



# HARTEL COMMERCIAL REAL ESTATE

*Strategic Real Estate Services*

**180 Teaticket Highway aka Route 28  
Driftwood Plaza - East Falmouth, MA**

**Leasing Opportunity - Turn Key Fitness & Wellness Facility  
Option for Space to be Converted to Many Other Allowed Uses**



**Units 1 & 2**

- \* **RENOVATIONS & UPDATES INCLUDE: NEW MECHANICALS, BATHS, ELECTRIC, FLOORING, NEW PAINT THROUGHOUT, LOBBY UPDATED, ROOF, STRUCTURAL IMPROVEMENTS, AND MORE!**
- \* **FIRST FLOOR UNITS - MOVE IN READY - UNITS 1&2 - 2,500± SF - AVAILABLE APRIL 1, 2026**
  - \* **ADJACENT TO CUMBERLAND FARMS GAS STATION AND CONVENIENCE STORE**
  - \* **ZONED B2- COMMERCIAL - YEAR ROUND ACTIVITY - EXTREMELY HIGH VISIBILITY**

**\$18/SF Plus CAM - Long Term Lease - Available**



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230 Jones Road  
Suite 6  
Falmouth MA 02540

Greg Hartel  
617-256-3169  
Greg@HartelRealty.com

Jody Shaw  
508-566-3556  
Jody@HartelRealty.com

Main Office  
508-444-0172  
www.HartelRealty.com



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**Available April 1, 2026**

**Viewings Available Immediately**

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**Location - 180 Teaticket Highway - East Falmouth, MA**

**Contact Jody Shaw: 508-566-3556 or 508-540-0448**

**Jody@HartelRealty.com**

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## *Property Summary and Details*

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### **Highlights Include:**

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Lobby  
Gym  
Private Office  
Restroom/Changing Facilities w/Shower  
Flexible Layout Configurations  
Immediate Operational Readiness  
Storage

### **2,500± SF Space:**

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Total SF: 2,500± SF  
Bay 1 Lobby: 1,250± SF  
Bay 2 Gym: 1,250± SF

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### **Equipment Included (Optional)**

Existing Fitness and Office Equipment may be included as part of a Lease Takeover, creating a turnkey opportunity to begin operating immediately. Inventory Information available upon request.



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## **Bay 1**

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Lobby/Meeting Area

Reception

Changing Rooms

Showers

Office

Closet

## **Bay 2**

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Fully Functioning Gym

Treadmills

Spin Bikes

Weights

Rowers

Weight Racks



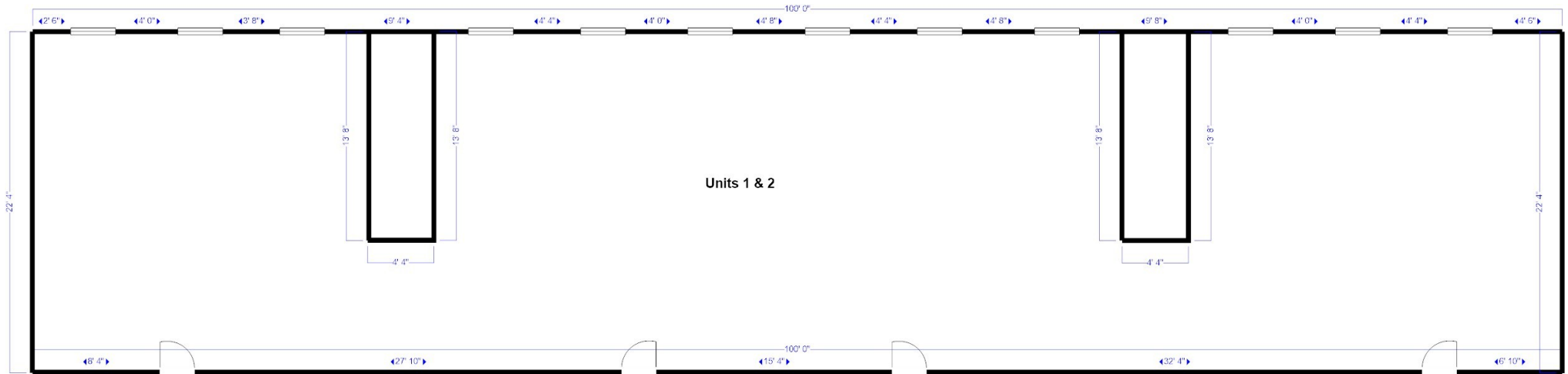


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## *Floorplan - Units 1 & 2*

*2,500± SF*





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## Satellite View



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## Neighborhood View



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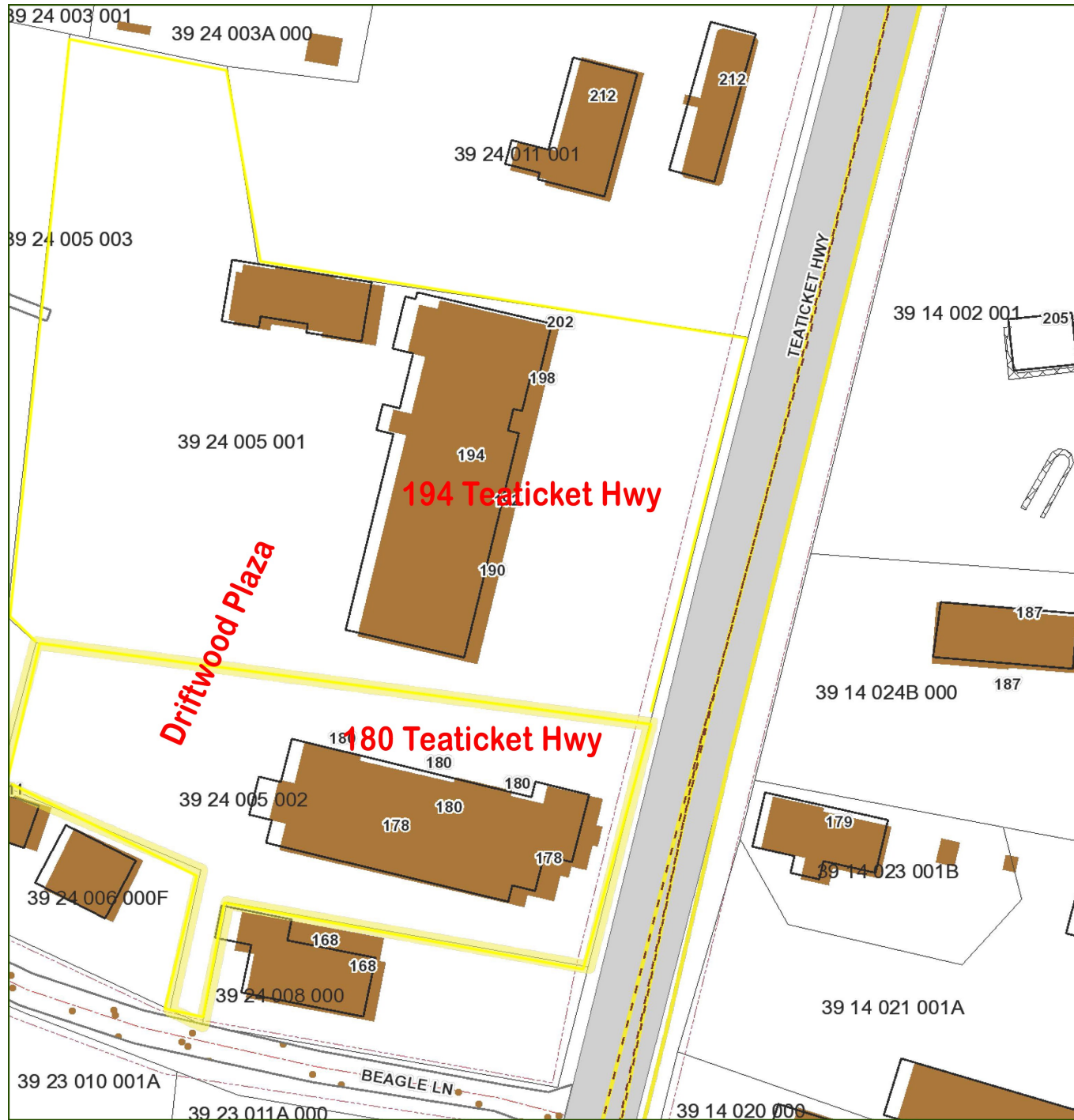
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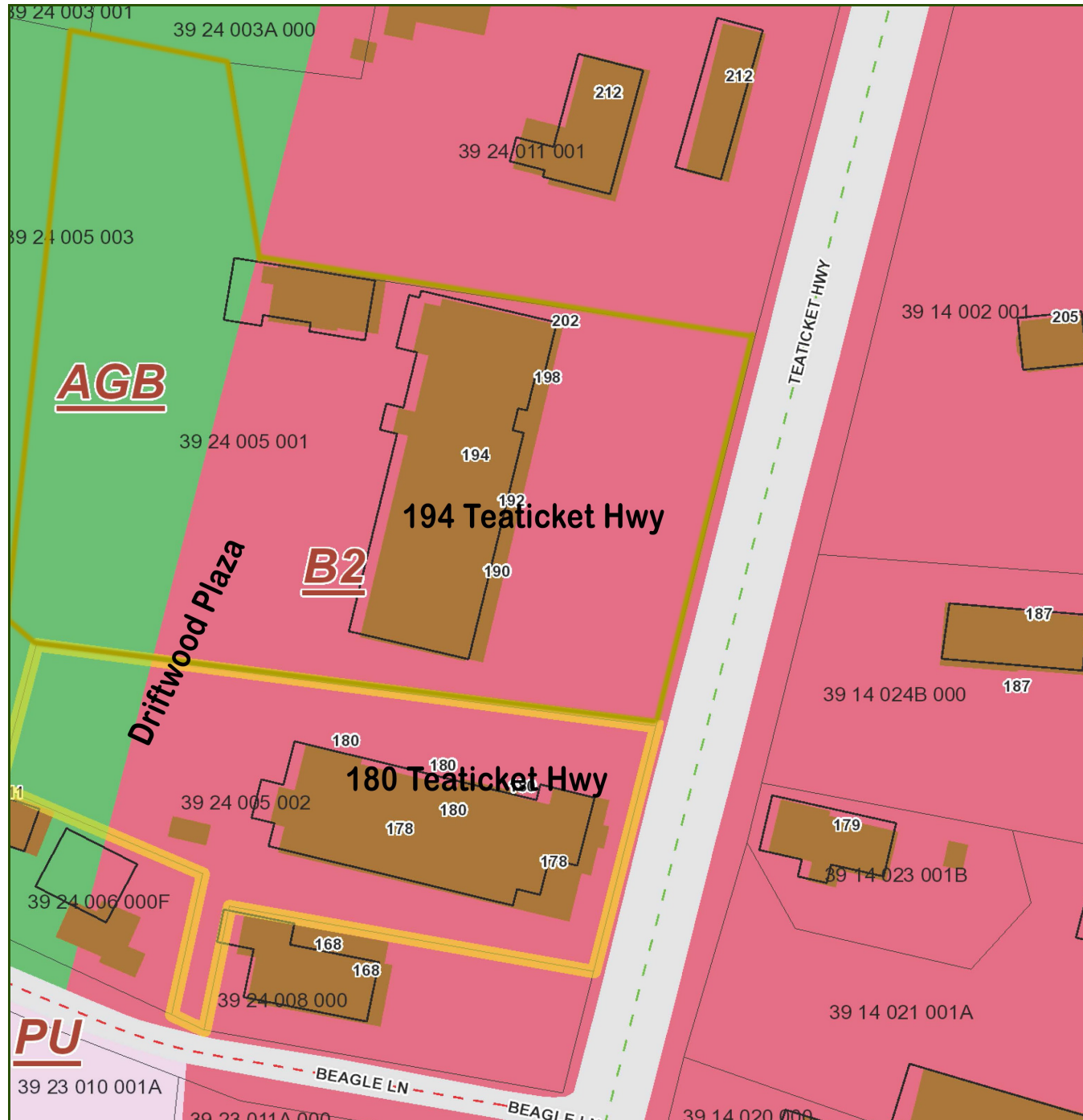
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# Assessor Map



# Zoning Map





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## *180 Teaticket Hwy aka Rte 28 - East Falmouth*

The units are located in the Driftwood Plaza, in the Teaticket business district of East Falmouth in the town of Falmouth. There is one/two available at the 180 Teaticket Building, which is located adjacent to the 194 building and also adjacent to the new Cumberland Farms gas station and convenience store. This is a high visibility, heavily traveled year round area. Complimentary businesses are located in the immediate neighborhood. Turnover is very low with tenants.

Long Term Lease - Available.



**Units 1 & 2**