

OFFERING MEMORANDUM

Turn-Key Office Building

**FOR
LEASE**

RICHARD FENUCCIO

📞 508-862-9000 📠 Fax: 508-862-9200

📱 Cell: 508-280-3209

✉️ RFenuccio@ComRealty.net

📍 222 West Main Street, Hyannis, MA

🌐 ComRealty.net MA License #9578279



13 Willow St

FOR LEASE

AREA

YARMOUTH PORT

~~\$5,000/MO~~
\$3,500/MO Gross
(Includes CAM + Utilities)

±2,389 Sq Ft

PROPERTY SPECIFICATIONS

13 Willow St., Yarmouth Port, MA 02675

Year Built 1870

Size 2,389 Sq. Ft.

Stories 1.5

Address 13 Willow St

Style OFFICE BLD M94

Book/Page 16194/0310

Use Code 3222/3400

Parcel ID 121/97//

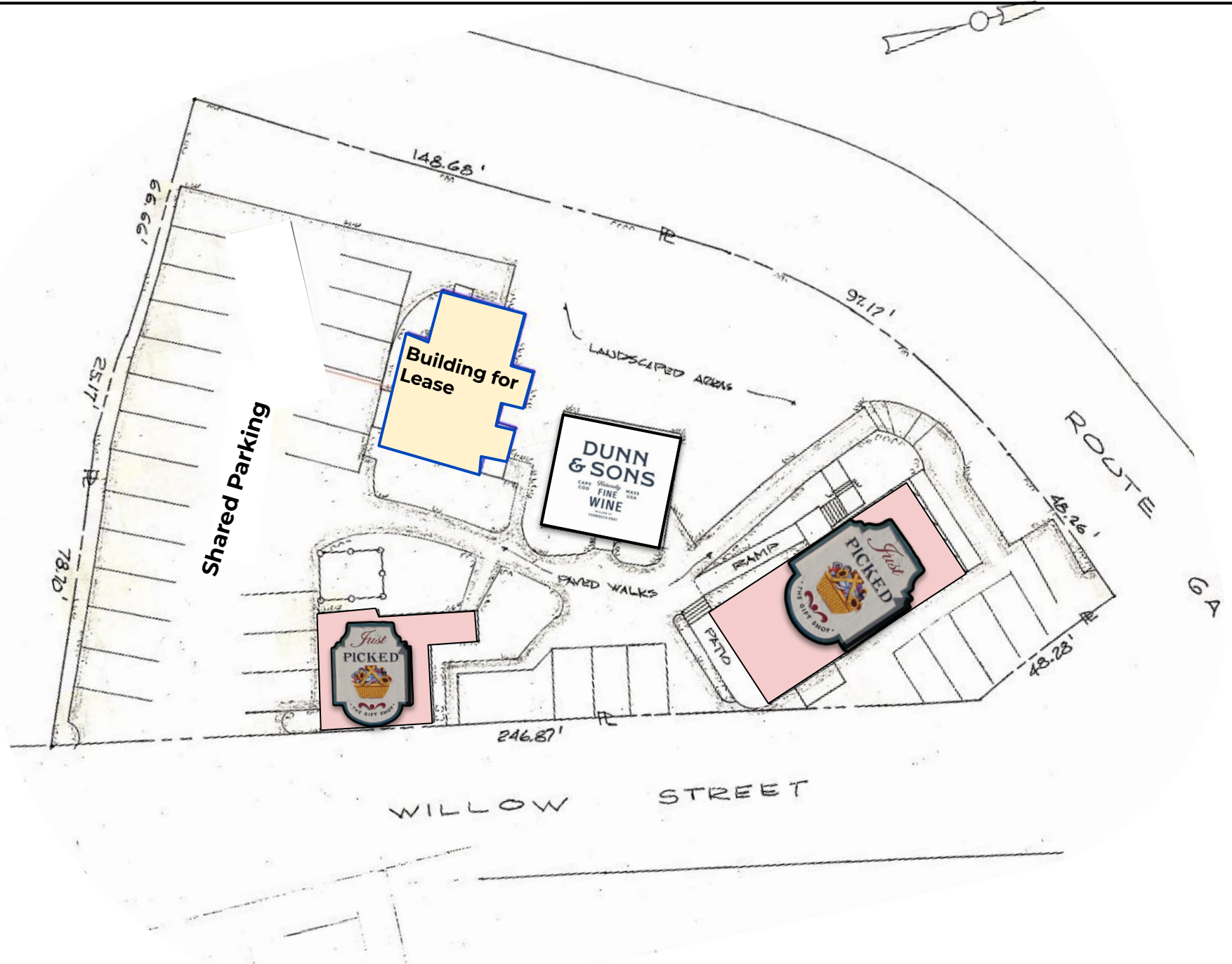
Zoning R-40

Located on Route 6A in Yarmouth Port, 13 Willow Street offers 2,389± SF of flexible, modernized office space available immediately for lease at a **reduced rate** of \$3,500 per month, including utilities and CAM. This one-and-a-half-story building, originally built in 1870, has been tastefully updated with newer finishes throughout while maintaining its timeless Cape Cod character. Perfect for a professional office, studio, or creative business.



SITE PLANS

13 Willow St., Yarmouth Port, MA 02675



PROPERTY LOCATION

13 Willow St., Yarmouth Port, MA 02675



INTERIOR PICTURES

13 Willow St., Yarmouth Port, MA 02675



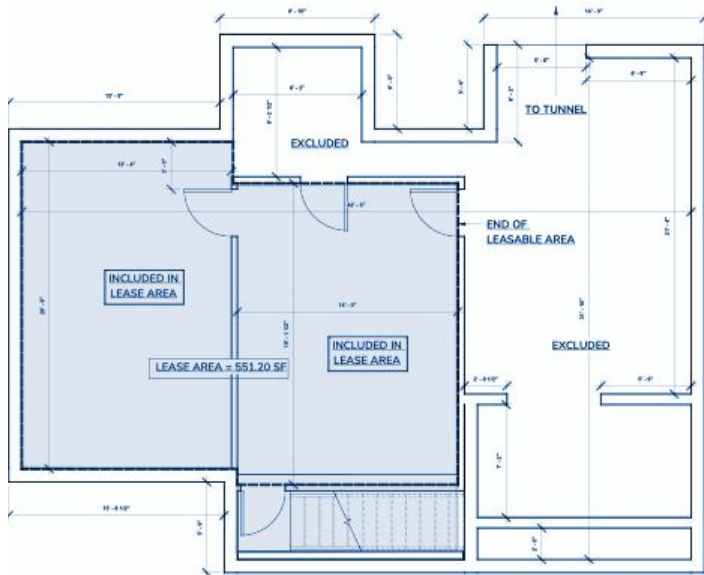
FLOOR PLANS

13 Willow St., Yarmouth Port, MA 02675

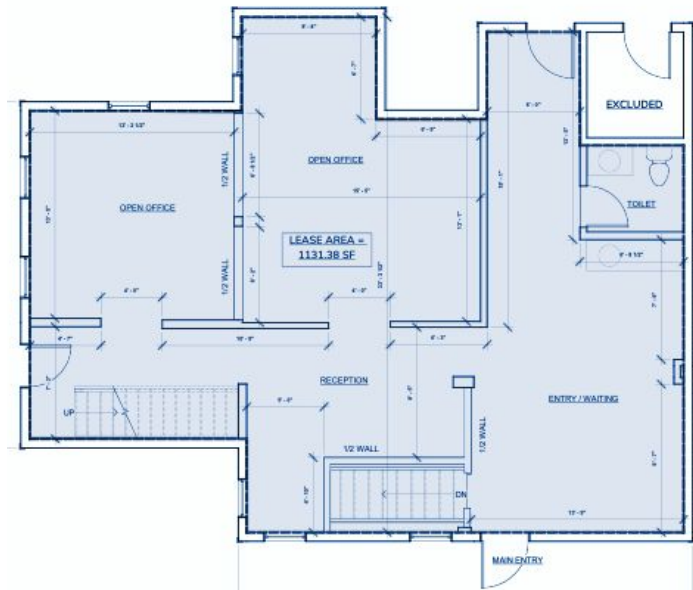
Floor	Gross Area
Basement	1,299 SF
First Floor	1,276 SF
Second Floor	771 SF
Totals	3,346 SF

The first floor features a welcoming open layout with a reception area and built-in counter, a bright entry and waiting area, kitchenette, and a private bathroom. Two spacious open offices, now cleared and freshly cleaned, provide collaborative workspace potential separated by a half wall that can easily be enclosed if privacy is desired. The first floor is **fully handicapped-accessible**, ensuring ease of access for staff and clients. Upstairs, a larger office with vaulted ceilings and a private bath is complemented by a smaller adjacent office—together offering about 700 square feet of versatile space enhanced by abundant natural light and a charming stained-glass window. The lease also includes **half of the basement**, adding approximately 550 square feet of additional storage or workspace.

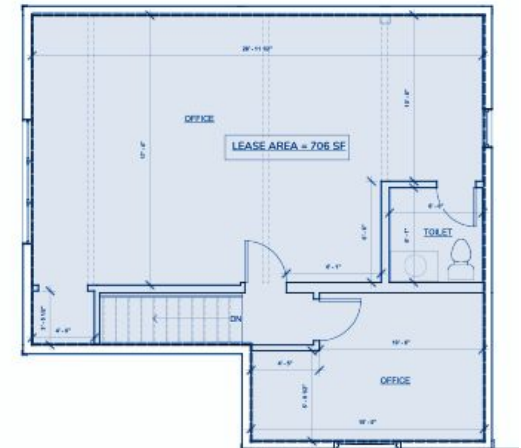
Basement



First Floor



Second Floor



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

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.



SCAN THE QR
CODE TO VISIT
COMREALTY.NET!



**COMMERCIAL REALTY
ADVISORS, INC.**

222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

