

For further details, contact: Cecelia Carey
cecelia@careycommercial.com
508-790-8900 ext. 15

CAREY COMMERCIAL^{INC.}
BUSINESS & INVESTMENT PROPERTY

forlease



134 Ansel Hallet Road Medical Offices:

Address	134 Ansel Hallet Road West Yarmouth
Land Area	1.94 +/- acres
Building Area	13,272+/- SF in Two Buildings
Available Area	2,772+/- SF
Parking	50 Spaces in Private Lot
Year Built	2001
Septic	Private
Water	Public
% Share	40%
Type Of Lease	NNN (2009 Est. at \$580 /month)*
Asking Price	\$17 PSF (\$2,737 Per Month + NNN)

Separate Gas and Electric Meter.

*The NNN charges include a prorated share of the water, parking lot lights, landscaping, snow plowing, sanding, real estate taxes and insurance. A breakdown of these expenses is available. \$2.51 PSF

Proximate to Exit 7 off the Mid Cape Highway and the Medical District.

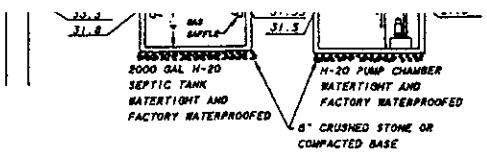
Currently occupied by Cape Cod Clinical Trials

Other Professionals in the building include Cape Cod Dermatology, RHCI.

Expected Date Availalbe: January 1, 2010.



1 SPACE PER 200 SF OFFICE SPACE REQUIRED
 5012 SF / 200 = 30 SPACES
 PROVIDED - 65 SPACES
 HANDICAPPED SPACES REQUIRED - 2 SPACES
 HANDICAPPED SPACES PROVIDED - 4 SPACES
 TREES REQUIRED 65/8 - 8 TREES
 TREES PROVIDED - 8 TREES



5 OUTLET D-BOX
 25' x 30' LEACH FIELD

PROFILE: NOT TO SCALE

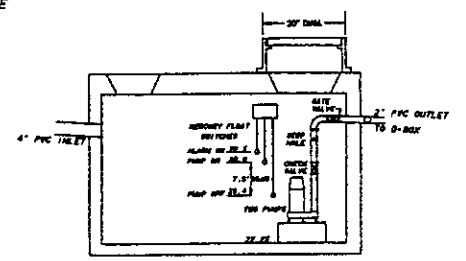
BOUYANCY CALCULATIONS:

SEPTIC TANK: DISPLACEMENT = (30.5-25.7) x 11 x 6 = 317 C.F.
 317 C.F. x 62.4 W/C.F. = 19780#. H-20 TANK = 25080# OK

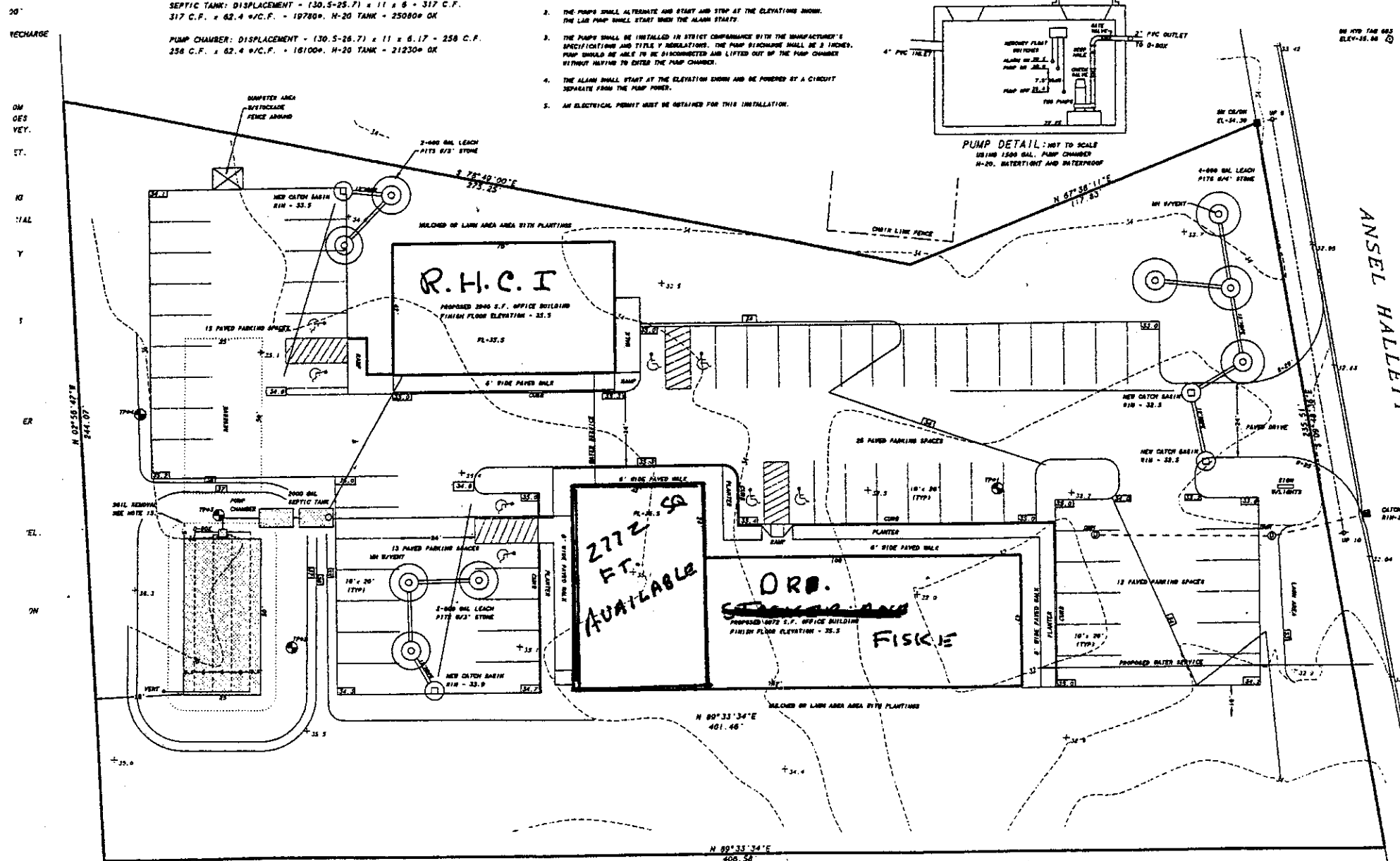
PUMP CHAMBER: DISPLACEMENT = (30.5-26.7) x 11 x 6.17 = 258 C.F.
 258 C.F. x 62.4 W/C.F. = 16100#. H-20 TANK = 21230# OK

PUMP SYSTEM NOTES:

1. THE REVERSE PUMPS TO BE USED'S STORAGE PUMP MODEL 2800 OR EQUAL.
2. THE PUMPS SHALL ALTERNATE AND START AND STOP AT THE ELEVATIONS SHOWN. THE LAST PUMP SHALL START WHEN THE ALARM STRIKES.
3. THE PUMPS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND TITLE V REGULATIONS. THE PUMP DISCHARGE SHALL BE 2 INCHES. PUMP SHOULD BE ABLE TO BE DISCONNECTED AND LISTED OUT OF THE PUMP CHAMBER WITHOUT HAVING TO ENTER THE PUMP CHAMBER.
4. THE ALARM SHALL START AT THE ELEVATION SHOWN AND BE POWERED BY A CIRCUIT SEPARATE FROM THE PUMP POWER.
5. AN ELECTRICAL PERMIT MUST BE OBTAINED FOR THIS INSTALLATION.



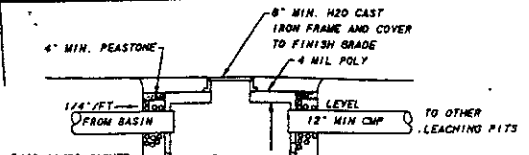
PUMP DETAIL: NOT TO SCALE
 1500 GAL. PUMP CHAMBER
 H-20, WATER TIGHT AND INTERPROOF



2772 SQ. FT. AVAILABLE

DRB. FISCHE

ANSEL HALLER

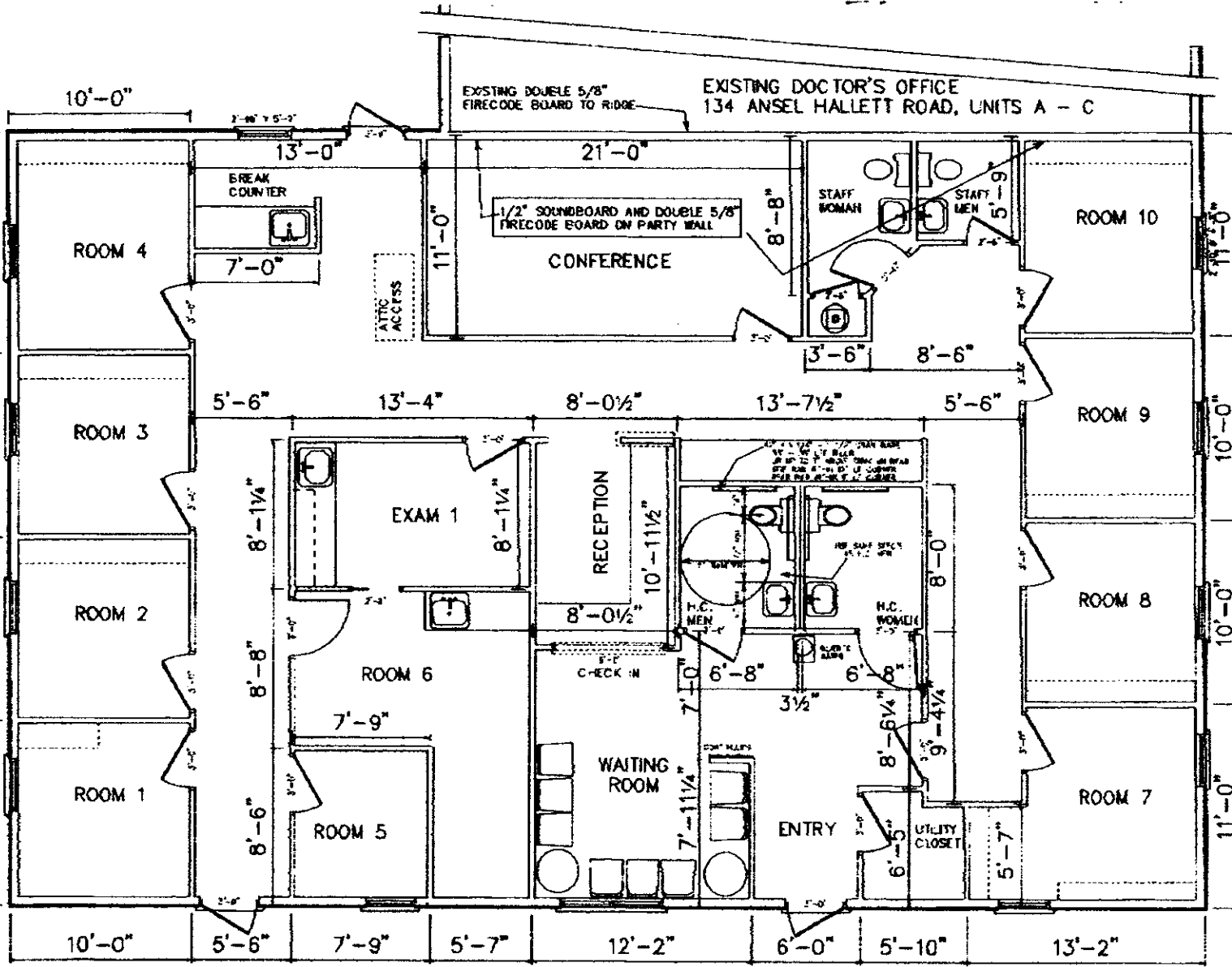


TYPE 1-1 BITUMINOUS CONCRETE
 2\"/>

LEGEND

Lot 13A

W 1



TOTAL AREA OF EXISTING BUILDING 5,972 SQ. FT.
 EXISTING AREA OF FINISHED DOCTOR'S OFFICE (UNIT A,B,C) 4,200 SQ. FT.
 PROPOSED AREA TO BE FINISHED FOR DOCTOR'S OFFICE 2,772 SQ. FT.

NOTES:
 ALL WALLS AND CEILINGS TO HAVE 5/8" FIRECODE GYPSUM BOARD INSTALLED, TO MEET ASTM E-119 (UL 1306, 1501) ONE HOUR RATINGS
 DOORS: ALL DOORS WILL BE 1/3 HOUR SOLID BIRCH DOORS IN ONE HOUR RATED STEEL JAMBS, 2' X 6'-8" (EXCEPT STAFF BATHS 2'-6" X 6'-8"), WITH SCHLAGE A SERIES LEVER HARDWARE
 WINDOWS: ALL WINDOWS ARE EXISTING TOWN & COUNTRY, 2028, R.O. 2'-10" X 5'-5"

REVIEWED FOR USE AND OCCUPANCY
 CODE REQUIREMENTS

WILLOW STREET REALTY TRUST
 1/4" = 1'-0"
 8/5/03
FLOOR PLAN
 INTERIOR FINISH (2,772 SQ. FT.)
 134 ANSEL HALLETT ROAD, UNITS D & E