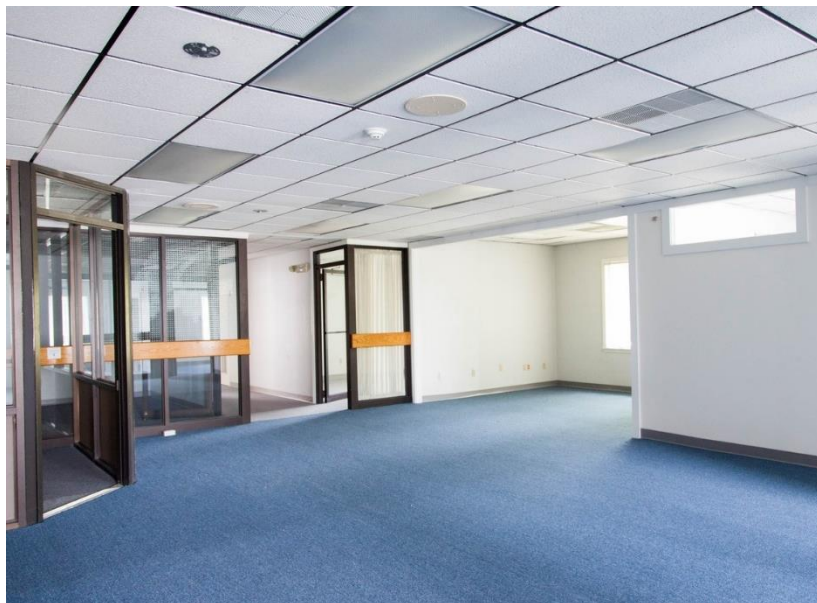


LARGE OFFICE SPACE AVAILABLE PRIME LOCATION

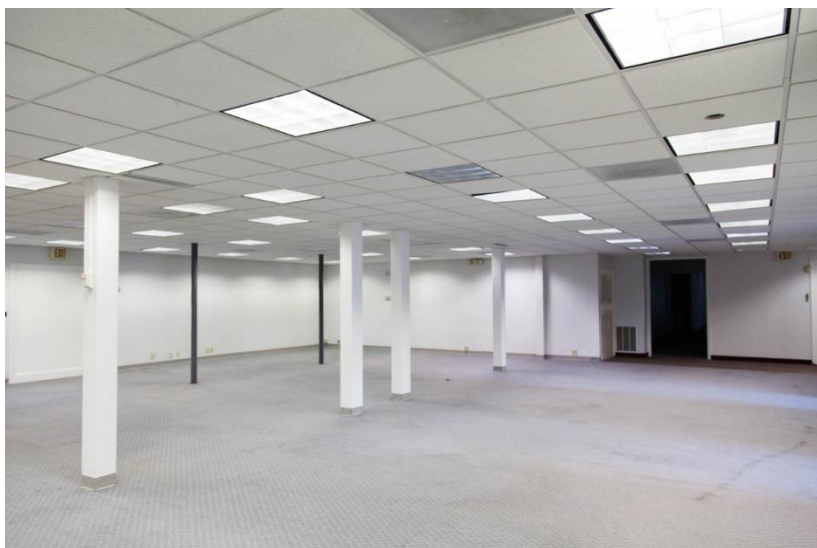


31 Workshop Rd South Yarmouth

10,000 SQ. FT.
\$9 NNN NEGOTIABLE

This freestanding building offers 10,000 sq ft in a great central Cape Cod location. Conveniently located just off Route 6 at Exit 75 (formerly Exit 8) at a lighted intersection adjacent to shops, restaurants, and a supermarket for added convenience and contributing to high traffic counts. With two floors and an abundance of parking, this building can suit many needs as office or retail space.

With plenty of space for numerous individual offices, conference/meeting spaces, restrooms, potential kitchen area, and storage. If needed, the space can be reconfigured for the right tenant.



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