

OFFERING MEMORANDUM
Professional Private Office Space

**FOR
LEASE**

KEVIN PEPE

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33 Bassett Lane

FOR LEASE

AREA

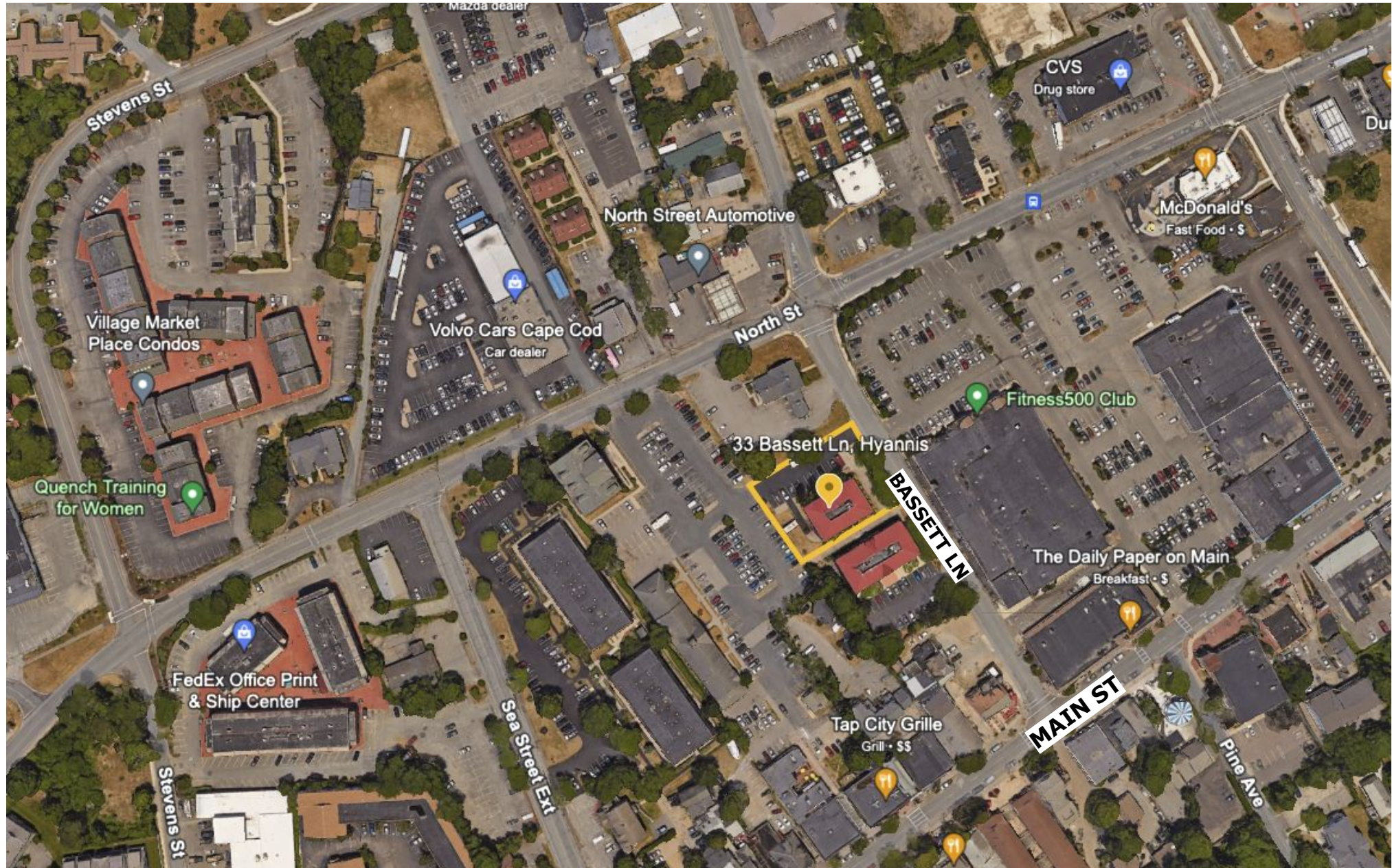
HYANNIS

**Private Offices Starting at
\$525/Month**

**Starting at ±100 SF &
up to ±950 SF each.**

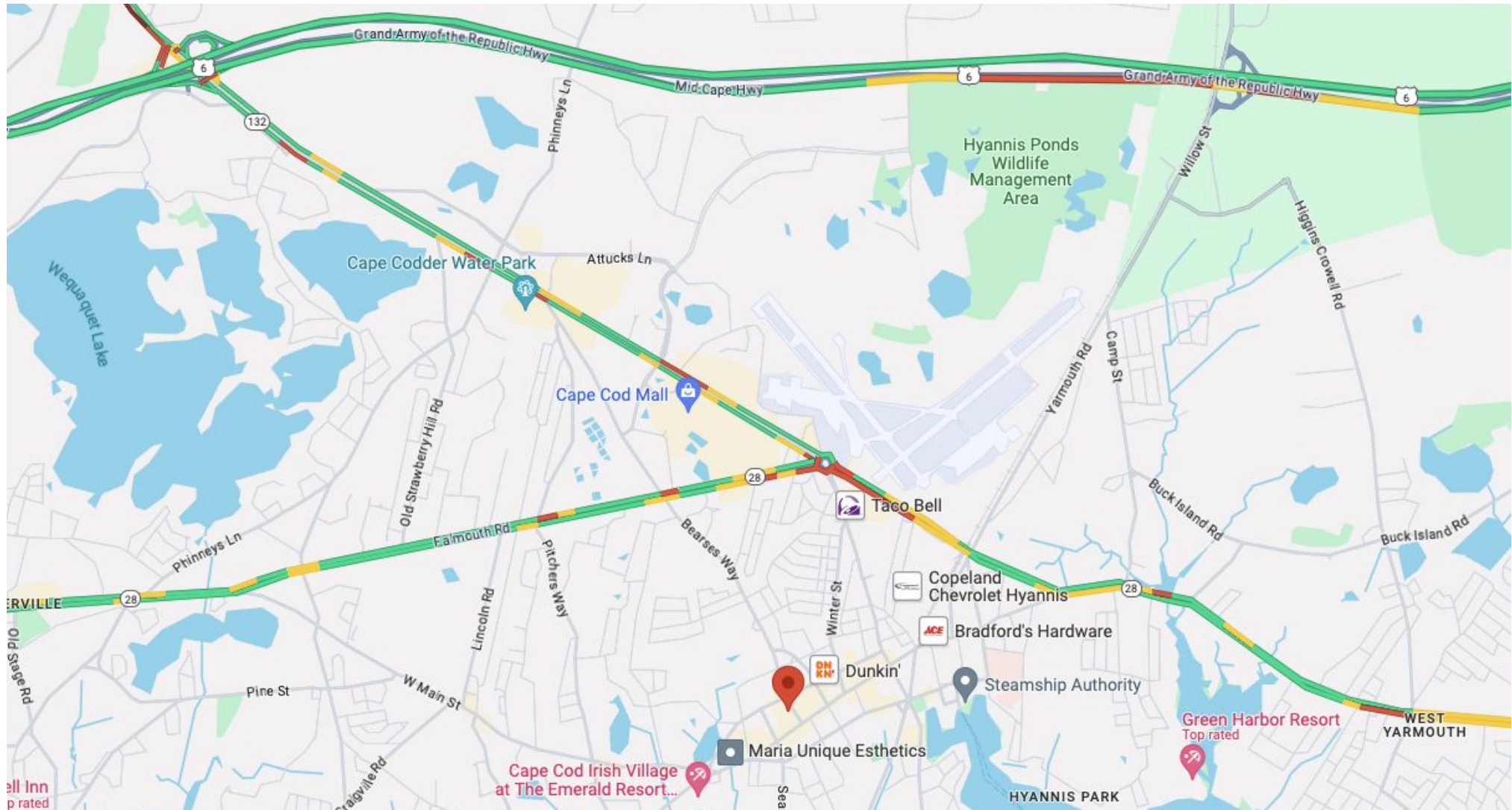
PROPERTY LOCATION

33 Bassett Lane, Hyannis, MA 02601



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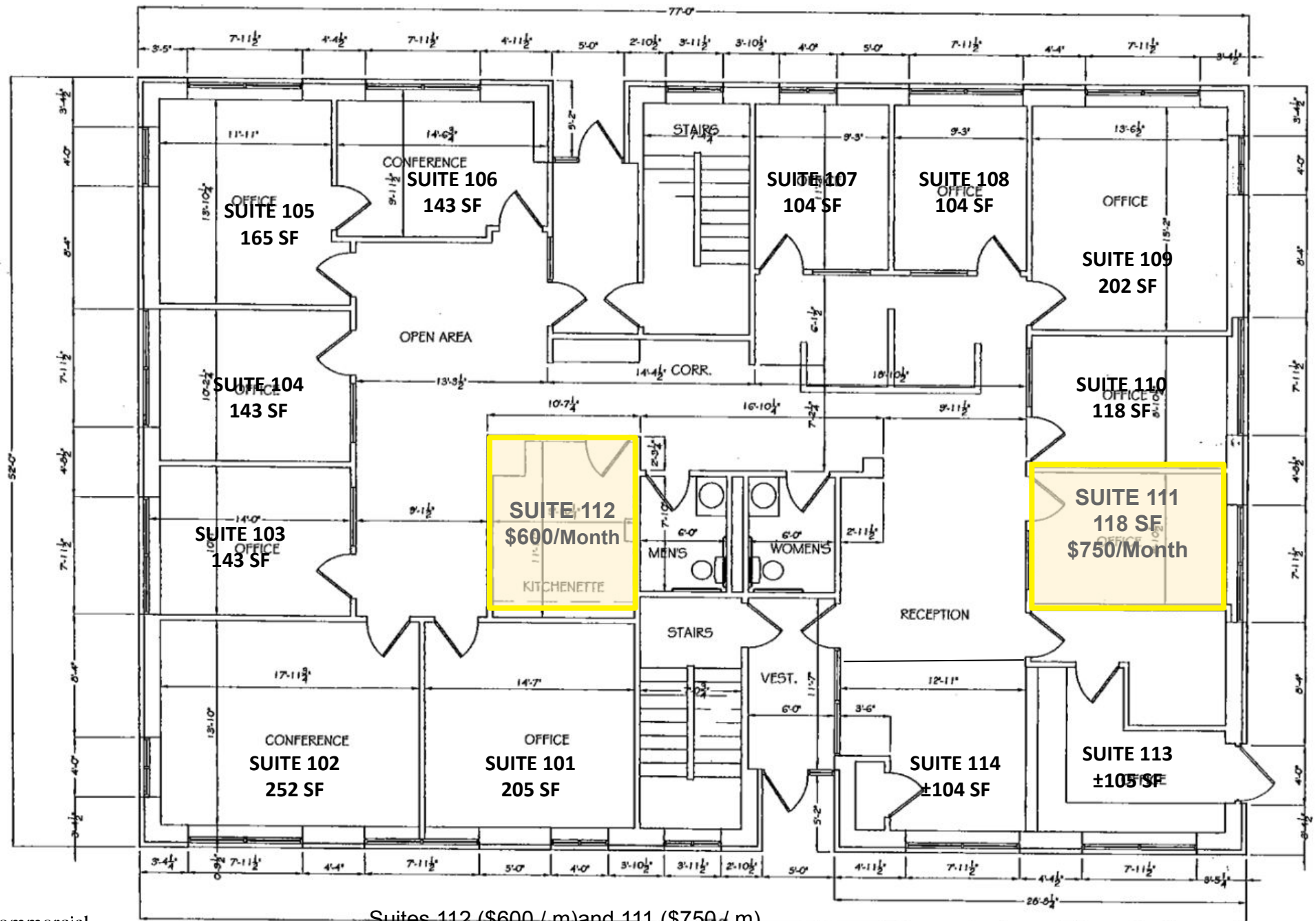


Shared office space in an ±8,000 Sq. Ft. professional office building. This professional office building is ±4,000 Sq. Ft. per floor with a full storage basement. Bassett Lane is located in Cape Cod's premier business location, Downtown Hyannis, midblock from Main Street and North Street. Ample parking is located onsite, the property also abuts a public parking facility.

- Spaces are available for lease
- Central AC and gas heat (included in rent).
- Building was constructed in 1985 (major renovations 2022).
- Zoned HVB (Hyannis Village Business) by the Town of Barnstable.

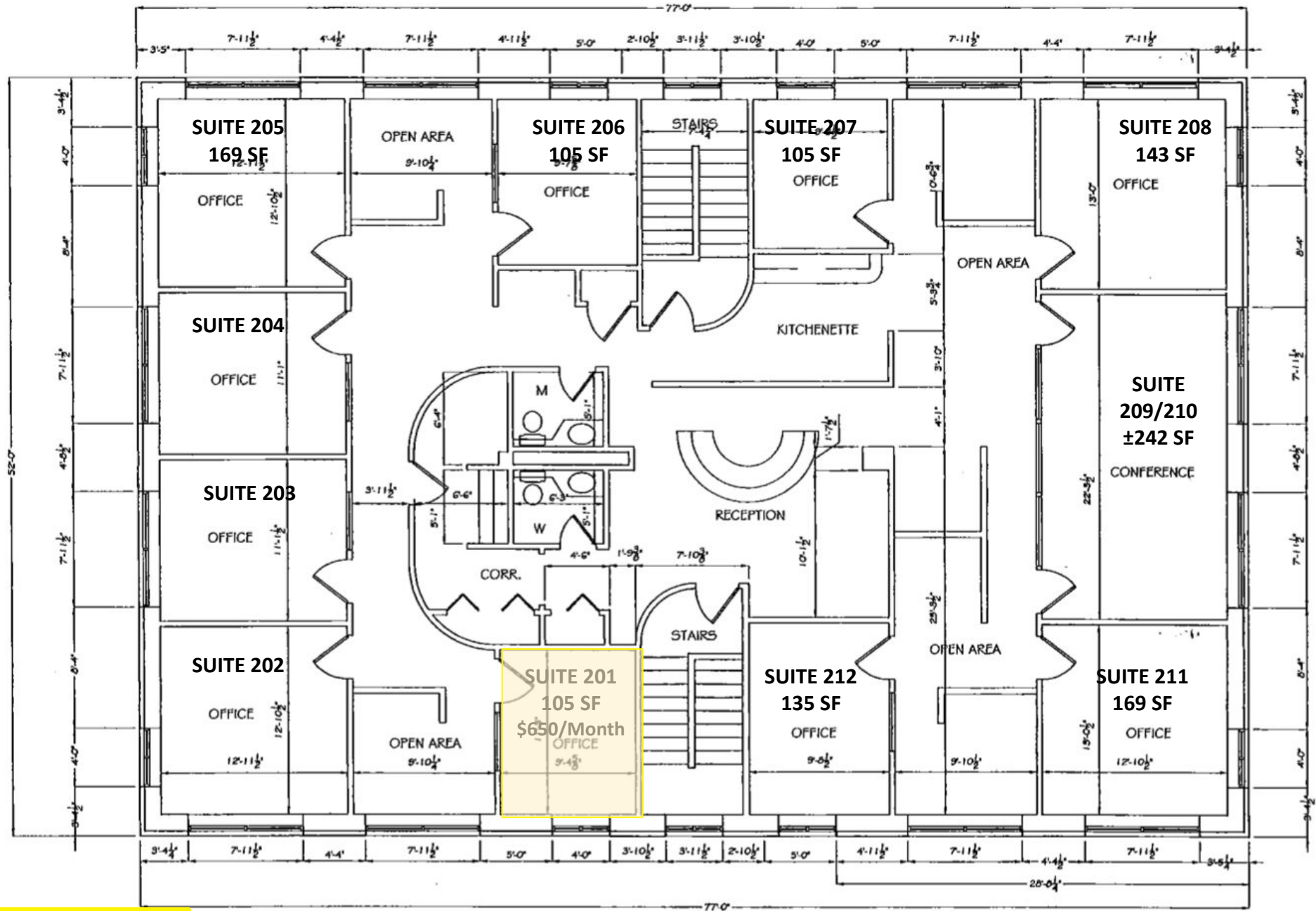
PROPERTY FLOOR PLANS

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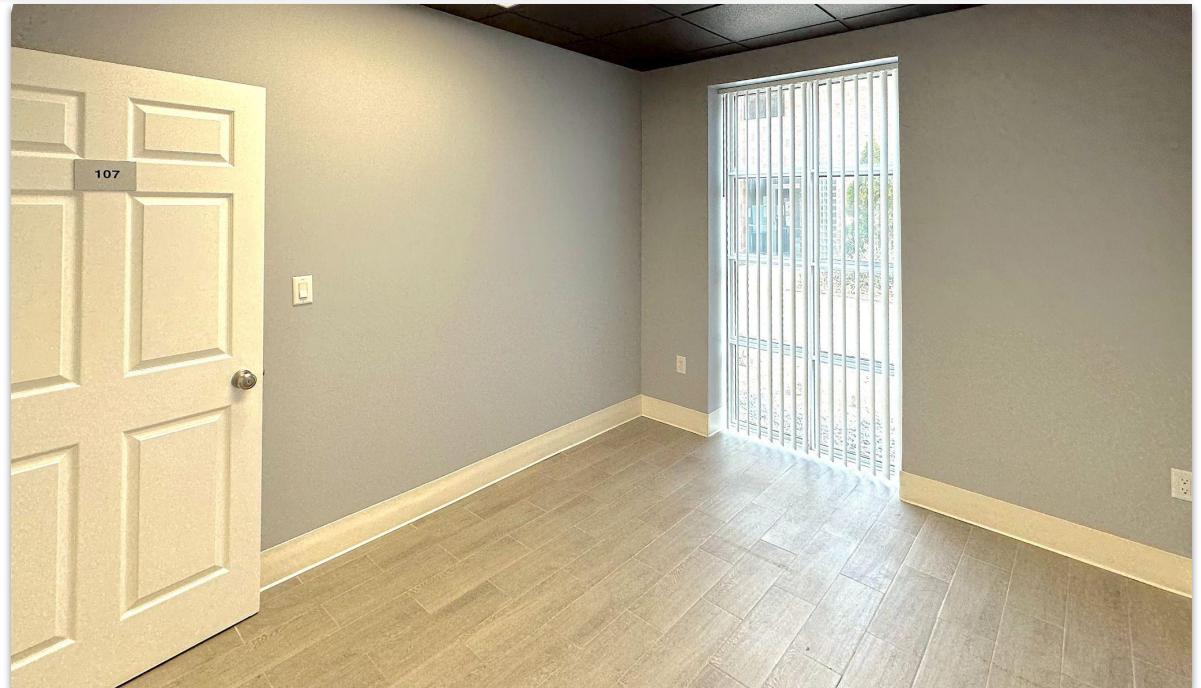
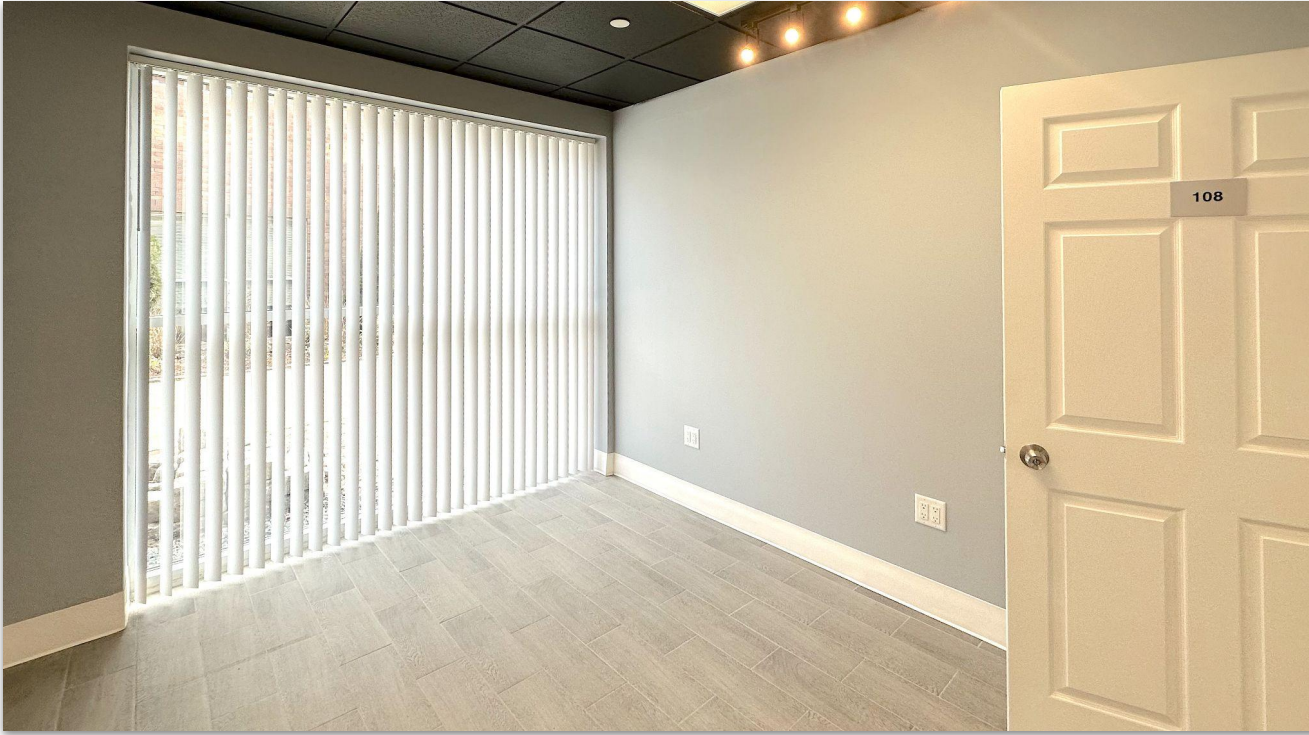
AVAILABLE

EXISTING SECOND FLOOR PLAN

Suite 201 (\$650/m) is currently available.

FIRST FLOOR

33 Bassett Lane, Hyannis, MA 02601



SECOND FLOOR

33 Bassett Lane, Hyannis, MA 02601



EXTERIOR

33 Bassett Lane, Hyannis, MA 02601



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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