

OFFERING MEMORANDUM
*Street Facing Medical Office on Busy
Intersection in Sandwich, minutes from the
Sagamore Bridge!*



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68 RT 6A Unit 1

FOR LEASE

AREA

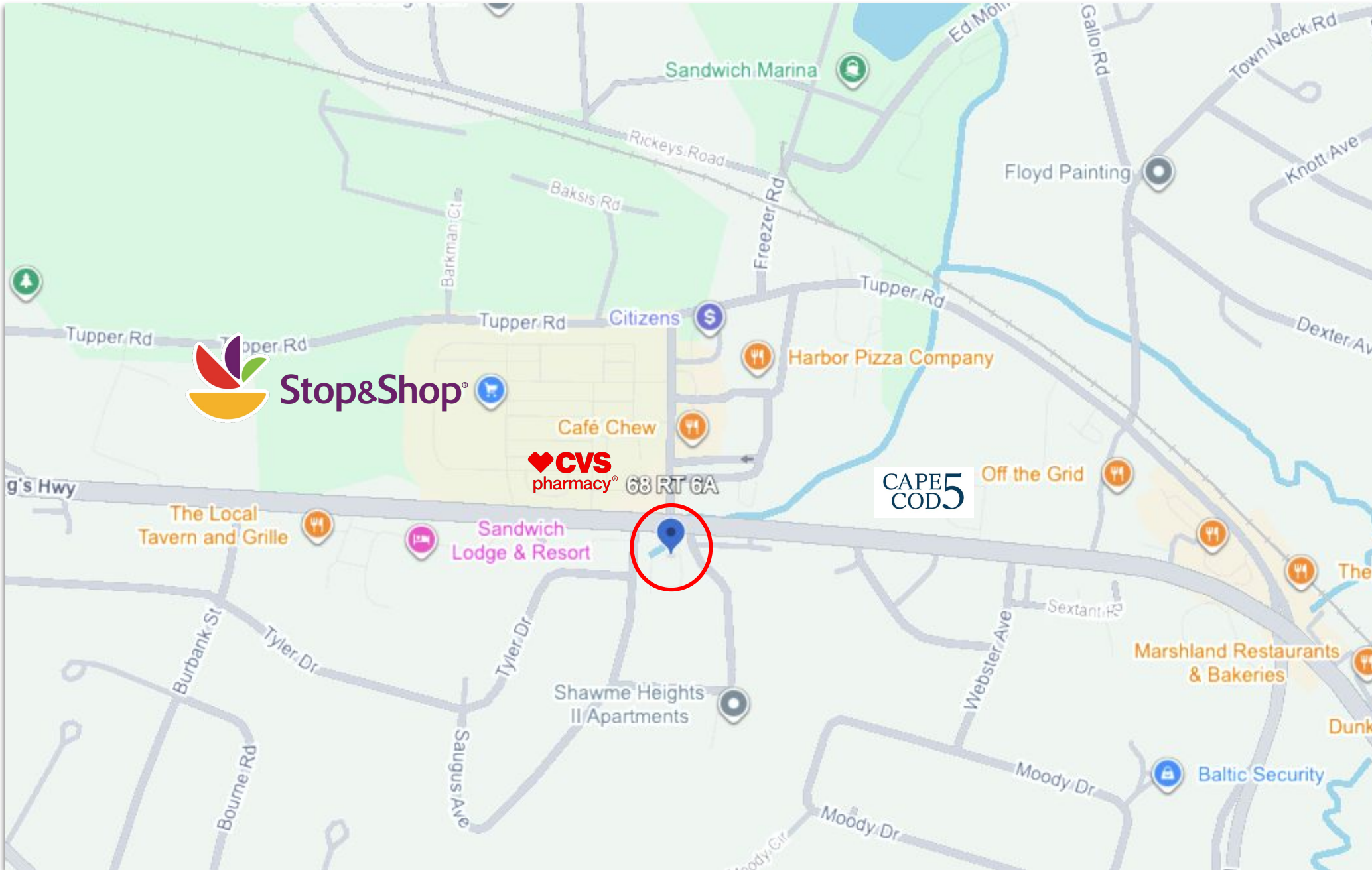
Sandwich, MA

\$3,900/MO NNN

±1,820 Sq Ft

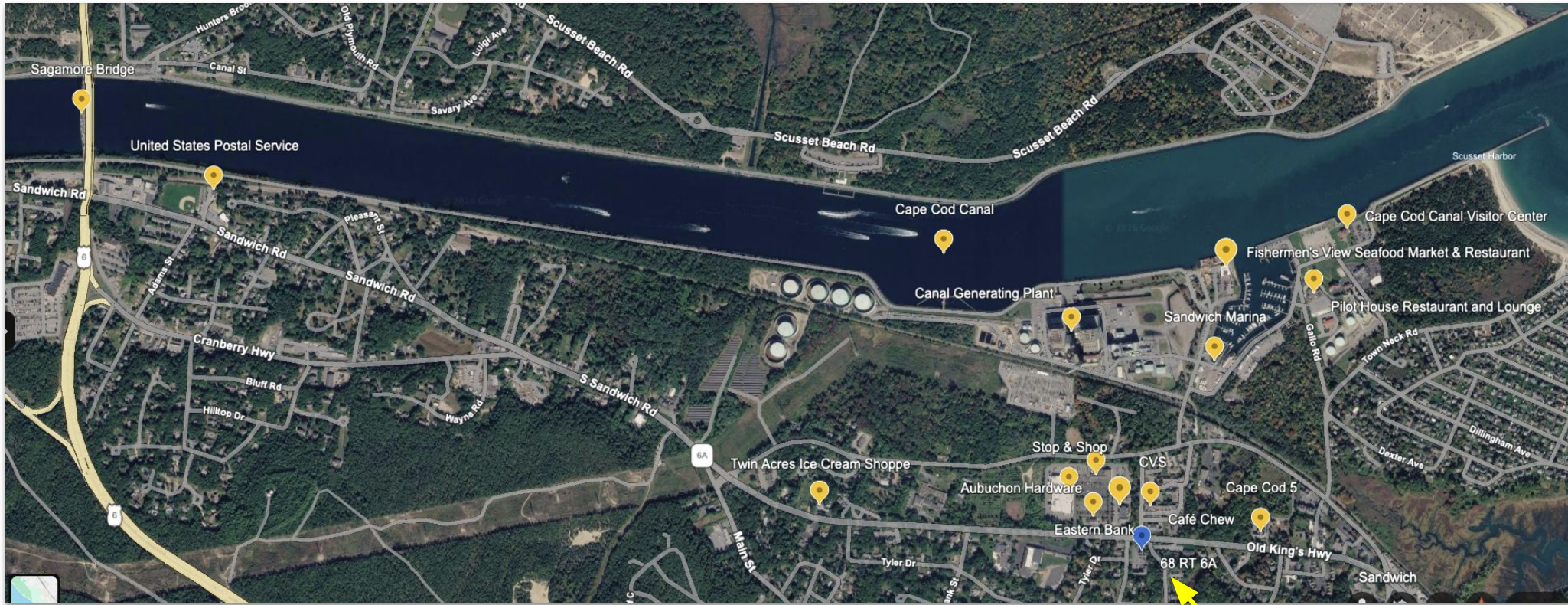
LOCATION

68 RT 6A Unit 1, Sandwich, MA 02563



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Location Highlights

- **2.3 miles to Sagamore Bridge** – ideal for regional workforce and clients
- Positioned on **Route 6A (Old King's Highway)** in **Sandwich Center**
- Located at a **busy, signalized intersection**
- Directly **across from a popular shopping plaza** generating consistent traffic
- Ample on-site parking with easy ingress/egress
- Strong visibility in a well-established commercial node



Award Winning Breakfast, Lunch, Espresso, Capaccino & Latte



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Category	Details
Property Address	68A Route 6A, Sandwich, MA
Property Type	Condo – Retail / Mixed-Use
Parcel ID	87-57-1
Zoning	R1
Year Built	1990
Building Size	3,482 SF
Unit Size	1,820 SF
Stories	1
Complex	Briar Patch Condo

Lease Details

- **Available Space:** ±1,820 SF
- **Lease Rate:** \$4,550/month NNN
- **Availability:** Immediate



For Lease: 68 Route 6A, Unit 1 – Sandwich, MA

±1,820 SF Professional / Medical Office Space

Position your business in one of Upper Cape Cod's most accessible and visible commercial locations. Unit 1 at 68 Route 6A offers ±1,820 square feet of well-maintained, professionally built-out office/medical space just **2.3 miles from the Sagamore Bridge**, providing convenient access both on and off Cape.

Strategically located at a **high-traffic intersection across from a busy retail plaza**, this property benefits from strong daily visibility, steady local traffic, and proximity to established businesses and amenities.

Space Overview

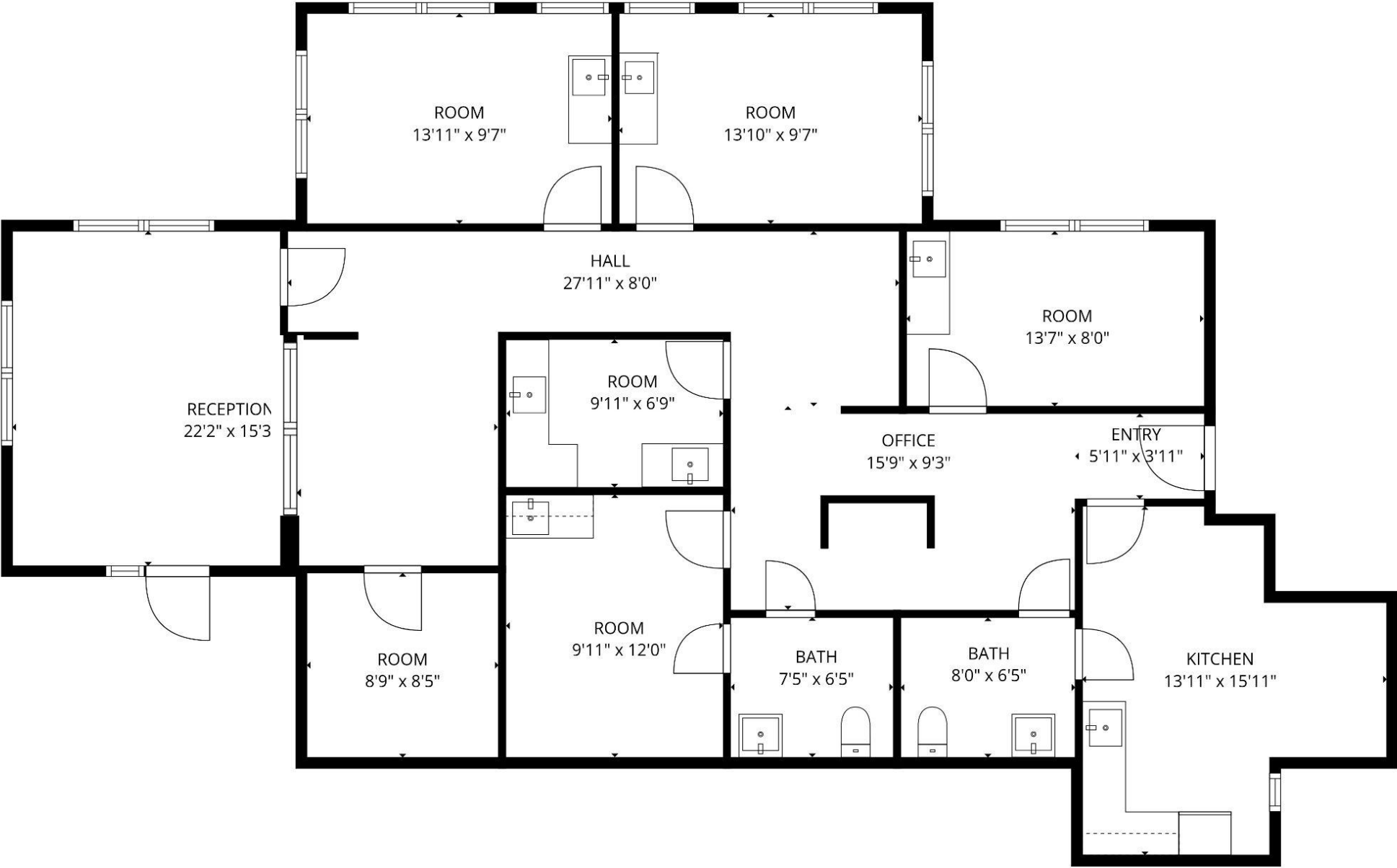
The current layout is highly functional and ideal for medical, professional office, or service-based users seeking a turnkey environment:

- Welcoming **reception and waiting area** with check-in window
- Multiple **private offices / exam rooms** with sinks in select rooms
- Central **hallway layout** allowing efficient patient/client flow
- Dedicated **administrative office space**
- **Two restrooms** for staff and clients
- **Breakroom / kitchen area** with cabinetry and appliances
- Private **entry vestibule** and multiple access points

INTERIOR PICTURES

68 RT 6A Unit 1, Sandwich, MA 02563





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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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