

**OFFERING MEMORANDUM**

*Professional Office Space*



**KEVIN PEPE**

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**11 Cape Drive, Unit 10**

**FOR LEASE**

**AREA**

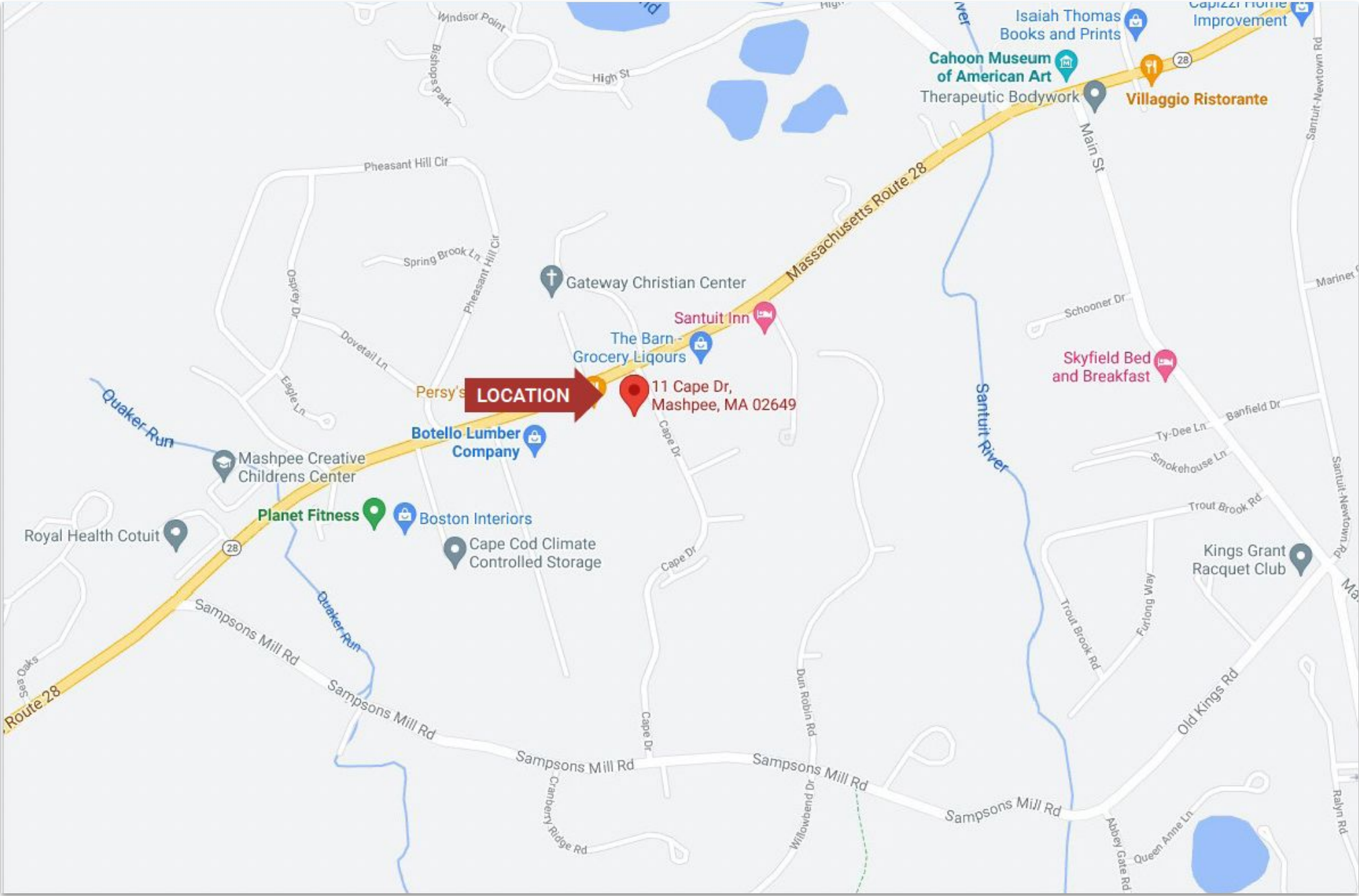
**MASHPEE**

**\$750/Month Incl.**

**±180 Sq. Ft.**

# PROPERTY LOCATION

11 Cape Drive, Unit 10, Mashpee, MA



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# PROPERTY DETAILS

*11 Cape Drive, Unit 10, Mashpee, MA*



**Year Built** 1993

**Size** 7,656 Sq. Ft.

**Stories** 3 (2 above, 1 lower)

**Address** 11 Cape Drive, Mashpee

**Style** Professional Office Building

**Certificate** 231126

**Parcel ID** 55-19-0

**Zoning** C2



## Features

- Close to Route 28 and Mashpee Commons
- Centrally located to Falmouth, Sandwich, Bourne, and Barnstable
- Ample parking spaces
- Well-maintained Professional space
- Bright, comfortable corner office
- Utilities Included!



11 Cape Drive, Unit 10 offers an efficient and affordable professional office solution in a well-maintained, multi-tenant office building just off Falmouth Road (Route 28) in Mashpee. This ±180 square foot **bright corner office** is ideal for a solo practitioner, consultant, or small professional user seeking a quiet, professional setting without the cost or commitment of a larger suite.

Tenants benefit from **ample on-site parking, shared common areas, and utilities included**, keeping occupancy simple and predictable. The property is centrally located near Mashpee Commons and offers excellent access to Falmouth, Sandwich, Bourne, and Barnstable.

The Falmouth Road / Route 28 corridor continues to be a focus of long-term planning and reinvestment efforts by the Town of Mashpee, aimed at improving traffic flow, aesthetics, and overall commercial vitality. As this important gateway continues to evolve, this office provides an opportunity to establish a professional presence in a highly accessible and steadily improving location

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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