



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

Location – 180 Teaticket Highway – East Falmouth, MA

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

Jody@HartelRealty.com

Property Summary and Details

Highlights Include:

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

2,500± SF Space:

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

Gym Equipment is not included with the Sale.



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Bay 1

Lobby/Meeting Area

Reception

Changing Rooms

Showers

Office

Closet



Bay 2

Fully Functioning Gym

Treadmills

Spin Bikes

Weights

Rowers

Weight Racks

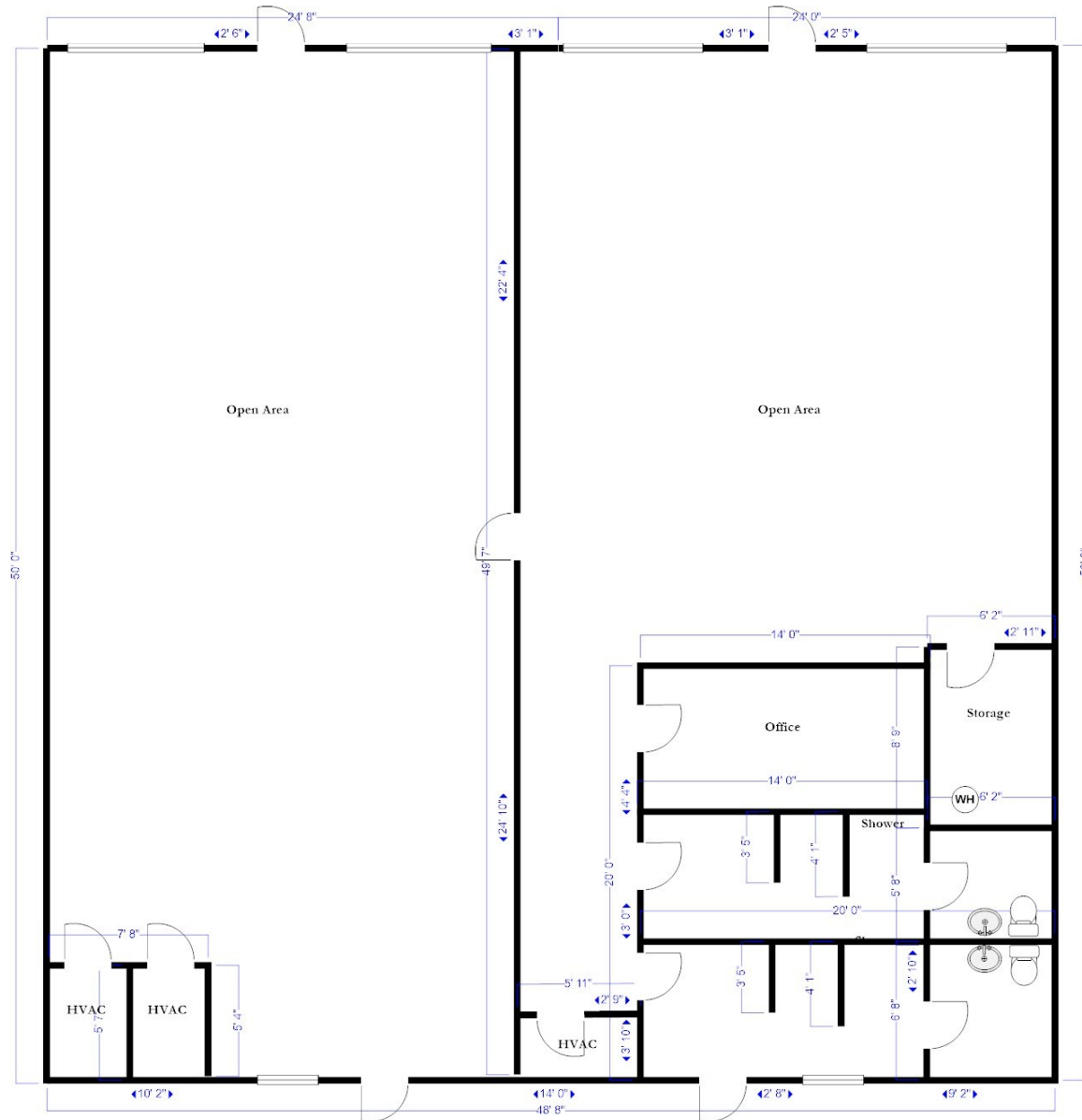




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Floorplan - Units 1 & 2 - 2,500± SF





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Satellite View



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Neighborhood View



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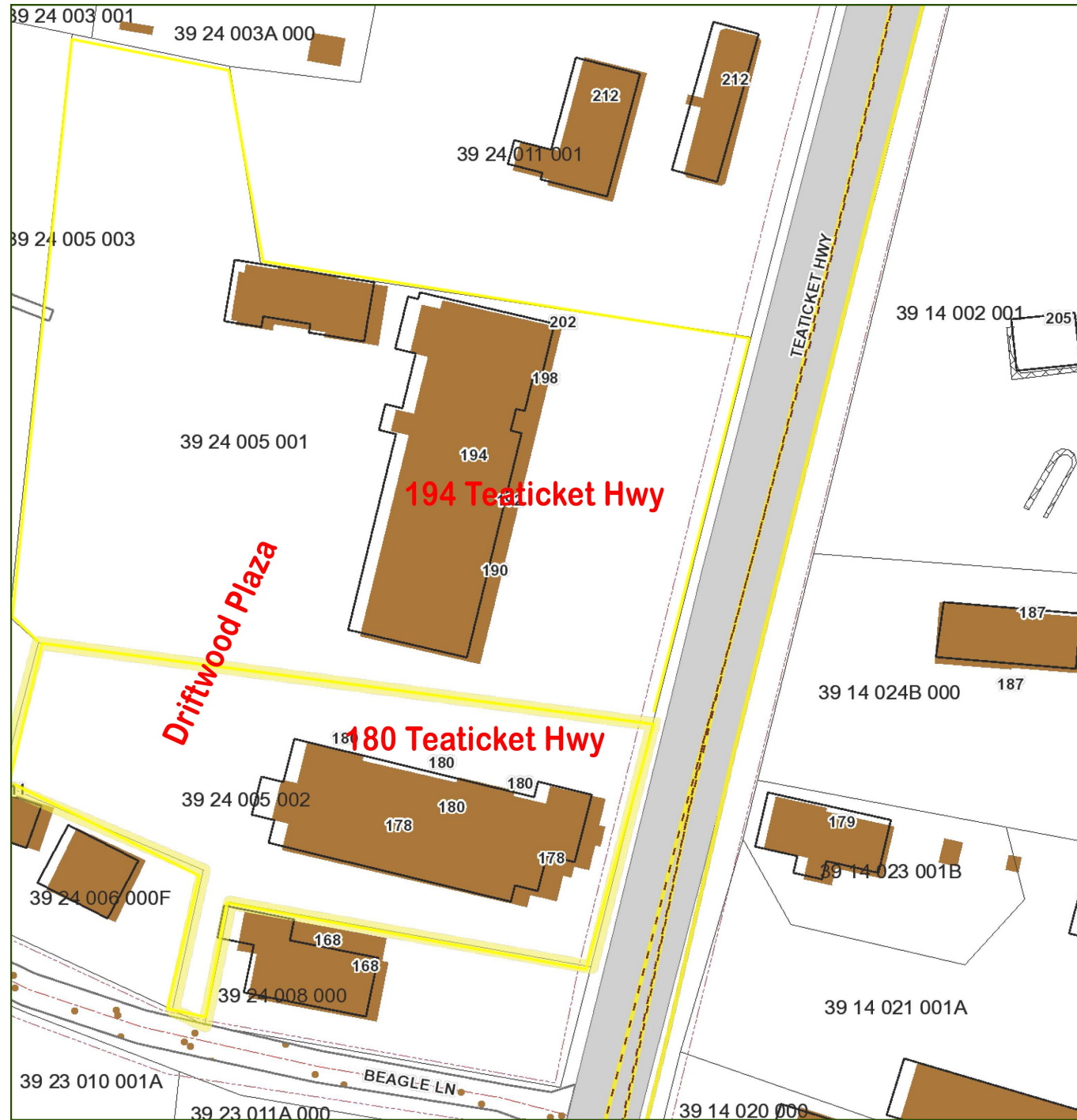
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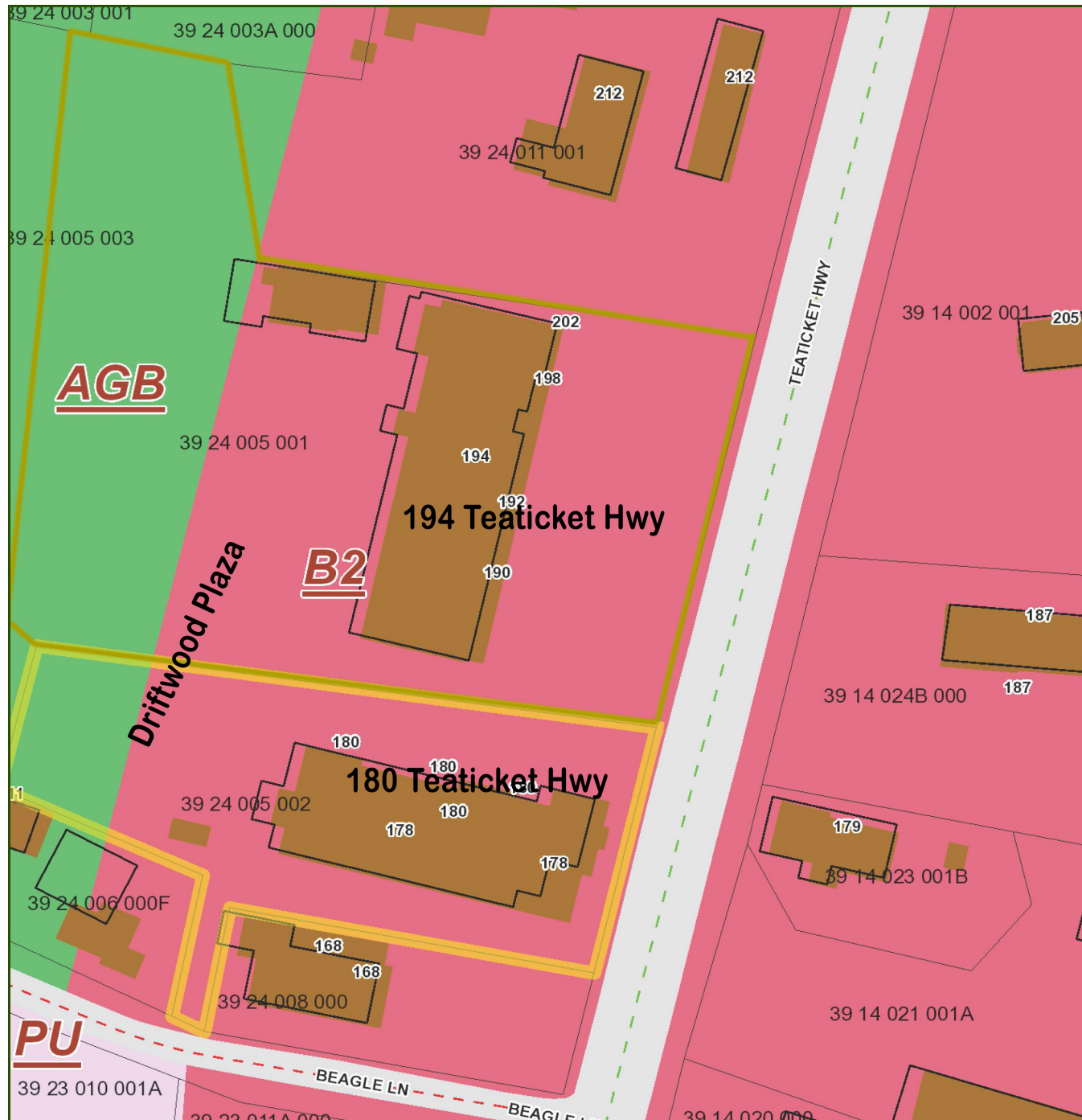
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Assessor Map



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