

**OFFERING MEMORANDUM**  
*Street Facing Medical Office on Busy  
Intersection in Sandwich, minutes from the  
Sagamore Bridge!*



**KEVIN PEPE**

- 📞 508-862-9000 📠 Fax: 508-862-9200
- 📱 Cell: 508-962-5022
- ✉️ KPepe@ComRealty.net
- 📍 222 West Main Street, Hyannis, MA
- 🌐 ComRealty.net



68 RT 6A Unit 1

FOR LEASE

AREA

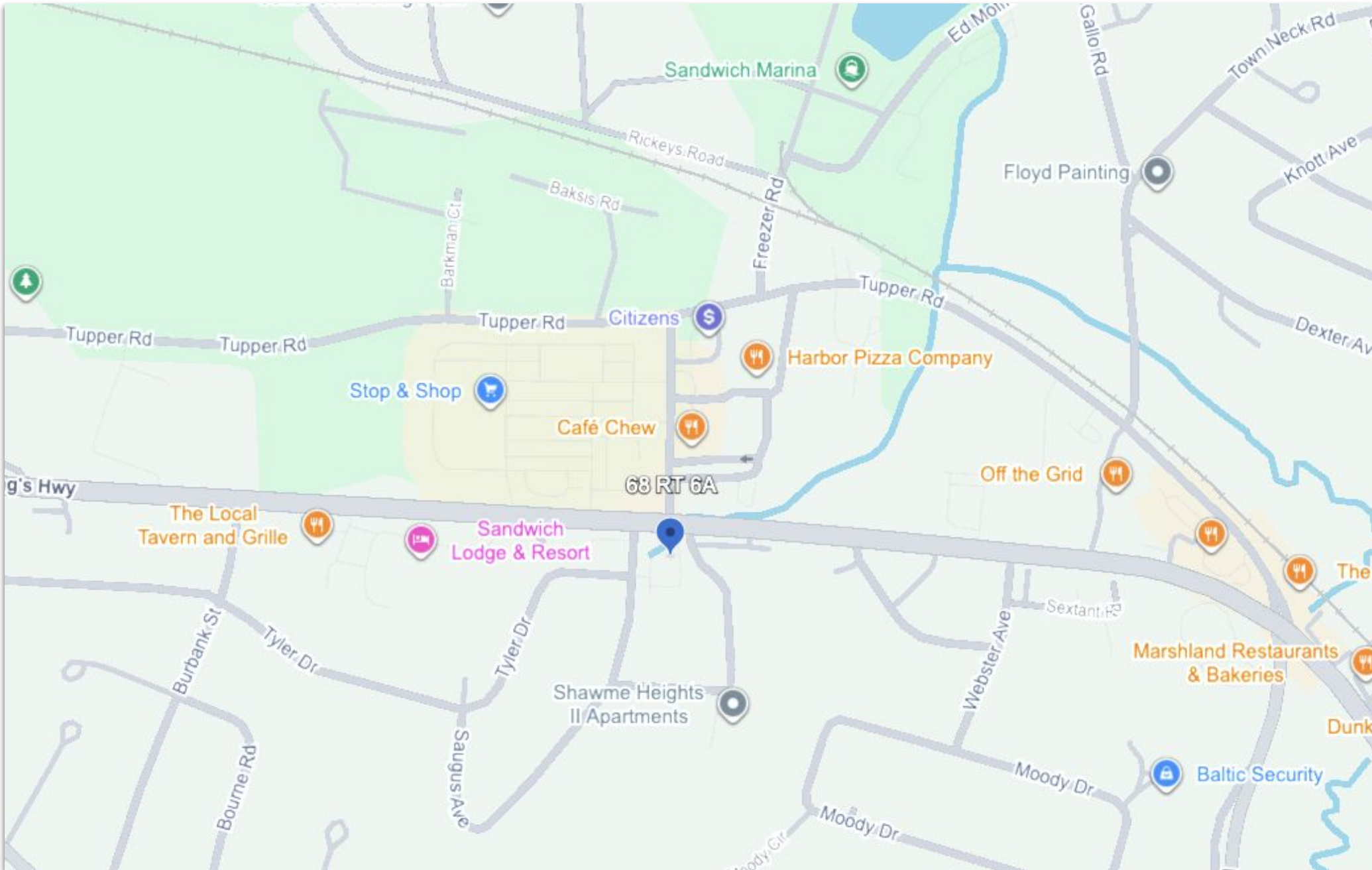
Sandwich, MA

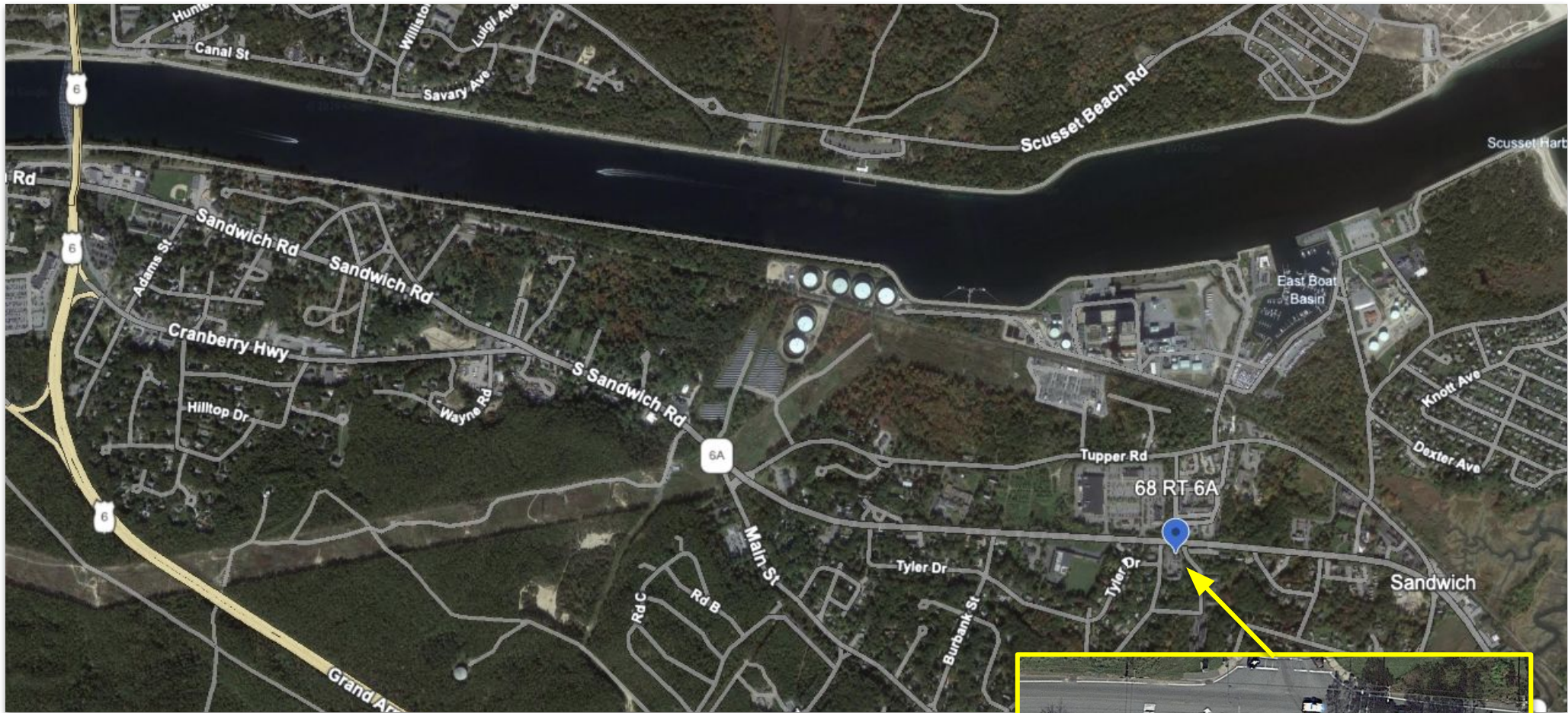
**\$4,550/MO NNN**

±1,820 Sq Ft

# LOCATION

68 RT 6A Unit 1, Sandwich, MA 02563





## Location Highlights

- **2.3 miles to Sagamore Bridge** – ideal for regional workforce and clients
- Positioned on **Route 6A (Old King's Highway)**
- Located at a **busy, signalized intersection**
- Directly **across from a popular shopping plaza** generating consistent traffic
- Ample on-site parking with easy ingress/egress
- Strong visibility in a well-established commercial node



Category	Details
Property Address	68A Route 6A, Sandwich, MA
Property Type	Condo – Retail / Mixed-Use
Parcel ID	87-57-1
Zoning	R1
Year Built	1990
Building Size	3,482 SF
Unit Size	1,820 SF
Stories	1
Complex	Briar Patch Condo

## Lease Details

- **Available Space:** ±1,820 SF
- **Lease Rate:** \$4,550/month NNN
- **Availability:** Immediate



## For Lease: 68 Route 6A, Unit 1 – Sandwich, MA

### ±1,820 SF Professional / Medical Office Space

Position your business in one of Upper Cape Cod's most accessible and visible commercial locations. Unit 1 at 68 Route 6A offers ±1,820 square feet of well-maintained, professionally built-out office/medical space just **2.3 miles from the Sagamore Bridge**, providing convenient access both on and off Cape.

Strategically located at a **high-traffic intersection across from a busy retail plaza**, this property benefits from strong daily visibility, steady local traffic, and proximity to established businesses and amenities.

## Space Overview

The current layout is highly functional and ideal for medical, professional office, or service-based users seeking a turnkey environment:

- Welcoming **reception and waiting area** with check-in window
- Multiple **private offices / exam rooms** with sinks in select rooms
- Central **hallway layout** allowing efficient patient/client flow
- Dedicated **administrative office space**
- **Two restrooms** for staff and clients
- **Breakroom / kitchen area** with cabinetry and appliances
- Private **entry vestibule** and multiple access points

# INTERIOR PICTURES

68 RT 6A Unit 1, Sandwich, MA 02563





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**  
 **MLS**  
MULTIPLE LISTING SERVICE