

Offering Memorandum

Commercial
Realty Advisors

Upper Cape Medical & Business Park *Technology Park Drive, Bourne, MA*



Exclusively offered by:

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BOSTON, MA

PALM BEACH, FL

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For Lease:

- 1,500 to 20,000 +/- square feet of Class A office/medical space
- 3 Technology Park Drive and 4 Technology Park Drive lots; build to suit or land lease and design & build to spec.
- Vanilla box space at \$17.50/SF (NNN)

For Sale:

- “Overall Campus”
- 3 Technology Park Drive and 4 Technology Park Drive as individual lots
- Pricing Upon Request

Amenities:

- Heat: HVAC, Air Exchange Units, 3 Phase Electric, Fiber Optics, Fire Suppression, Separately Metered Units, Cat 6 Wiring
- Single Story, ADA Compliant (Construction Details Available)
- Current Tenants include Jordan Hospital, Dental Offices, Rehabilitation Hospital, *In Med* (Mammography Analysis)
- 10 Minutes to Falmouth Hospital, Mashpee Commons and the Bourne Bridge
- Space Planning & “Fit-Up” Services Available



1 Technology Park Drive

- 9,893 Square Feet
- Divided into 3 office condominiums
- (2 units rented, one sold)
- Lot Size: 1.67 acres with 519.24' of frontage
- Constructed in 2004– 56 Car Parking



2 Technology Park Drive

- 9,893 Square Feet
- Subdivided for 2 tenants
- Lot Size: 1.77 acres with 358.56' of frontage
- Constructed in 2004– 57 Car Parking



3 Technology Park Drive

- 9,893 Square Feet
- Building is partially constructed in shell form
- Lot Size: 2.26 acres with 253.40' of frontage



4 Technology Park Drive

- Vacant Land
- Lot Size: 1.67 acres with 150' of frontage

Overall Campus Size:

11+/- Acres

Combined Assessments:

\$4,553,000 (2008)

Real Estate Taxes:

\$29,781.12 (2008 Tax Rate: \$6.54 per \$1000)

1 Technology Park Drive

- 9,893 Square Feet
- Divided into 3 office condominiums (2 units rented, one sold)
- Lot Size: 1.67 acres with 519.24' of frontage
- Constructed in 2004– 56 Car Parking

<u>Tenant</u>	<u>Unit</u>	<u>Sq Ft</u>
RHCI	1	2,878
Dentist	2	4,357
Cedrone/O'Neil	3	1,484



2 Technology Park Drive

- 9,893 Square Feet
- Subdivided for 2 tenants
- Lot Size: 1.77 acres with 358.56' of frontage
- Constructed in 2004– 57 Car Parking

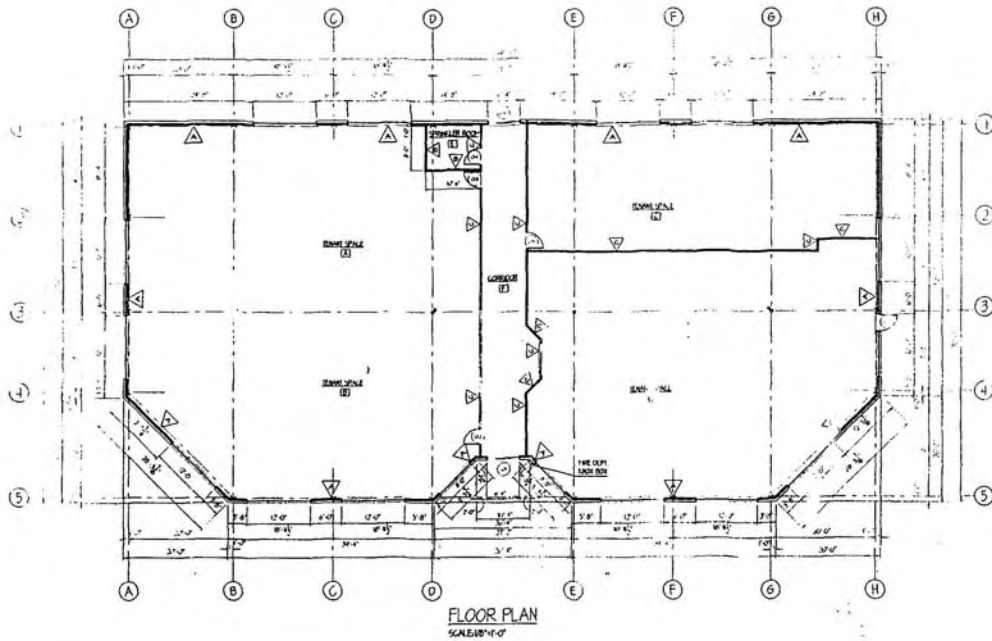
<u>Tenant</u>	<u>Unit</u>	<u>Sq Ft</u>
Jordan Hospital	A	4,584
InMed	B	5,000
CAM		280





3 Technology Park Drive (Under Development)

- 9,893 Square Feet
- Building is partially constructed in shell form
- Lot Size: 2.26 acres with 253.40' of frontage



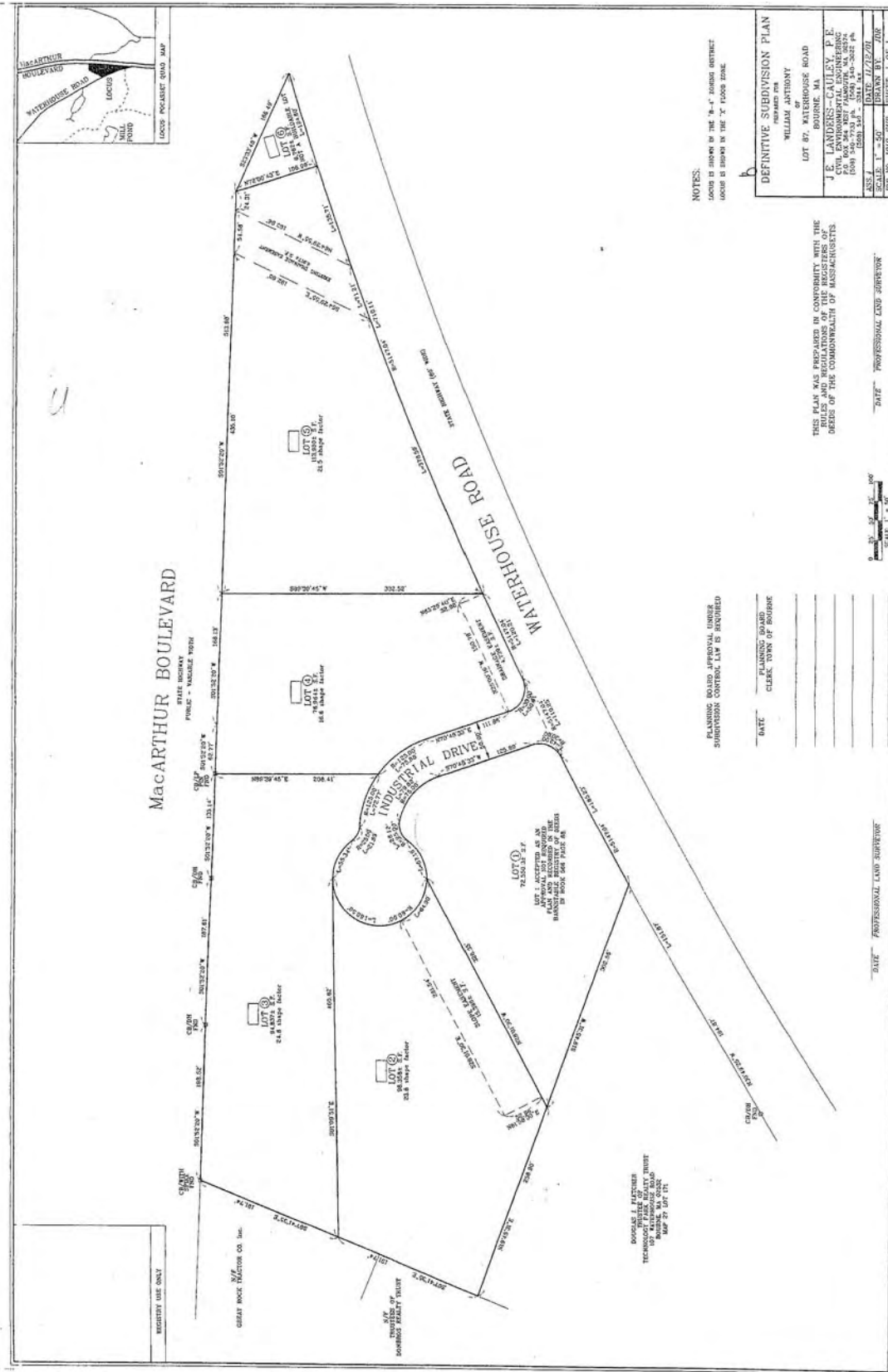
*Footprint of 3 Technology Park Drive is the same as Buildings 1 & 2

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Referenced square footage and acreage and sketched outlines of the property are approximate. Buyer must verify all the information and bears all the risk for any inaccuracies. Brokers represent the Owners of this project unless otherwise disclosed

4 Technology Park Drive

- Vacant Land
- Lot Size: 1.67 acres with 150' of frontage





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Commercial Realty Advisors, Inc. specializes in the brokerage of commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business brokerage strategies. It is a commercial and investment real estate brokerage, based in Hyannis, Massachusetts with offices in Boston and specializing in middle market transactions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of its geographic markets. A cadre of well-educated and successful business and professional 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, fabricating, food processing, oil, recycling, restaurant and hospitality, transportation, retailing, mortgage and finance, golf course, marina and other businesses.

For further information about Bourne Technology Park, or to pursue any matter, please do not hesitate to call.

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