



1,450 SF STAND ALONE OSTERVILLE OFFICE

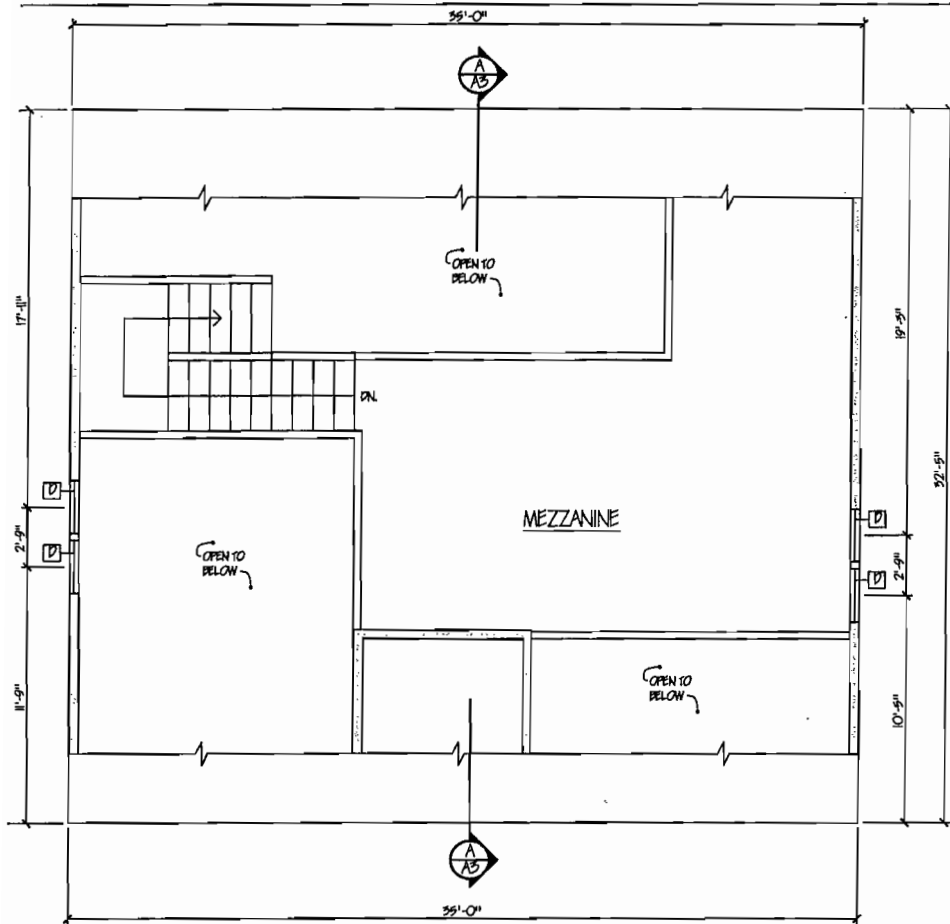


For Lease!

10 OSTERVILLE W. BARNSTABLE RD. OSTERVILLE, MA

Stand Alone 1,450 SF Professional Office Building located just off Main Street, Osterville close to the intersection of Route 28 / Falmouth Road. Flexible floor plan with one private office and wide open floor plan on the first floor. Second Floor mezzanine office.

- 1,050 SF First Floor + 400 SF Second Floor Office
- 14 Year Old Construction
- 20 Space Parking Lot Shared with one other building.
- Previously Occupied by a Physical Therapist
- Separate Utilities; gas heat, Central Air
- \$1,800/month + Utilities.



SECOND FLOOR PLAN

DESIGNED/DRAWN BY:
LOUISA J. GRAUEL ARCHITECT
 288 HUCKINS NECK ROAD
 CENTERVILLE, MA (508) 362-1690

NEW ACCESSORY BUILDING FOR:
COLLINS MEDICAL OFFICE
 10 OSTERVILLE - WEST BARNSTABLE RD.
 OSTERVILLE, MA 02655

SCALE:
 1/4" = 1'-0"

DATE:
 9/12/2001

PROJECT NO.
 21-969

DWG. NO.:

A1

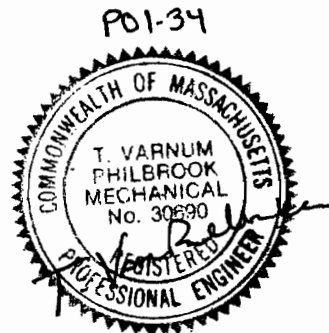
MAIN BUILDING WINDOW SCHEDULE							
MANUFACTURER	ITEM NO.	QTY.	STYLE	GRILLES/LITES	ROUGH OPENING	REMARKS	TYPE
NORCO	5042-1	2	CLAD CASEMENT	6/1	2'-6 3/4" x 4'-9 3/4"	SOL PER ELEVATIONS	A
NORCO	5054-1	3	CLAD CASEMENT	6/1	2'-6 3/4" x 3'-6 3/4"	SOL PER ELEVATIONS	B
NORCO	2848-1	10	CLAD CASEMENT	6/1	2'-4 3/4" x 4'-0 3/4"	SOL PER ELEVATIONS	C
NORCO	2830-1	4	CLAD CASEMENT	2W2H	2'-4 3/4" x 2'-6 3/4"	SOL PER ELEVATIONS	D

NOTES:

1. ALL WINDOWS SHALL BE SIMULATED DIVIDED LIGHT (SDL) WITH INTERIOR & EXTERIOR GRILLES AFFIXED TO THE GLASS AND BROWN SHADOW AIR SPACE BAR BETWEEN THE INTERIOR & EXTERIOR GLASS.
2. EXTERIOR CLADDING: HARTFORD GREEN.
3. INTERIOR FINISH: PRIMED FOR PAINT.
4. TALL CASEMENTS SHALL HAVE 2-5/16" CHECK RAIL (PER ELEVATIONS).
5. ALL WINDOWS SHALL BE PROVIDED COMPLETE WITH ALL NECESSARY HARDWARE FOR OPERATION.
6. WINDOW OPERATOR/ HARDWARE COLOR SELECTION: WHITE OR SANDTONE PER CLIENT.
7. ALL WINDOWS SHALL BE PROVIDED WITH INSECT SCREENS.
8. PROVIDE JAMB EXTENSIONS AS REQUIRED FOR INSTALLATION IN 5-1/2" STD OR 6-1/2" SPS WALL.
9. PROVIDE ELECTRIC REMOTE OPERATORS FOR WINDOWS AT CLERESTORY.

TYPICAL NOTES:

- 1.) 1 x 6 PAINTED WOOD BASE W/ BEADED TOP EDGE THROUGHOUT.
- 2.) 1 x 4 PAINTED WOOD TRIM W/ BEADED EDGE AT ALL WINDOWS & DOORS.
- 3.) ALL GYPD/ VP WALLS AND CEILINGS SHALL BE PAINTED. SEE INTERIOR ELEVATIONS FOR COLOR SCHEDULE.
- 4.) MAINTAIN JOINTS BETWEEN FLOOR MATERIALS UNDER CENTERING OF DOORS UNLESS THRESHOLD IS INDICATED. VERIFY W/ ARCHITECT.



18 SEPTEMBER 2001
PERMITTING ONLY

