

Federalist Style Professional Office Building

CAREY COMMERCIAL, INC. PRESENTS

FOR LEASE

38 ROUTE 28 WEST YARMOUTH, MA 02673



◆ First floor lobby ◆



ON LOCATION ...

High visibility location at the edge of the Yarmouth / Barnstable Town Line. Proximate to a variety of professional and tourism based services:

- ◆ Cape Cod Hospital
- ◆ Ocean Street Docks
- ◆ Ferry Terminals
- ◆ Exit 7 off the Mid Cape Highway
- ◆ Barnstable Airport
- ◆ The Route 132 Corridor

OPTION 1: Lease Entire Building. \$4,000/mth + Utilities

2,920 SF BUILDING



2,920 SF Office building offering a combination of professional office space with a full level of industrial storage complete with a 12' grade door accessed from the back side of the building.

Option 2: Lease Individual Offices \$650/month + Utilities

1-2 Room Suites

Oversized, bright and spacious offices with storage closets, hardwood floors and access to common half bathrooms and basement storage.



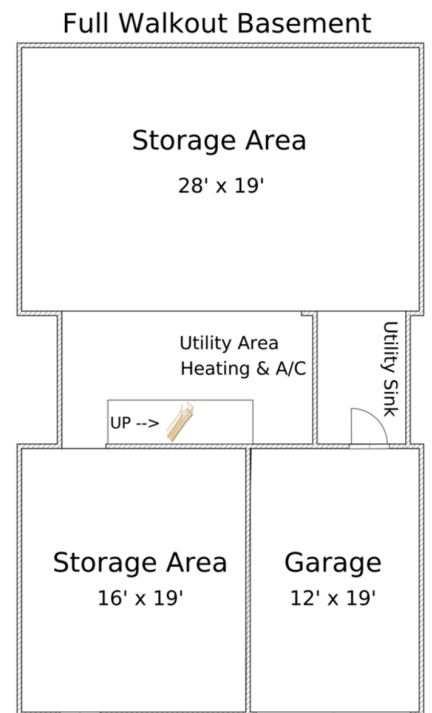
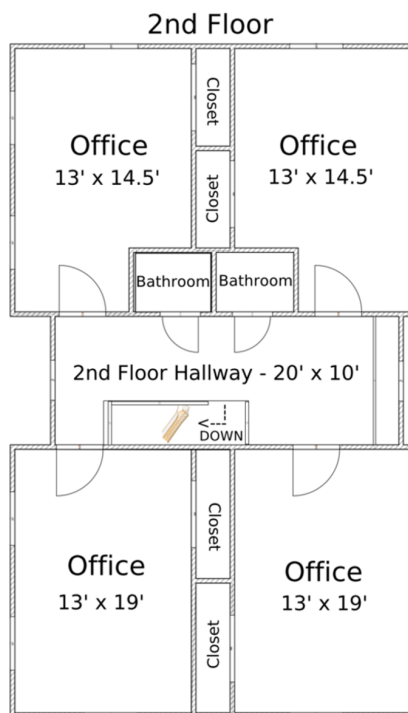
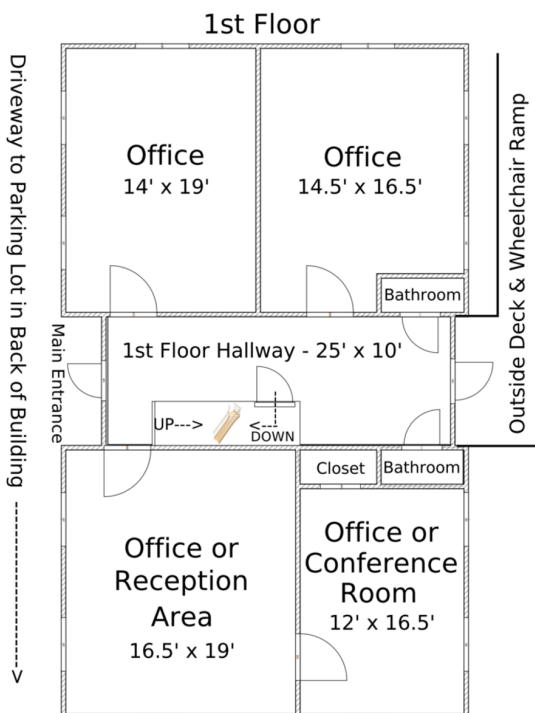
First Floor - 1,460 SF
 Second Floor - 1,460 SF
 Basement Storage 1,160 SF
 Year Built - 1986
 Utilities - Gas heat / A/C
 Parking - 16 spaces

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◆ Lease the entire building for \$4,000/month + Utilities ◆

Dual Office Suite \$1300/month + Utilities

◆ Lease Individual Offices \$650/month + Utilities ◆



Parking Lot For 16 Cars