Commercial
Realty Advisors

OFFERING MEMORANDUM

Ground-Floor Professional Office Space for Lease

FOR LEASE

KEVIN PEPE

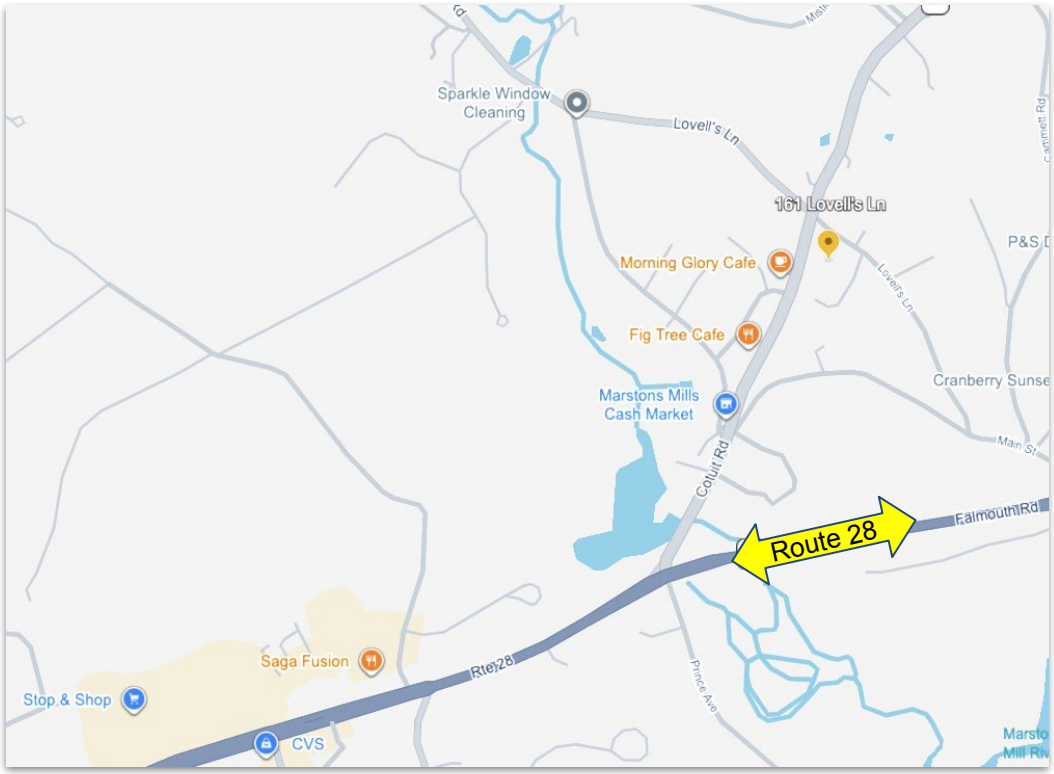
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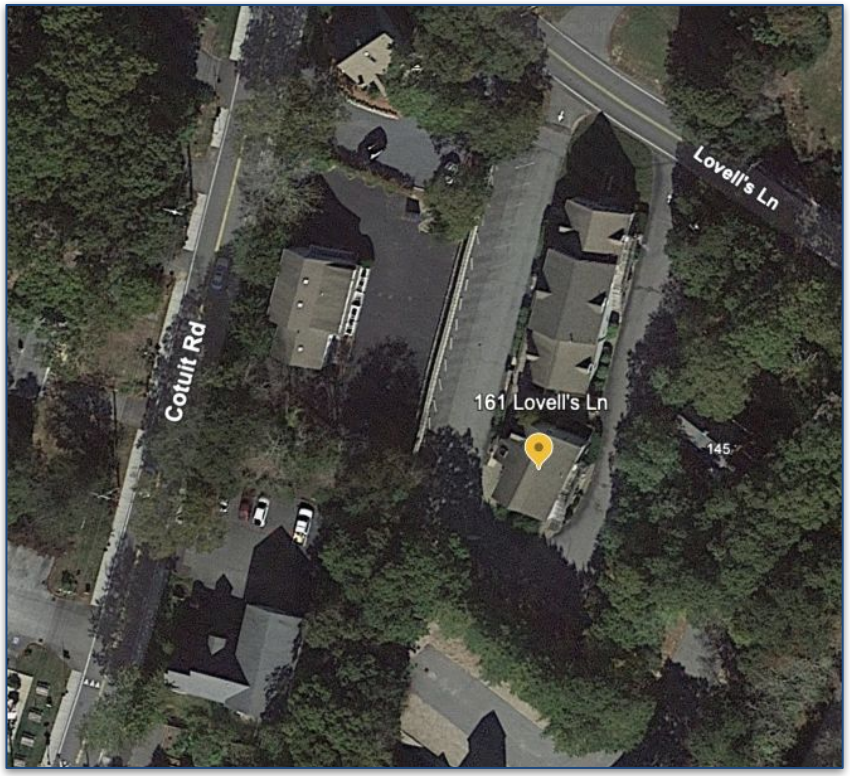


161 Lovell's Lane	FOR LEASE	AREA
Marstons Mills, MA	**$1,400/MO INCLUSIVE**	±768 Sq Ft

PROPERTY LOCATION

161 Lovell's Lane, Marstons Mills, MA 02648





161 Lovell's Lane is located in Marstons Mills village, near Route 149 with convenient access to Route 28. The setting offers a practical office location for a business serving Marstons Mills and surrounding Cape Cod communities. Nearby village amenities include Morning Glory Café on Cotuit Road and the Marstons Mills Public Library on Main Street, placing dining and community services close to the office.





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ABOUT THE PROPERTY

Ground-Floor Office for Lease | 161 Lovell's Lane, Marstons Mills
$1,400/Month INCLUSIVE

Small, well-appointed ground-floor office featuring a reception/waiting area, separate private office, and kitchenette with cabinetry and sink. Natural light, neutral finishes, and wood-look flooring create a welcoming setting for a small professional practice or business.

The space is one of two individually metered units on the ground floor, allowing for separate utility billing.











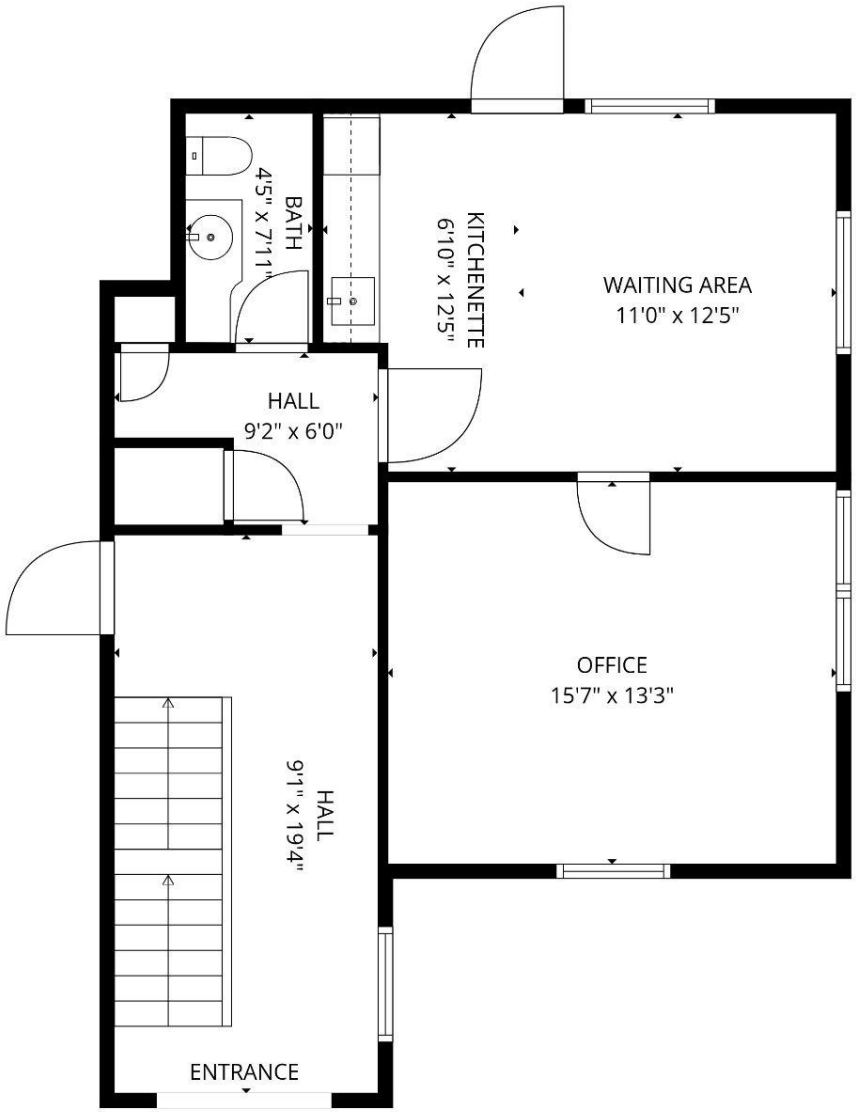




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FLOOR PLANS

161 Lovell's Lane, Marstons Mills, MA 02648



TOTAL: 768 sq. ft

1st floor: 768 sq. ft

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

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Commercial Realty Advisors' Disclaimer

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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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