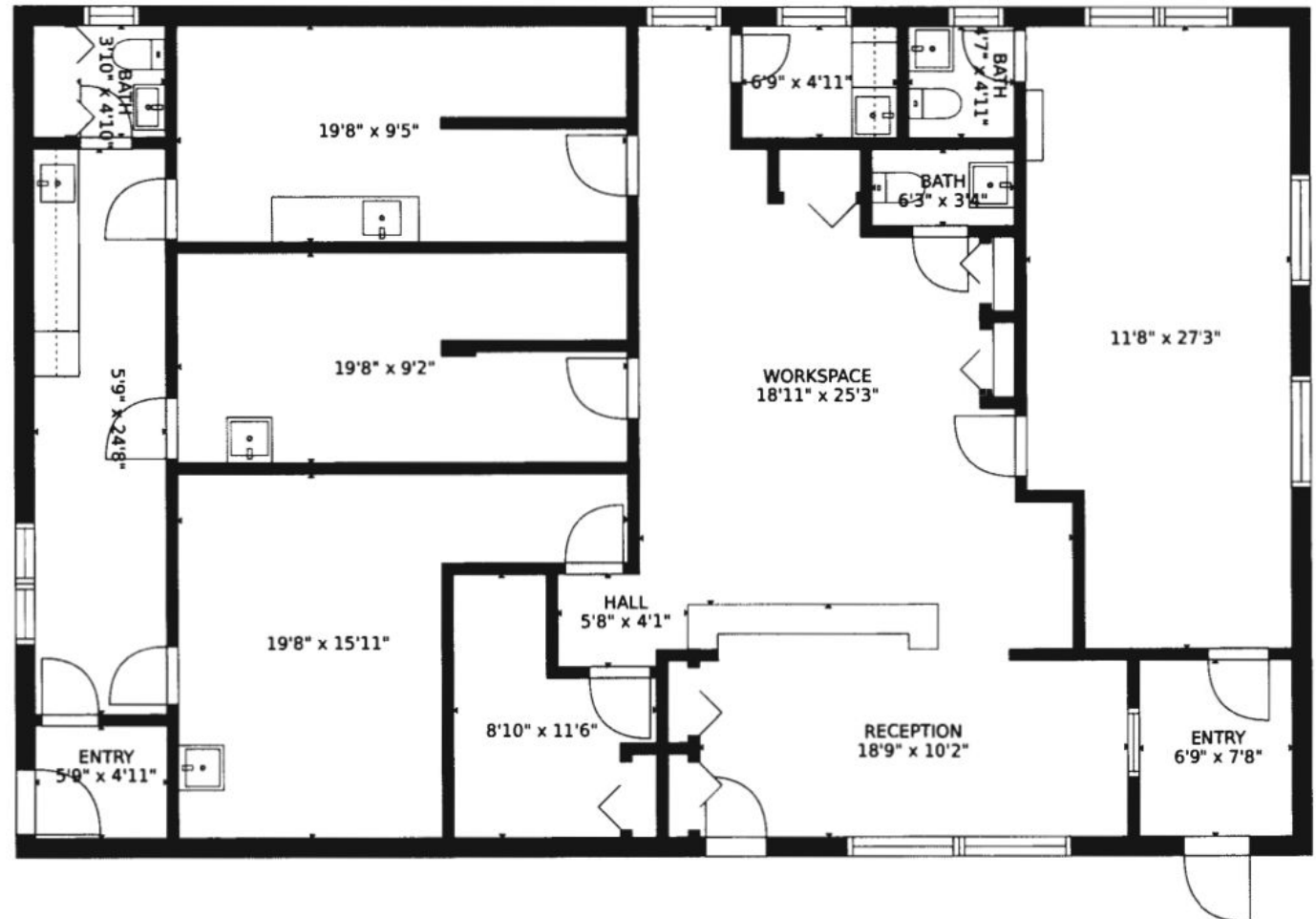
**Stories** 1

**Style** Medical Bldg

**Book/Page** C229638/0

**Parcel ID** 328-160

**Zoning** HC



Located just minutes from Cape Cod Hospital, 116 Camp Street is a commercial medical building perfect for healthcare professionals looking for a prime location. This 2,016 sq. ft. stand-alone building sits on a 0.39-acre lot, providing ample paved parking for both staff and patients. The building is fully handicap accessible, ensuring ease of access for all.

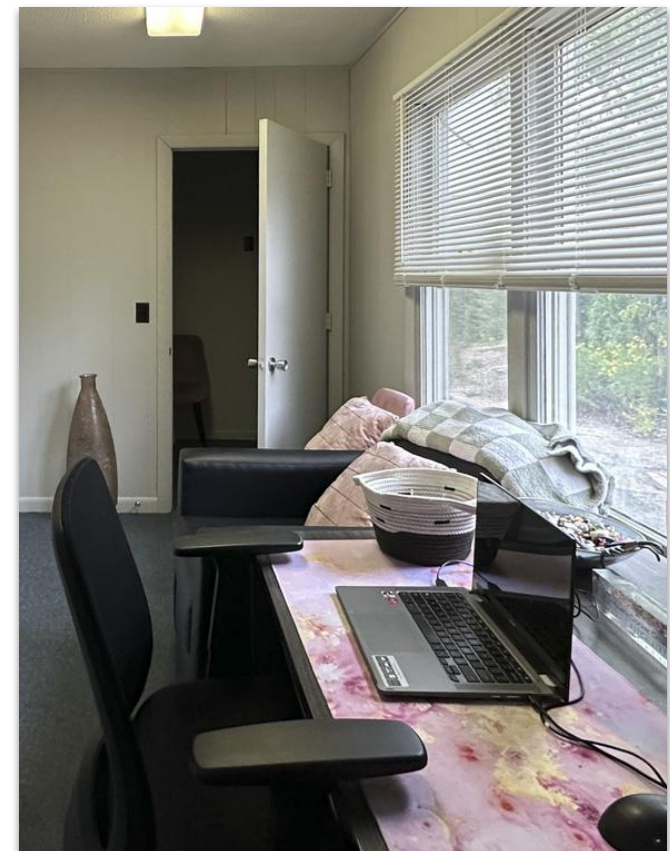
Inside, the building is thoughtfully configured to meet the needs of a busy medical practice. It features a welcoming reception area, three half-baths, a spacious common workspace, and four private exam rooms, offering a turn-key solution for medical practitioners.

Don't miss this opportunity to establish your practice in a highly desirable medical district location. Contact us today to schedule a viewing.



# Interior Pictures

*116 Camp Street, 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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