

## PRE-LEASING NEW CONSTRUCTION

THE FIRST BUILDING EASTBOUND ON ROUTE 132 INTO HYANNIS



THIS WILL BE THE FIRST BUILDING PASSED OFF THE HIGHWAY ON THE WAY INTO HYANNIS.

OPPOSITE THE 100,000 SF CAPE COD 5 HEADQUARTERS

TRAFFIC COUNTS:  
 42,812 SUMMER  
 32,537 ADC

Address: 1575 Iyannough Road Hyannis, MA  
 Land Area: 2.27 Acres of Land  
 Total Bldg Area: 7,016 +/- SF

Pre-leasing executive suites in a brand new building under construction on Route 132. This will be the first building on Route 132 after exiting the Mid Cape Highway via Exit 6. New York Life, Merrill Lynch, Wells Fargo Advisors and Morgan Stanley are tenants in the abutting four properties. On the opposite side of the road is Cape Cod 5's headquarters.

4 Offices Planned:  
 First Floor: 3,848 SF - Sub-dividable  
 Second Floor: 3,168 SF - Sub-dividable

Parking: 31 spaces  
 Utilities: Gas, Electric, AC, Fire Suppression Sy

Price: \$30 PSF + NNN  
 NNN Est. \$7.50 PSF

