

*Furnished Professional Class A
Entire Second Floor Office Suite **Available Immediately!***



- *Premier Corner Location (Attucks & Independence Dr)*
- *Recently Renovated Entire 2nd Floor*
- *Access to ± 800 SF Lower Level Meeting Room*

Exclusions:

- *Financial Services*
- *Mortgage Brokerage*

695 Attucks Lane

FOR LEASE

AREA

HYANNIS

\$30/SF NNN

(w/ Attucks Ln. signage)

\$25/SF NNN

(w/out Attucks Ln. signage)

±2,855 Sq Ft

PROPERTY SPECIFICATIONS

695 Attucks Lane, Hyannis, MA 02601

Year Built 2001

GROSS AREA SF 11,983 Sq. Ft.

LEASABLE SF 2,855 Sq. Ft.

Stories 2

Address 695 ATTUCKS LN

Style OFFICE/BANK BLD

Book/Page C160354/0

Use Code 3410

Parcel ID 295/021/B00

Zoning IND

→ Lease Terms

- **\$30.00/SF NNN** – includes **signage on Attucks Lane**
- **\$25.00/SF NNN** – **without signage**
- **Size:** ±2,855 SF usable area
- **Condition:** Fully furnished, move-in ready
- **Availability:** Immediate



695 Attucks Lane features a dedicated Wellness Room with a lockable door, a work surface and chair, and a small sink, offering comfort and respect to nursing mothers.



Two Private Bathrooms are tucked away in a wing that also has a large break room



High-End, Recently Renovated Interior

The second floor has been **completely modernized** to create a bright, efficient, and professional workspace ideal for growing companies, regional offices, or Cape Cod headquarters.

The suite includes:

- **10 modern cubicles** in a large open bullpen area
- **Large meeting room** seating 12
- **3 private offices**
- **Reception area**
- **Large break room** with cabinetry, table and chairs, full size fridge, and tv
- **Two private bathrooms**
- **Dedicated Wellness Room** Ideal for nursing mothers
- **Elevator lobby / waiting area**
- In addition to the in-suite conference room, the tenant will enjoy access to an **±800 SF shared conference room in the building's lower level**, capable of seating **20+ people**—perfect for board meetings, training sessions, or large presentations.

Prime Corner Location

695 Attucks Lane sits at the **signalized corner of Attucks Lane and Independence Drive**, two of Hyannis' heavily traveled commercial corridors. The building benefits from:

- Excellent visibility
- Easy access from Route 132, Route 28, and surrounding business districts
- Strong professional office and medical presence in the immediate area

Building & Systems

- Elevator-served second floor
- **Handicap accessible**
- **Heat & air conditioning**
- **Overhead fire sprinklers**
- **Whole-building generator**
- Professionally managed Class A office building

Ideal For:

- Professional services
- Engineering, architecture, or consulting firms
- Medical / healthcare administration (non-banking related)
- Insurance, tech, or regional corporate offices
- Any user seeking high-quality, move-in-ready office space in Hyannis
- Important Use Restriction: Because the space is located above Cape & Coast Bank, financial service and mortgage brokerage tenants are not permitted.

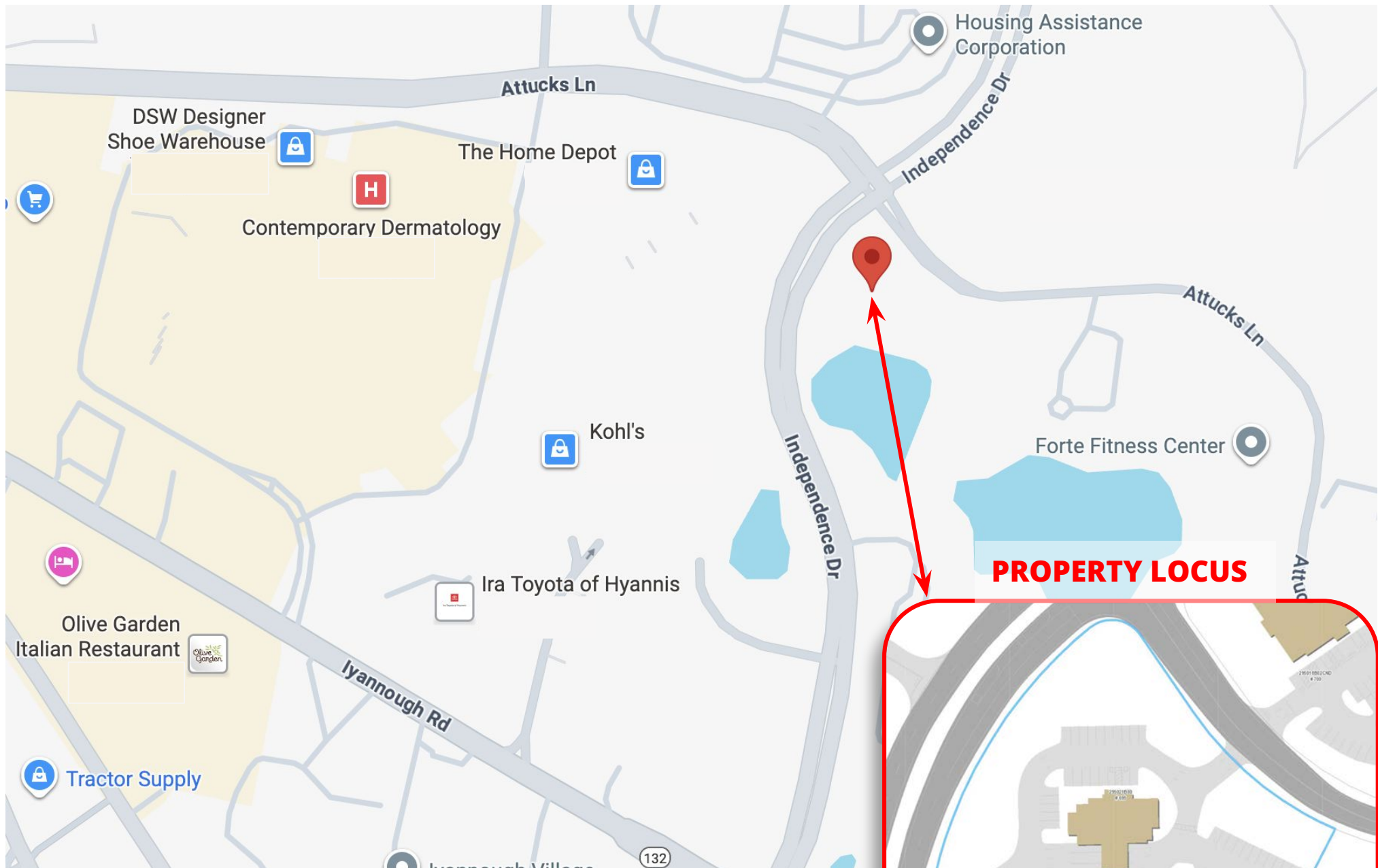
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INTERIOR PICTURES

695 Attucks Lane, Hyannis, MA 02601



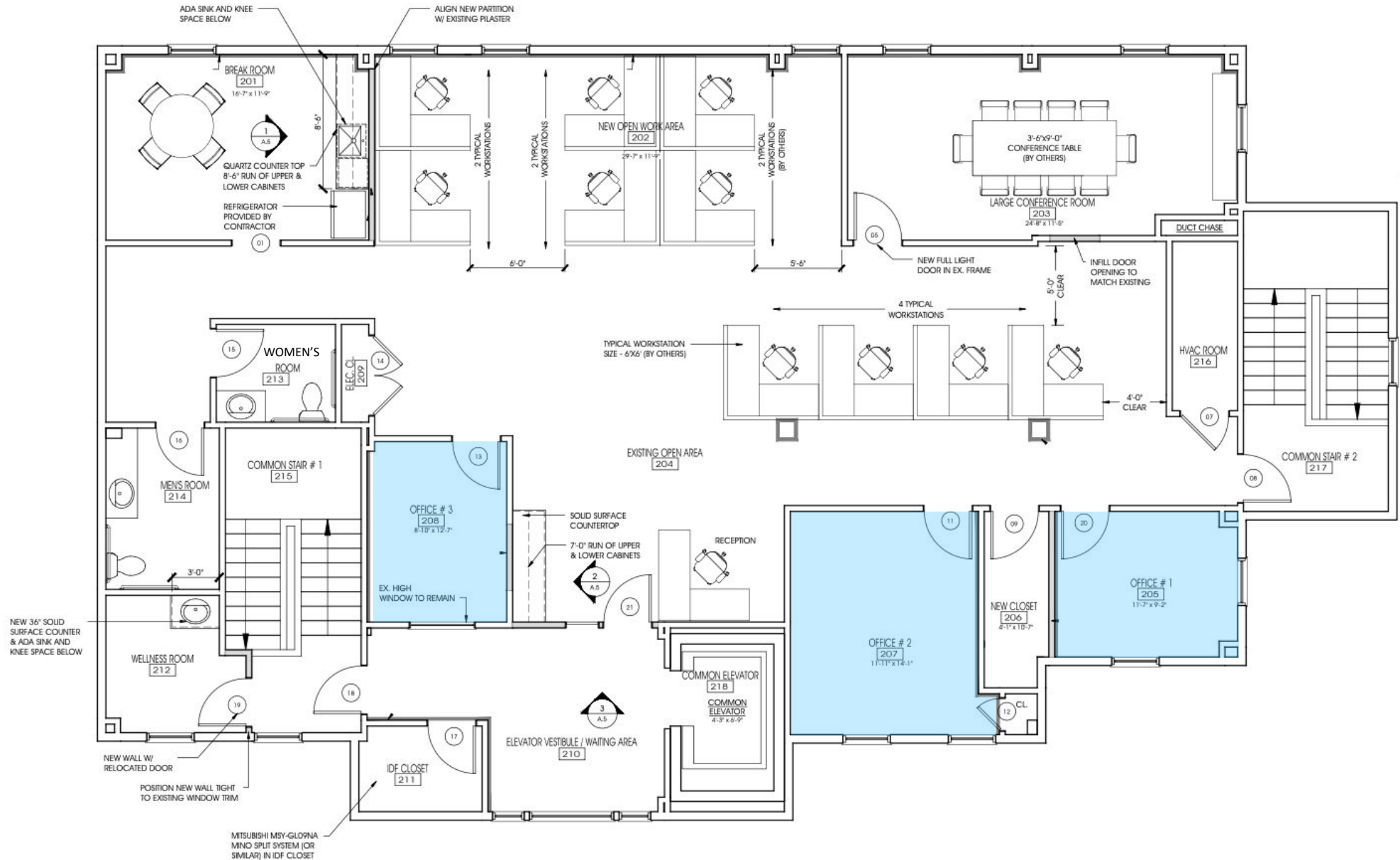
EXTERIOR PICTURES

695 Attucks Lane, Hyannis, MA 02601



FLOOR PLANS

695 Attucks Lane, Hyannis, MA 02601



1 SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

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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RICK FENUCCIO

📞 508-862-9000, ext.4008
📱 CELL: 508-280-3209
✉️ RFenuccio@ComRealty.net

KEVIN PEPE

📞 508-862-9000, ext.4001
📱 CELL: 508-962-5022
✉️ KPepe@ComRealty.net

**COMMERCIAL REALTY
ADVISORS, INC.**
222 West Main St. Hyannis, MA
508-862-9000 | comrealty.net

LICENSE #6295

