

OFFERING MEMORANDUM

Professional Office Space

**FOR
LEASE**

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24 Spring Bars Road

FOR LEASE

AREA

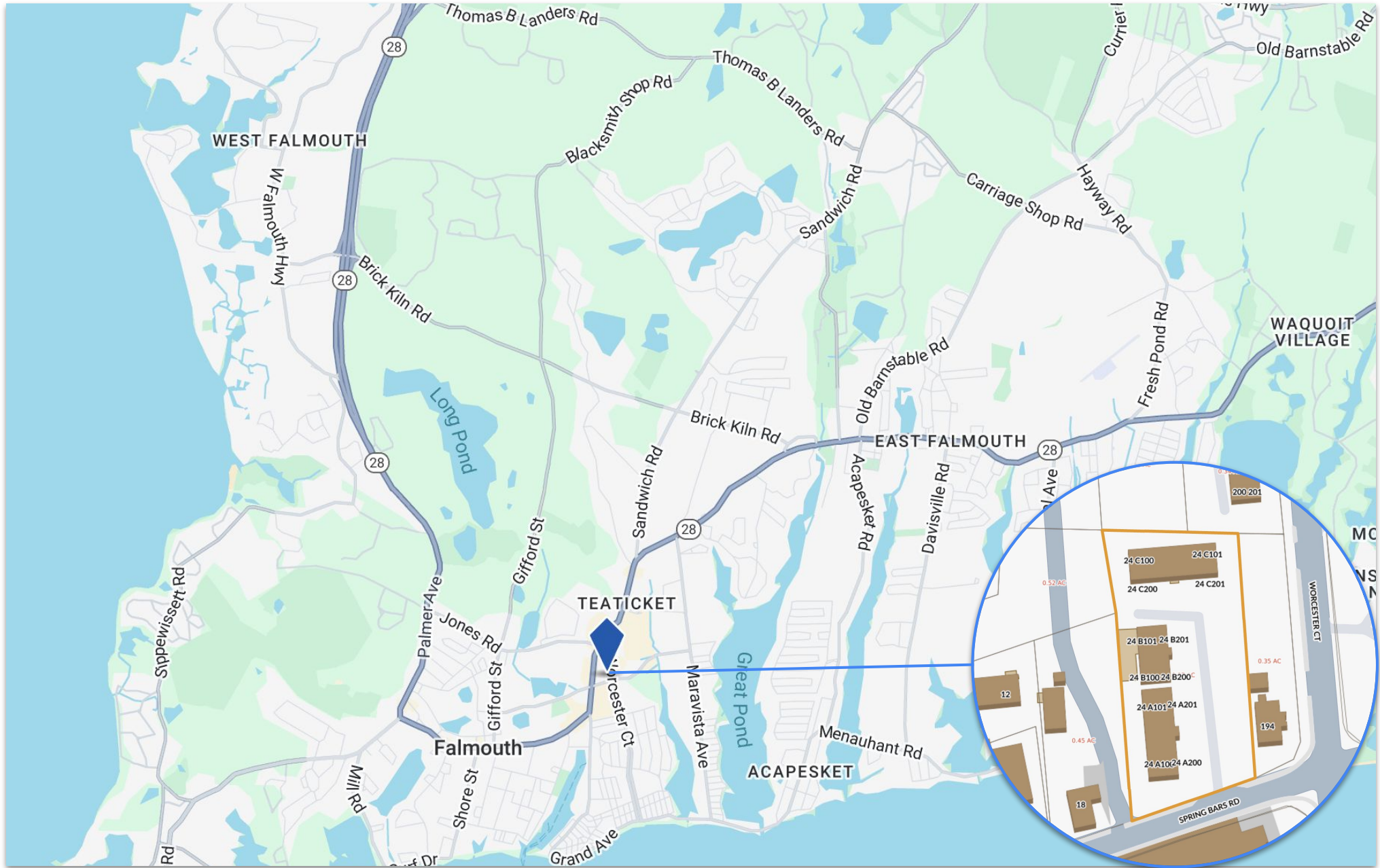
Falmouth

\$22.50/SF
+ Utilities

±750 Sq. Ft.

PROPERTY LOCATION

24 Spring Bars Road, Falmouth, MA 02540



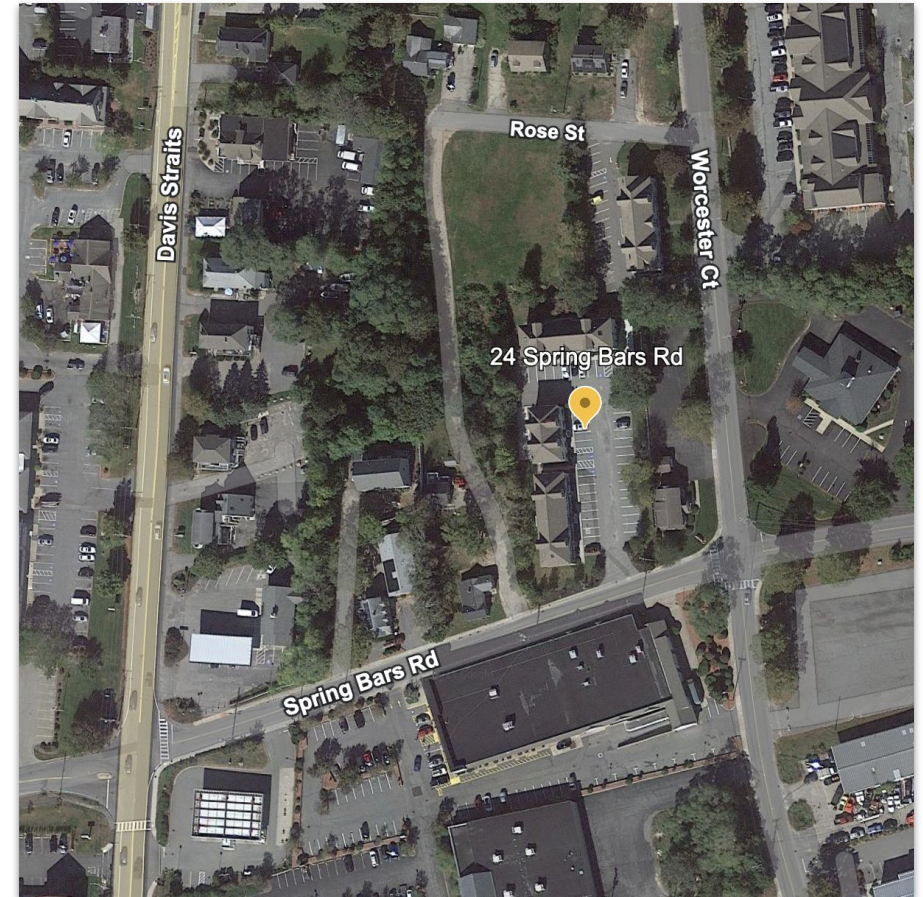
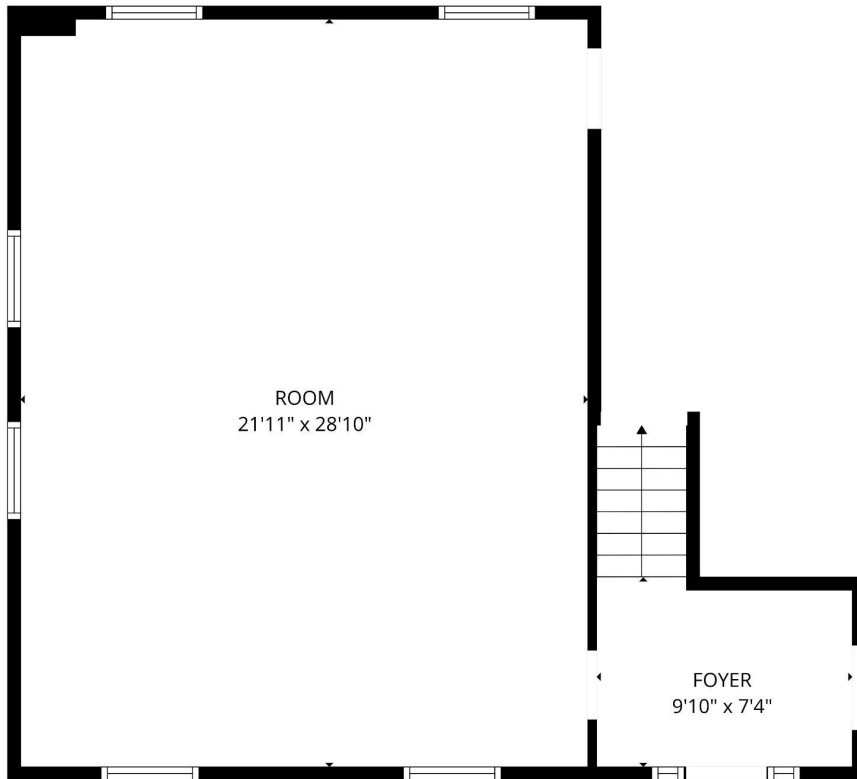
Commercial
Realty Advisors

222 West Main Street, Hyannis, MA 02601
508-862-9000 | www.ComRealty.net

PROPERTY DETAILS

24 Spring Bars Road, Falmouth, MA 02540

- Downtown Falmouth
- Ample parking
- Owner pays for landscaping and snow removal
- Three exposures with operable windows
- Dedicated lavatory
- Fully carpeted
- 24 Hour Access via Sidewalk entrance
- Usable side yard
- Street signage and terrific visibility
- Tenant pays separately metered utilities
- Tenant Controlled HVAC



Great location near Aldi, Stop and Shop, Walmart, Shaw's, Kappy's, Island Queen ferry to Martha's Vineyard.

PROPERTY PHOTOS

24 Spring Bars Road, Falmouth, MA 02540



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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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