# 90 Route 6A, Orleans, MA 02653

**300+/- Sq. Ft. "In-Town" Office Space in Professional Building**
**for Lease on Route 6A in Orleans, Cape Cod**

**FOR LEASE!**

Contact **Brad Kuhrtz** at Commercial Realty Advisors at **508-862-9000 ext 118** and **bkuhrtz@comrealty.net**
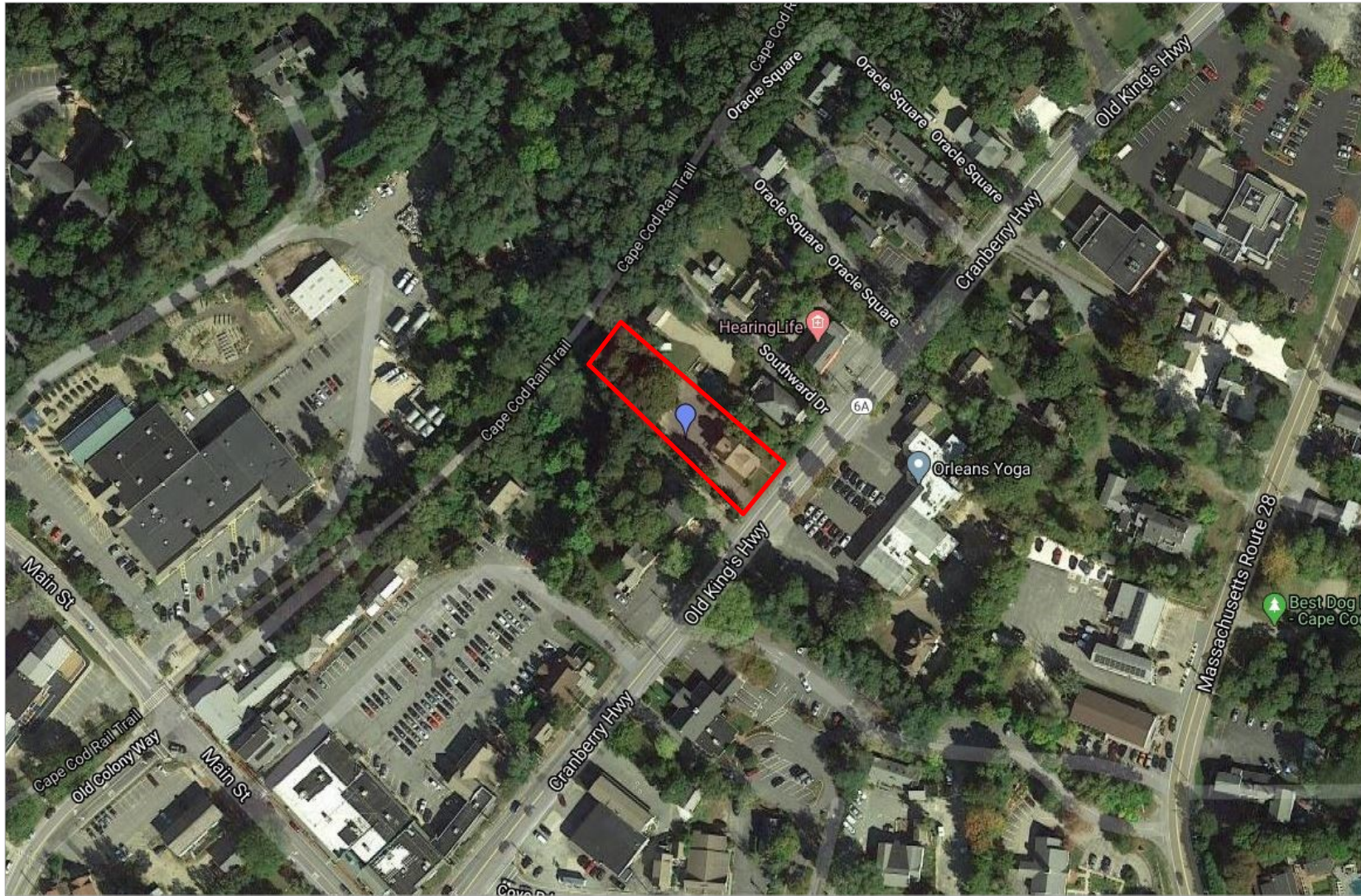
## Property Summary:

This private office space has great onsite parking and signage available on Rt 6A. Located in the heart of Village Center District, it's a short walk to all village shops, restaurants and amenities and easy access to Route 6. Second floor unit with 300+/- Sq. Ft. Bright space, windows facing town center. Generous walk-in closet storage area. $475 per month includes utilities.

**For Lease at $475/Month, Util's Included**

# 90 Route 6A, Orleans, MA 02653
## Property Location Map

Exit 12, Mid-Cape Highway

Location

# 90 Route 6A, Orleans, MA 02653
## Property View



## Commercial Realty Advisors' Disclaimer

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Property Summary:

86 Willow Street is a professional office building with curb appeal and ample parking on the property. Unit 25 is a 903+/- Sq. Ft. 2nd-floor office space that consist of 3 rooms: 2 small, 1 oversized. The unit is freshly painted with new carpet. Building has gas heat and heat pump AC. Being offered at $16.50/Sq. Ft. (N-N-N); triple net fee is $2/Sq. Ft. and includes snow & ice removal, exterior maintenance and professional landscaping.

ENT.

UNIT 25
903 S.F.

LAV.

DN.

35.02

26.00