

Office Space for Lease—Campus Style Setting

Sunflower Marketplace, 923 Route 6A, Yarmouthport, MA

Property Features:

- Campus-like setting on well-traveled road in Yarmouth Port
- Ample Parking
- Shared office services / space available
- Well-maintained property
- Neighbors include: Cape & Plymouth Business Magazine, The Sunflower School, Griffin Publishing, Doctors, Counselors, Engineers, RE Brokers, as well as abutters/ Rite Aid, Peterson's Market, and Barnstable County Insurance Co.



For more information about this opportunity contact:

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Commercial
Realty Advisors

www.comrealty.net

Commercial Realty Advisors, Inc.

Real Estate Investment Brokerage Company

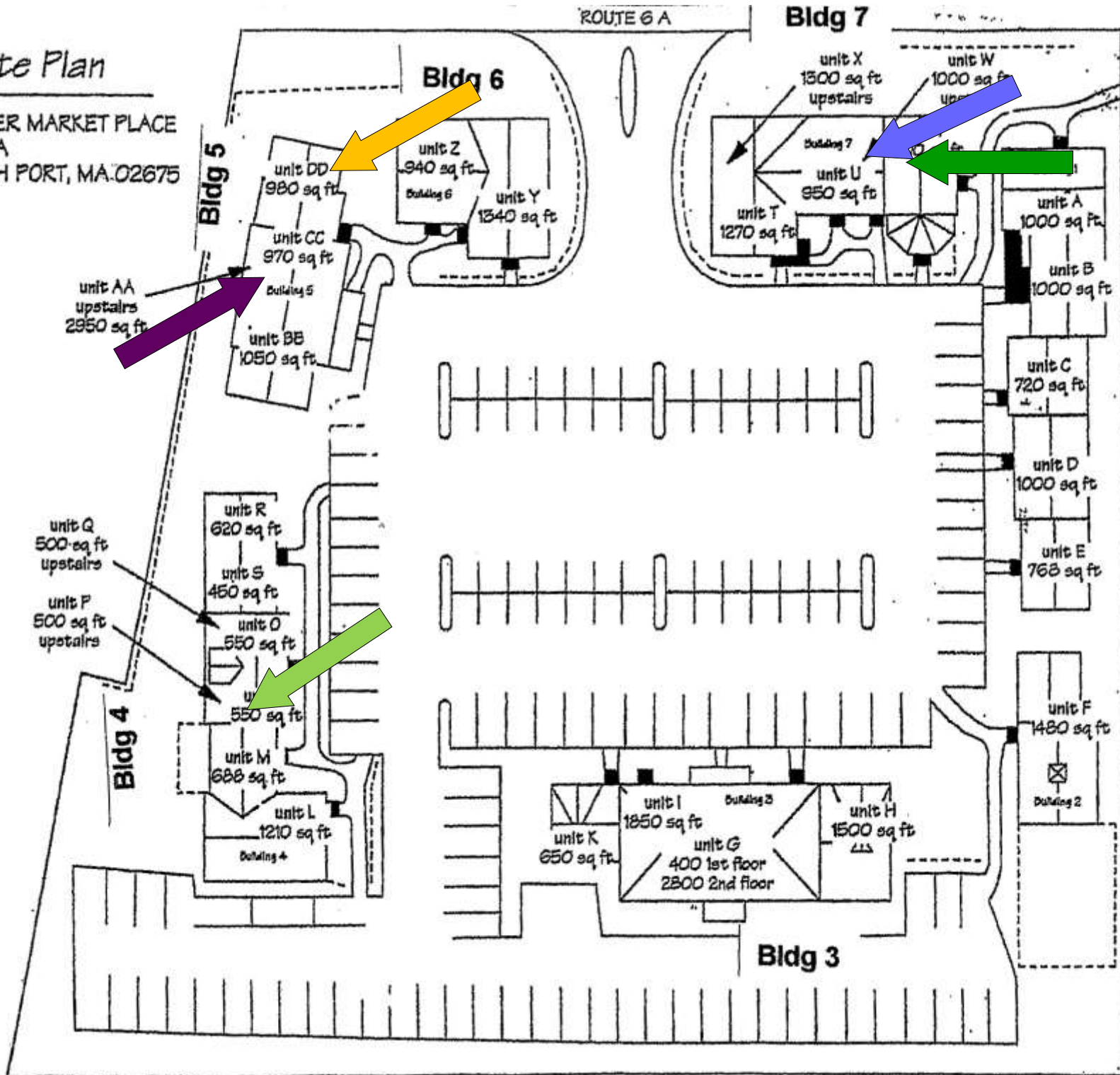
222 West Main Street, Hyannis, Massachusetts 02601

Tel: 508.862.9000

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Site Plan

SUNFLOWER MARKET PLACE
923 RT. 6A
YARMOUTH PORT, MA. 02675

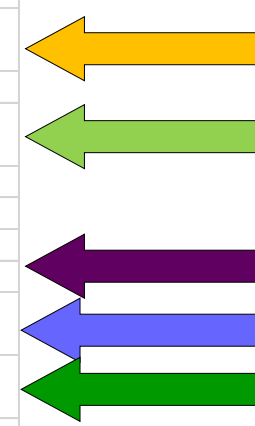


Bldg 1

Bldg 2

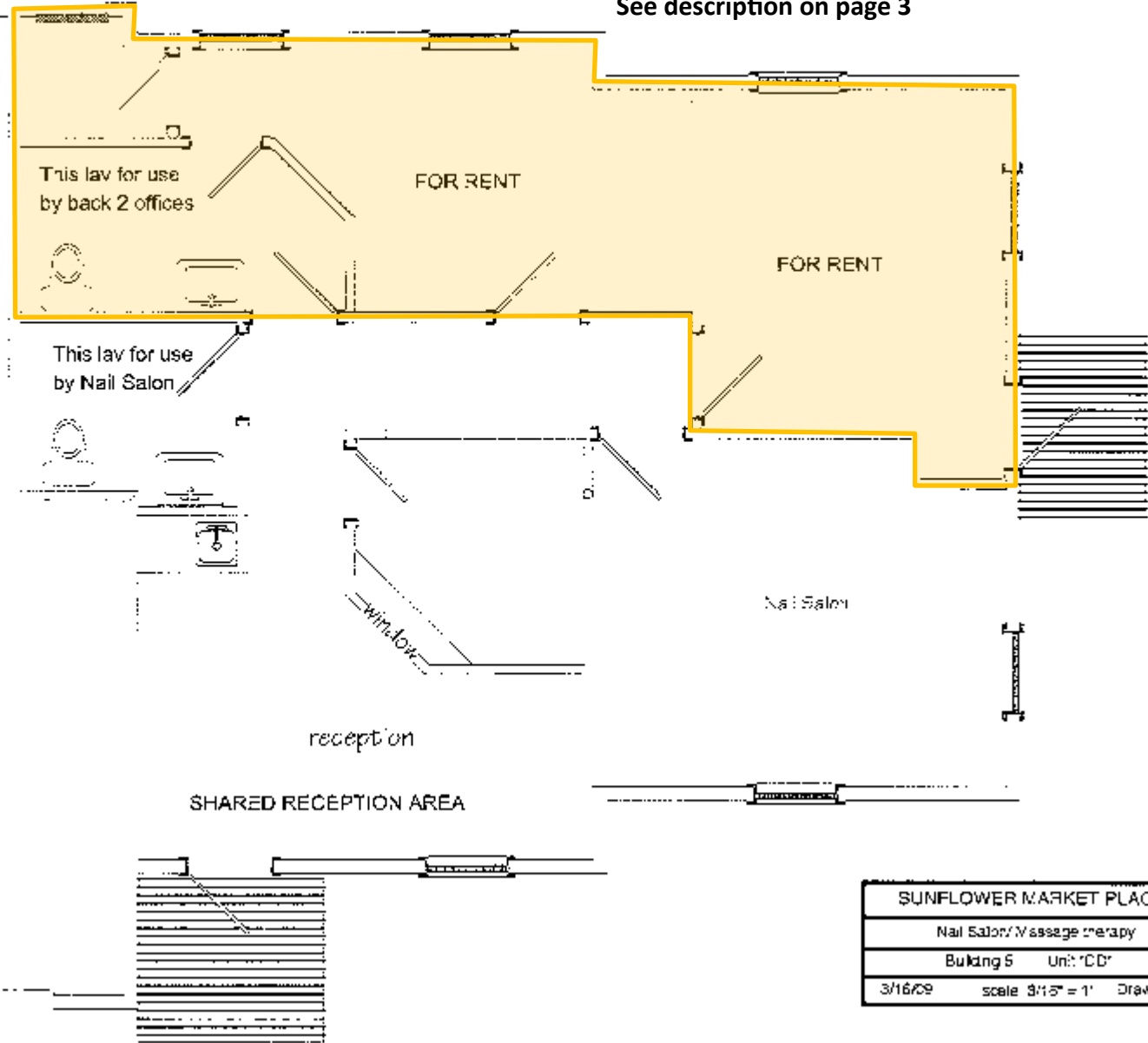
Scale: 1" = 50'
drawn by JNB
10-1-90

UNIT	RENT/MO	SQ.FT.	WHO PAYS UTILITIES?	UTILITIES	DESCRIPTION
DD	\$750.00	1 office/lav	Tenant pays 50%	Gas Heat, AC, Elect	Unit DD: Building Five: 1st floor, large office, ADA lav, shared lobby; other tenant in unit is a nail salon; co-tenant would need to be compatible use such as
P	\$575.00	500	Tenant	Elec furnace, AC, Internet	Unit P: Building Four: 2nd floor, one open room, storage area, lav in hall
AA, SUITE	\$1,000.00	3-4 offices	Tenant pays 35%	Gas heat/AC, Elect	Unit AA: Bldg Five: 2nd floor; 3-4 offices, shares
W single off	\$485.00	1 office	Landlord	Gas heat/AC, Elec, Intern	Unit W, Bldg Seven: 2nd floor: single office w/separate entry off foyer, shared lavs, faces parking lot
W, 2 offices*	\$720.00	2 offices	Landlord	Gas heat/AC, Elec, Intern	Unit W, Bldg Seven: 2nd floor: 2 offices, small lobby, shared lavs, offices face Rte 6A
NOTE: In offices where <u>Landlord pays</u> utilities, Internet is included in the rent provided tenant has normal usage. Cleaning provided in common areas only.					
* Unit W, 2 offices for \$720 could include a 3rd office for higher rent/month, to be negotiated.					
For the individually metered, non-shared units, the rents are base rents plus real estate taxes and water. Those units are Units P, Q, U.					
QUESTIONS, CONTACT: Iva Liebert 508 776 8097, ivaliebert@comcast.net					



\$750/Month + 1/2 Utilities

See description on page 3



SUNFLOWER MARKET PLACE	
Nail Salon/ Massage therapy	
Building 5	Unit: 100
3/16/09	scale 3/16" = 1' Drawn by: JNB

 Common Space



Sunflower Market Place	
Plan of existing unit "X & W"	
Building 7	2nd Floor
April 7, 2009	scale 1/8" = 1' Drawn by: JNB