



10,200 SF

**226 MAIN ST
WAREHAM, MA 02576**

FOR LEASE

Property Information

- RBA: 10,200 SF
- Year Built: 1925
- High Ceilings
- On-Site Parking
- Zoned Commercial
- Former Bank Building
- Masonry Construction - Strong Architectural Character



Jaxon Heine
(774)773-5228
Jheine@atlanticproperties.com



Eddie Fettuccia
(781)264-4082
Efettuccia@atlanticproperties.com



Space Available

- 2,500-10,200 SF Office/Retail
- \$19/SF NNN
- Available Immediately
- Custom Build-Out Opportunity
- Flexible Floor Plan
- Original Vaults Still in Place



**ATLANTIC
PROPERTIES**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.



Jaxon Heine
(774)773-5228
Jheine@atlanticproperties.com



Eddie Fettuccia
(781)264-4082
Efettuccia@atlanticproperties.com

EXECUTIVE SUMMARY

Positioned in the heart of downtown Wareham, 226 Main Street is a rare opportunity to occupy a landmark commercial building with exceptional visibility and historic charm. Originally constructed in 1925 as a bank, this masonry building offers over 10,000 square feet of flexible space that blends classic architecture with modern functionality.

The building features dramatic ceiling heights, open interior areas, multiple private offices, conference rooms, and original bank vaults that remain intact, adding character and unique branding opportunities for future users. A second-floor mezzanine provides additional office and meeting space, while the lower level offers clean, dry storage or auxiliary use.

With ample on-site parking, strong infrastructure, and a flexible layout, the property is well-suited for a wide range of commercial uses including restaurant, retail, professional office, medical office, financial services, along with a variety of other mixed-use concepts. A custom build-out opportunity allows tenant to tailor the space to their vision.

Surrounded by shops, restaurants, public transportation, and Wareham's waterfront attractions, 226 Main Street sits at the center of a downtown experiencing renewed energy and investment, making it an ideal location for businesses seeking both prestige and practicality.



**ATLANTIC
PROPERTIES**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.



Jaxon Heine
(774)773-5228
Jheine@atlanticproperties.com



Eddie Fettuccia
(781)264-4082
Efettuccia@atlanticproperties.com