



**FOR LEASE: 1047 FALMOUTH ROAD, HYANNIS**



## *912 sq. ft. First Floor Office Suite*

- ◇ Location: Route 28, across from Strawberry Hill Primary Care, CVS and the Centerville Gardens office complex.
  - ◇ Also in this building Associated Alarm and Law Offices of Collins & Cabral, and of LePizzera Laprocini.
  - ◇ Parking: There is parking directly in front of the suite, and also a large parking lot in the rear
  - ◇ Accessibility: Entrance is from the front parking lot, with just 2 steps up and railings on either side
- Features:**
- ◇ Vinyl, wood-like flooring throughout
  - ◇ Gas FHA heat/ central air
  - ◇ Lots of natural light— windows on three sides
  - ◇ Professional office use only. No personal service

Interior layout provides for five rooms of varying sizes, suitable for private offices, conference rooms, waiting, reception, plus private bathroom & kitchenette. Signage available on sign at street & on the building. High traffic counts. Several hundred feet from the lighted intersection of Strawberry Hill Road. Rent includes RE taxes and CAM.

**FOR LEASE: \$1,850 per month**

**Exclusively Listed by Ali Maloney- AMG Realty**

**Bus: 508.362.3323**

**Cell: 774.836.0347**

**aamaloney@comcast.net**

**www.AMGRealty.net**

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Property is centrally located, and is easily accessible from Centerville, Osterville, Mashpee, Marstons Mills, and all points east and west via the Mid-Cape Highway, Exit 68 (6), and Exit 65(5), Route 149. It is several hundred feet from the lighted intersection of Falmouth Road and Strawberry Hill Road.

Please note that the cell phone tower is schedule to be removed rom the property in July of 2025.



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The office suite offers wood-like flooring throughout, warm grey walls and plenty of natural light.



Five rooms, one private bath and a kitchenette.

Many extras including windows all around, a glass panel door and canned, recessed lighting.



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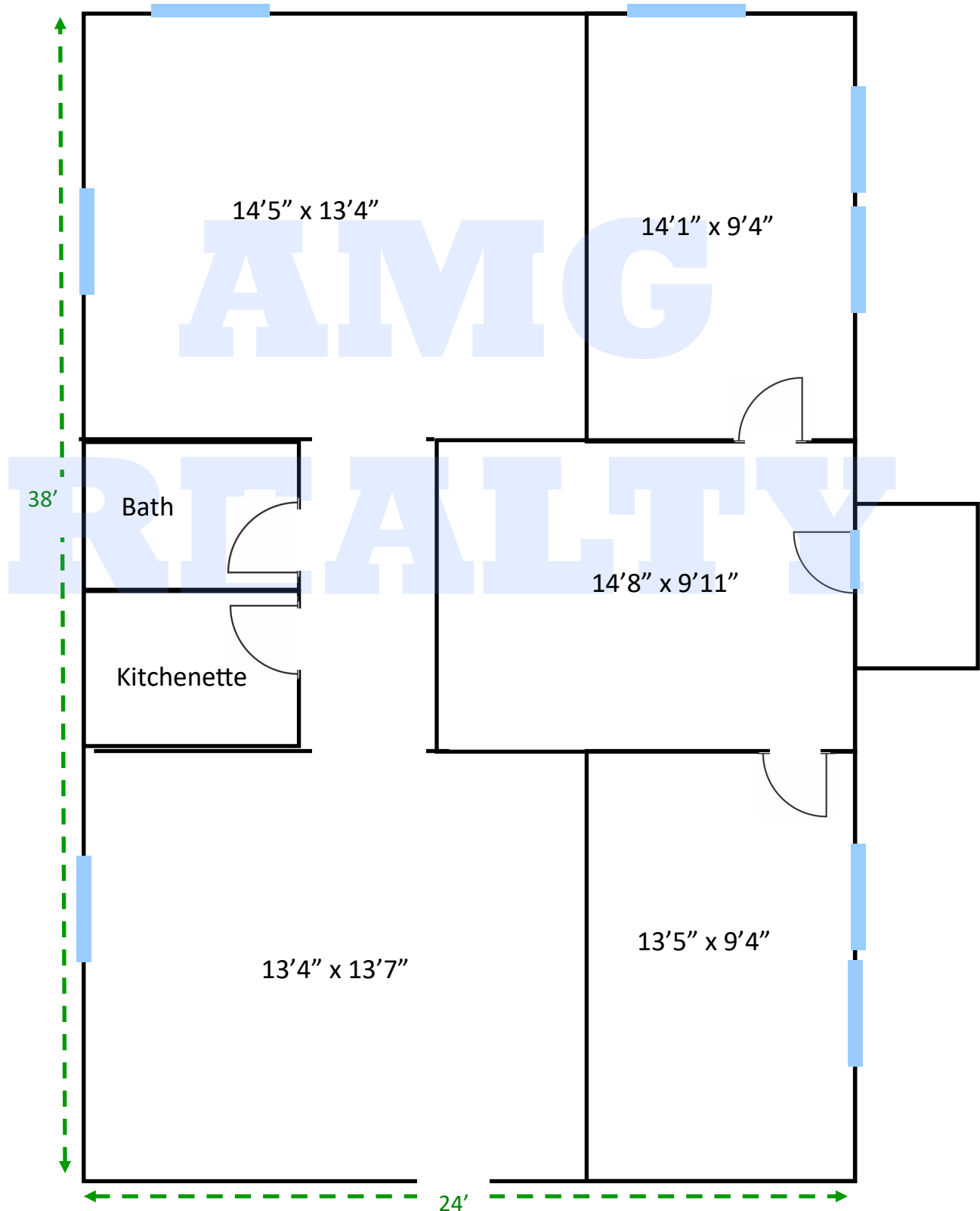
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Measurements are approximate. Not to scale.



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