

OFFERING MEMORANDUM

Professional Office Space

**FOR
LEASE**

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<https://comrealty.net/>



23 West Bay Rd Unit F

FOR LEASE

AREA

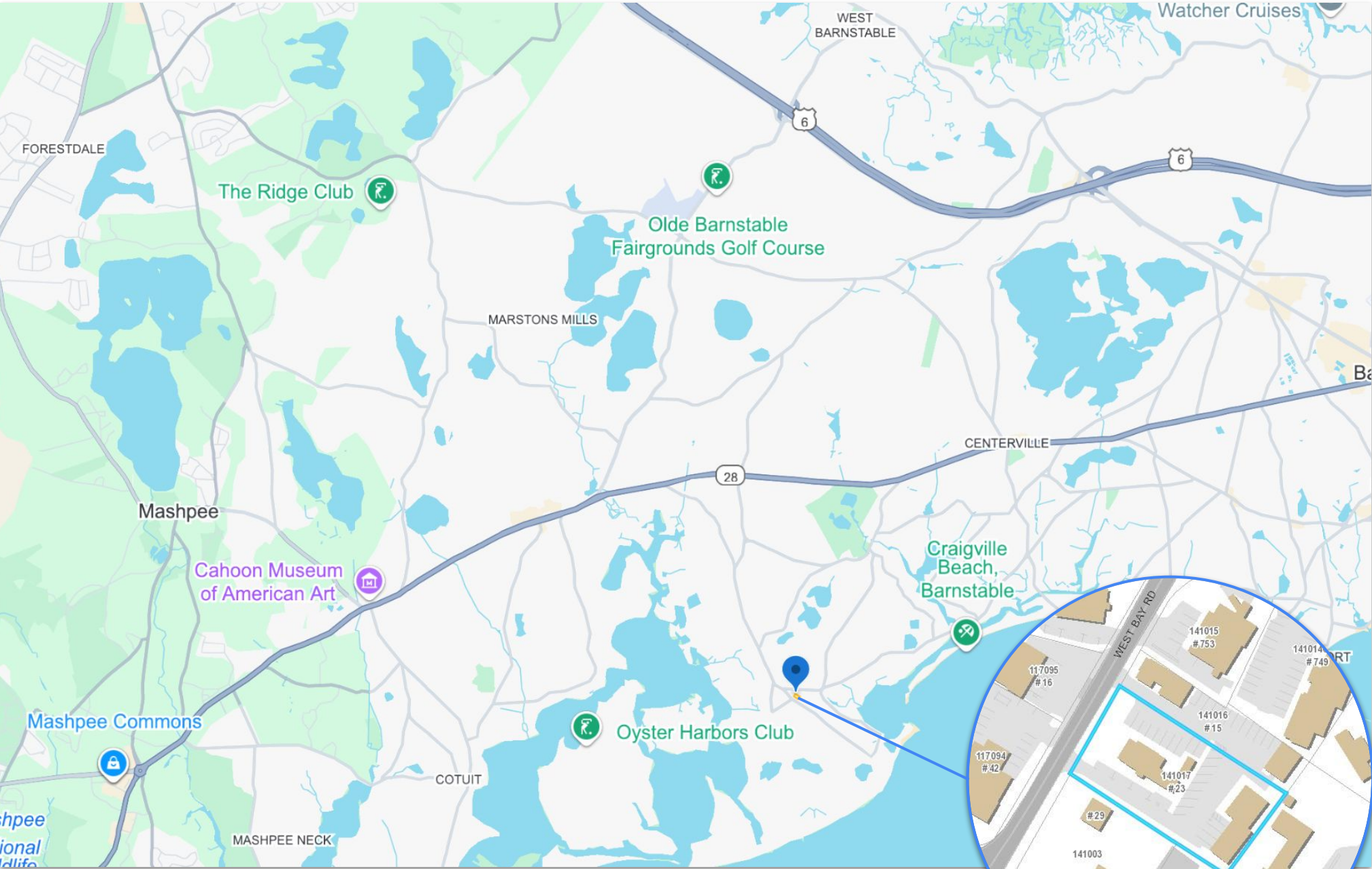
Osterville

\$2,000/MO NNN

±850 Sq. Ft.

PROPERTY LOCATION

23 West Bay Road, Osterville, MA 02655



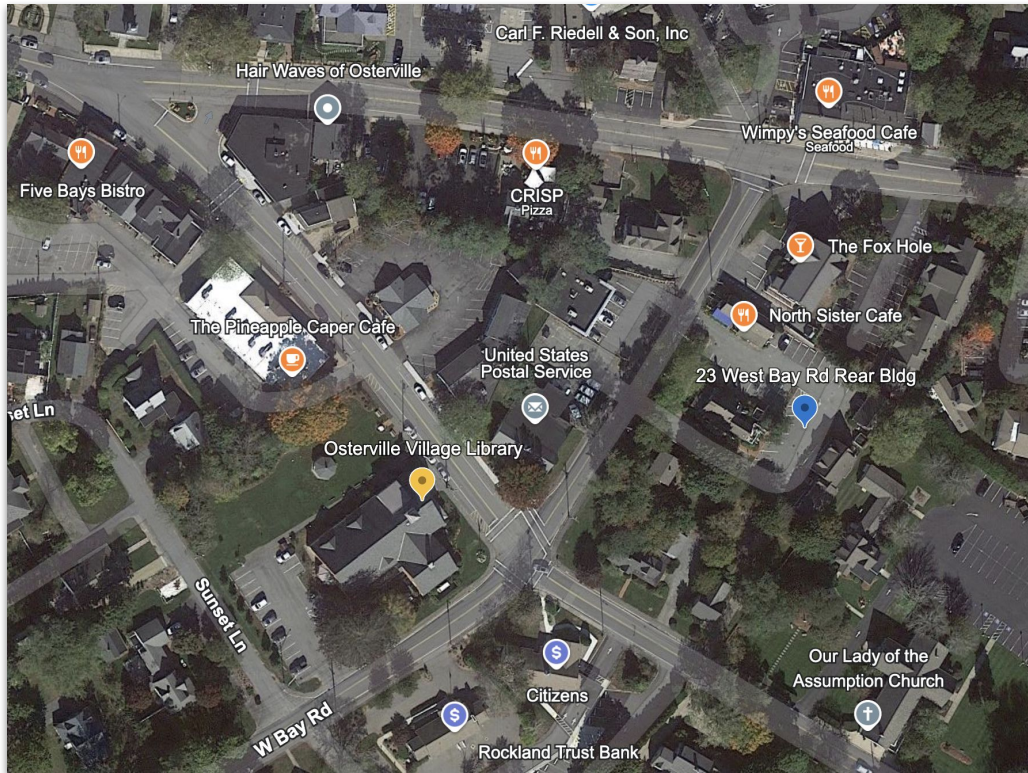
PROPERTY DETAILS

23 West Bay Road, Osterville, MA 02655

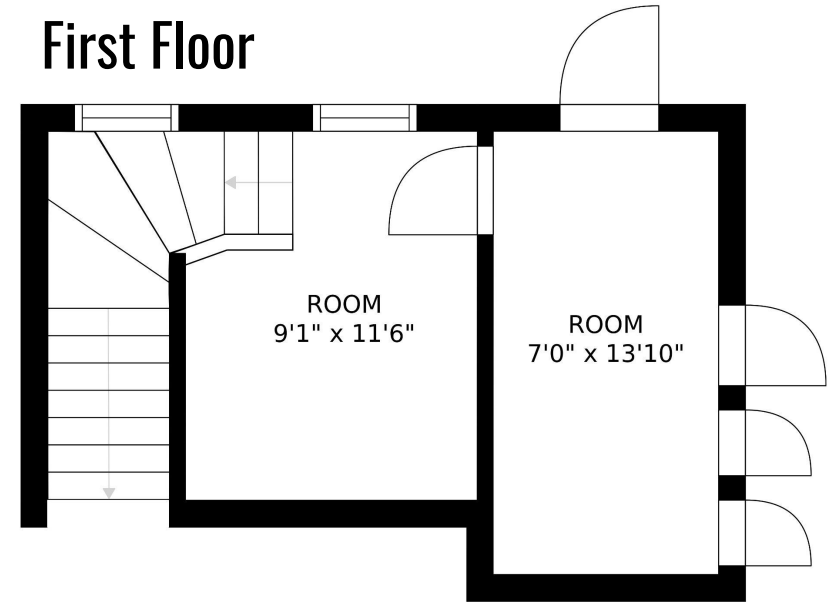
Looking for a professional office space in a desirable Cape Cod location? This **±850 Sq. Ft. office suite at 23F West Bay Rd** offers a **versatile layout** with two rooms on the first floor and four private offices, a common area, and a bathroom on the second floor. **Zoned BA**, it is ideal for businesses seeking a quiet yet centrally located workspace.

The layout offers a balanced mix of private workspaces and shared areas, making it ideal for a professional office setting such as a law firm, consulting agency, or small business headquarters. The offices feature natural light from multiple windows, creating a bright and inviting work environment.

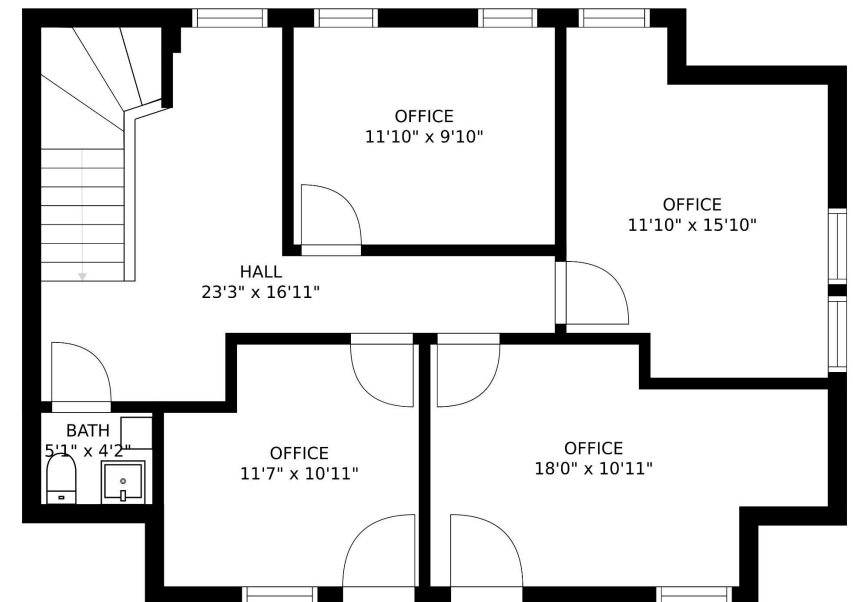
\$2,000/Mo NNN – Competitive pricing for a professional office in this sought-after area.



First Floor



Second Floor



PROPERTY PHOTOS

23 West Bay Road, Osterville, MA 02655



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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