Commercial
Realty Advisors

OFFERING MEMORANDUM

Professional Office Space & Business Bay w/ 8' Overhead Door

FOR LEASE

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1112 Main St, Unit A1	FOR LEASE	AREA
Osterville, MA	**$3,500/MO NNN**	±2,016 Sq Ft

PROPERTY SPECIFICATIONS

Executive Summary

1112 Main Street, Unit A1, Osterville offers 2,016± SF of commercial condominium space across two floors, combining a storage bay with finished office and meeting areas. The first floor includes a private office with built-in work surfaces, a bay with one overhead door, multiple closets and a bathroom. Upstairs, two private offices, an open meeting area, a separate sitting room, a kitchenette and a full bathroom provide workspace separate from the storage functions below.

Set behind Osterville Jewelers, this two-story, steel-frame unit offers a recognizable Main Street address tucked away from the road. Split Residential Conservation/Business A (RC/BA) zoning is subject to confirmation of permitted uses and condominium restrictions.

The property's identified inclusion in Phase 2 of Barnstable's Comprehensive Wastewater Management Plan places it within the program's 11–20-year sewer-expansion phase. Future sewer infrastructure could enhance the property's long-term utility and market appeal.

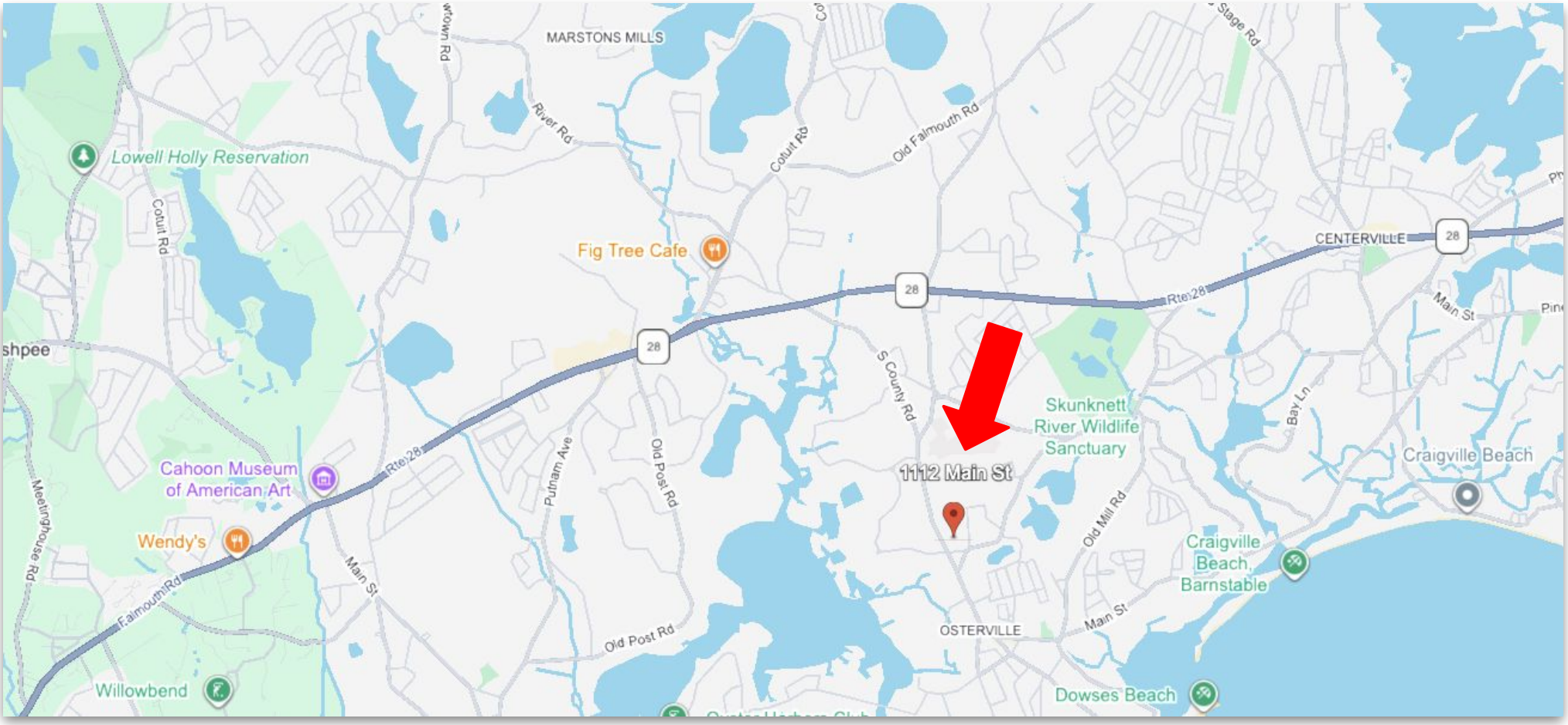
Parcel ID	118/013/A01
Address	*1112 Main Street, Unit A1, Osterville, MA 02655*
Style	Two-story commercial/industrial condominium
Book/Page	30054 / 0057
Zoning	Split Residential Conservation / Business A (RC/BA)
Building & Lot Size	2,016± SF total; 1,008± SF per floor. No separate lot area assigned to the condominium unit on the field card.
Year Built	1984
Use Code	3190 - Warehouse Condo



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PROPERTY LOCATION

1112 Main St., Unit A1, Osterville, MA 02655



1112 Main Street offers a recognizable Osterville business address with convenient access, while Unit A1's position behind Osterville Jewelers provides a setting tucked away from the street. The property is approximately 0.7 mile from the Osterville Village Library, 0.8 mile from Fancy's Market and 1.5 miles from Route 28 via Main Street and South County Road, connecting businesses to village amenities and the broader Cape Cod market.

ABOUT THE PROPERTY

First Floor — Office and Storage Bay

- Finished entry hallway with carpeting, painted walls and chair-rail trim, connecting the office, bay area and staircase to the second floor.
- Private front office with a window, wraparound built-in work surfaces, carpeting and overhead lighting.
- Business bay with one sectional overhead door, painted concrete flooring and portions covered with carpeting.
- Multiple enclosed storage closets and bathroom
- Suspended ceilings and overhead lighting throughout much of the space, with a ceiling-mounted unit heater in the bay.
- A practical layout that separates administrative workspace from industrial while maintaining interior access between the two.



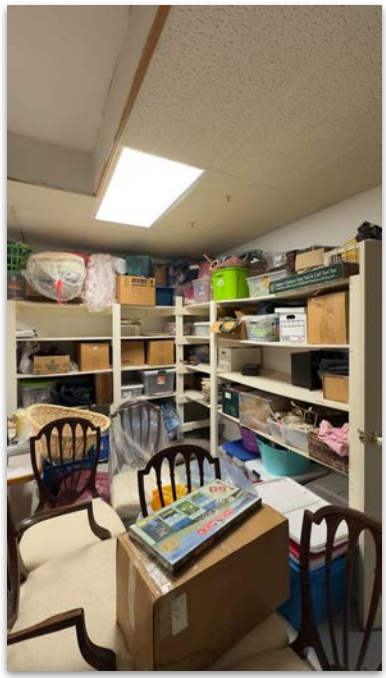












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Second Floor — Finished Office and Meeting Space

- Interior staircase opens to a central meeting area with a window, sloped ceiling and double-door storage closet.
- Two private offices:
  - a larger corner office with windows on two sides
  - a second office with an interior window overlooking the central meeting room.
- Separate sitting room with natural light and a vaulted ceiling, providing space for informal meetings or staff breaks.
- Kitchenette with cabinetry & sink
- Full bathroom





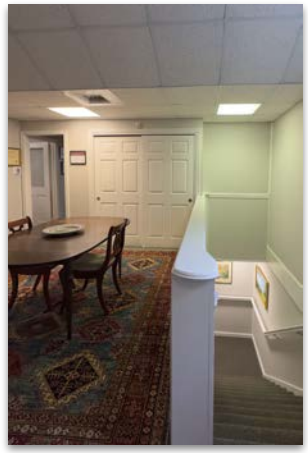






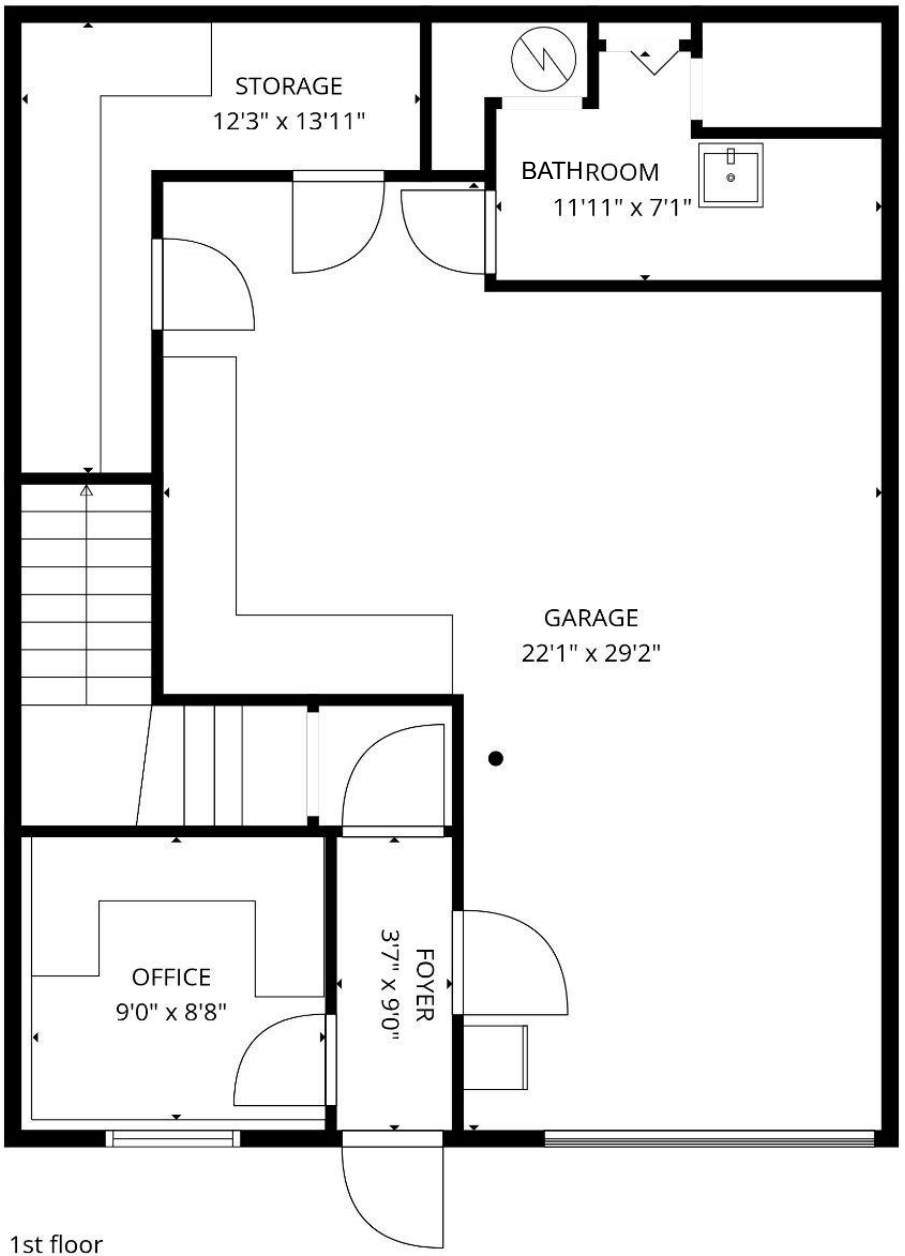




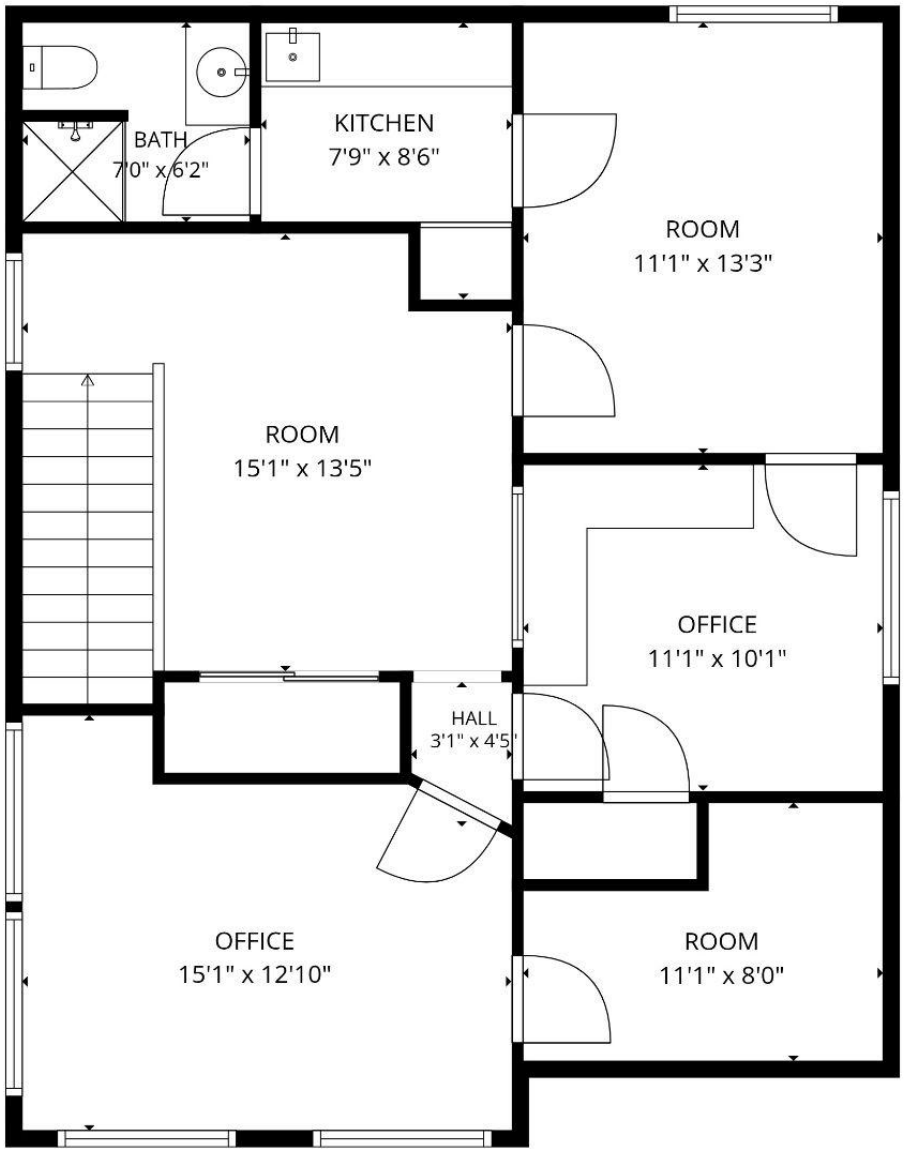


FLOOR PLANS

1112 Main St., Unit A1, Osterville, MA 02655



1st floor



2nd floor

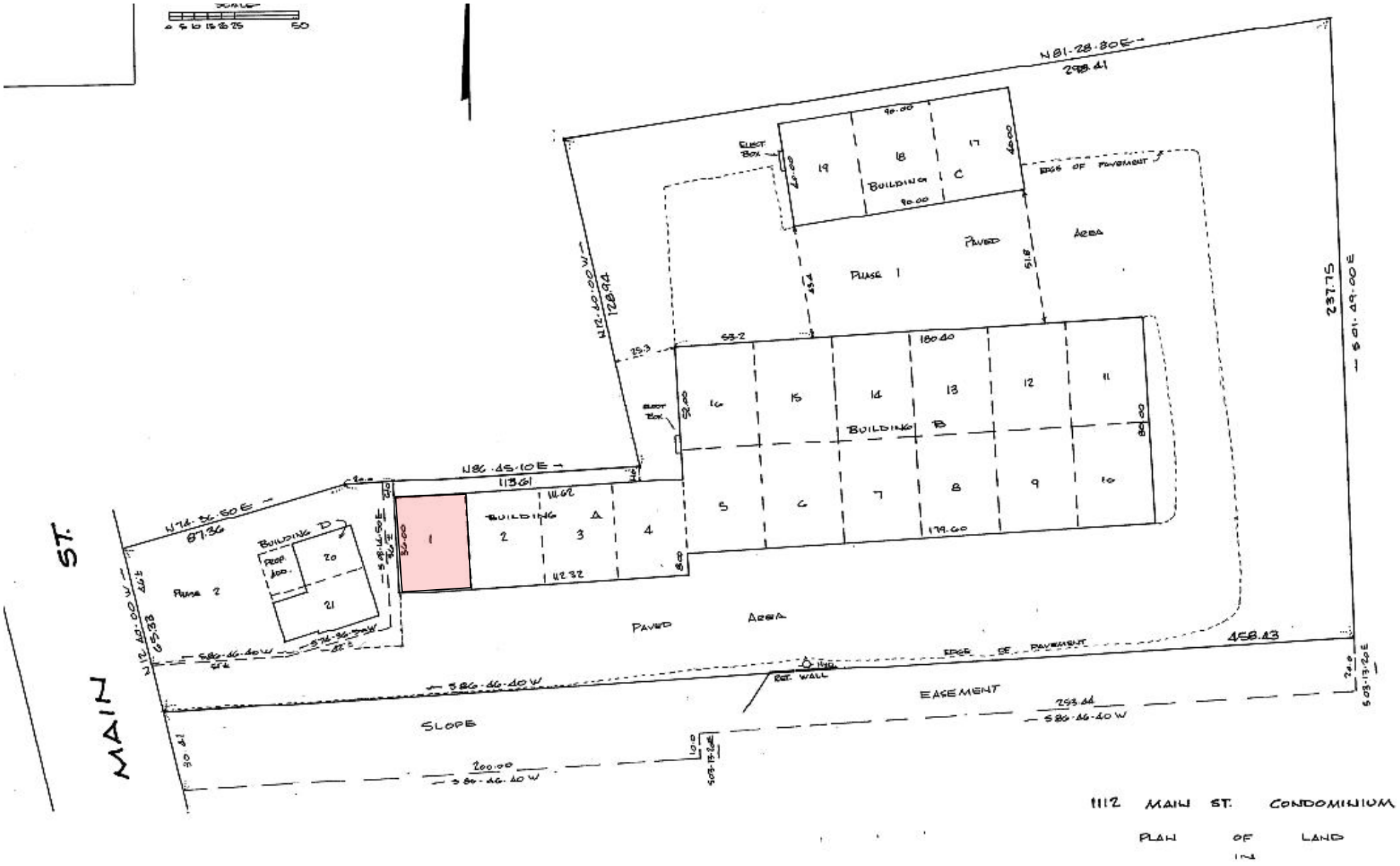
TOTAL: 1274 sq. ft
1st floor: 332 sq. ft, 2nd floor: 942 sq. ft
EXCLUDED AREAS: GARAGE: 508 sq. ft, STORAGE: 109 sq. ft, UNDEFINED: 17 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Building Plan

1112 Main Street, Unit A1, Osterville, MA



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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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