

**Turn-Key Cape Cod Restaurant and
Commercial Kitchen Available to Lease**

**FOR
LEASE**

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36-A Hope Lane

FOR LEASE

SIZE

Dennis

\$5,500/mo NNN

±3,531 SF

- Standalone building
- On-site parking
- located on the 22-acre Cape Cod Center for the Arts campus, just off historic Route 6A.

- Outdoor patio area
- Main dining room with vaulted ceilings and exposed structural beams
- Recently renovated and maintained
- ±1.0 Acre property

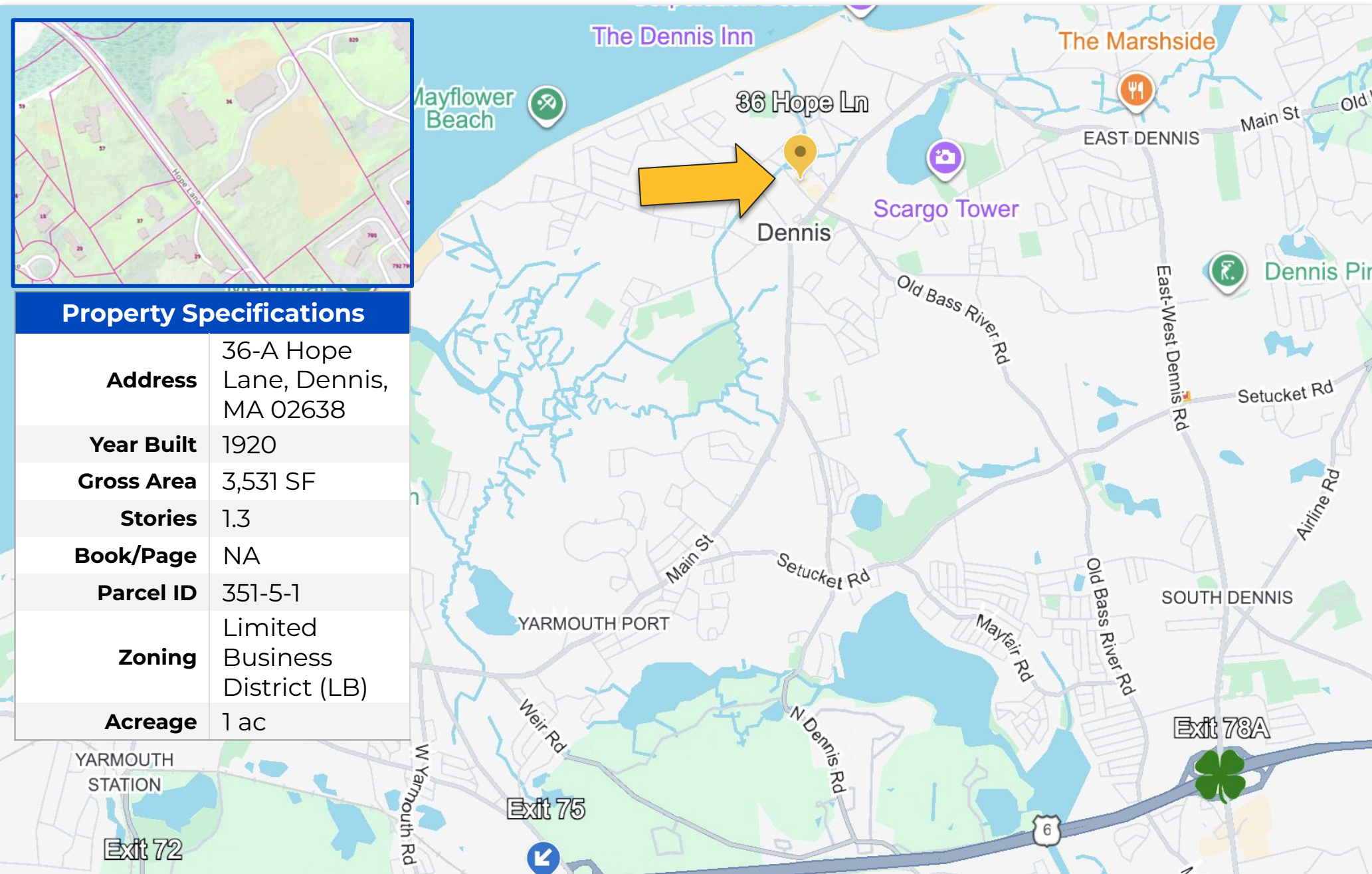
PROPERTY LOCATION

36-A Hope Lane, Dennis, MA 02638



Property Specifications

Address	36-A Hope Lane, Dennis, MA 02638
Year Built	1920
Gross Area	3,531 SF
Stories	1.3
Book/Page	NA
Parcel ID	351-5-1
Zoning	Limited Business District (LB)
Acreage	1 ac



PROPERTY INFO

36-A Hope Lane, Dennis, MA 02638



36-A Hope Lane offers an established restaurant setting within one of **Cape Cod's most distinctive cultural destinations**. The approximately 3,531-square-foot building includes a vaulted dining room, separate bar area, commercial kitchen and landscaped outdoor patio.

The property is located on the **22-acre Cape Cod Center for the Arts campus**, just off historic Route 6A. The campus brings together The Cape Playhouse, Cape Cinema and the Cape Cod Museum of Art, institutions that complement one another through programming, special events and collaborative projects. The Cape Playhouse describes the property as a unique campus celebrating the performing, visual and culinary arts.

The ownership is seeking more than a conventional restaurant tenant. The ideal operator will recognize the opportunity to become an active part of this campus-style environment, serving theatergoers, cinema patrons, museum visitors, artists, performers, event attendees and the greater Dennis community.

Space Overview

The property was previously operated as a full-service restaurant and retains a layout designed around dining, beverage service, kitchen operations and outdoor hospitality.

Key areas include:

- Main dining room with vaulted ceilings and exposed structural beams
- Stone fireplace serving as a central architectural feature
- Separate bar and lounge area
- Commercial kitchen with stainless-steel preparation and cooking areas
- Outdoor brick patio with established landscaping
- Large windows providing substantial natural light
- Multiple dining environments suitable for regular service and private functions
- Approximately 3,531 square feet of municipal net building area
- Location within the Cape Cod Center for the Arts campus

The existing configuration gives an incoming operator the opportunity to establish a new concept within a developed restaurant environment rather than beginning with an unfinished commercial shell.

Location Highlights

36-A Hope Lane is located just off Route 6A in Dennis Village. Route 6A is one of the primary historic travel corridors through the Mid and Lower Cape, connecting established villages, galleries, restaurants, lodging properties and visitor destinations.

Location advantages include:

- Position within a recognized 22-acre arts and entertainment campus
- More than 50,000 reported Cape Playhouse attendees
- Immediate proximity to a 311-seat nonprofit cinema
- Year-round museum exhibitions, classes and programming
- Regular theater, film, concert and special-event activity
- Established destination identity
- Access from Route 6A
- Potential daytime, evening and event-related customer traffic
- Appeal to residents, seasonal homeowners and Cape Cod visitors



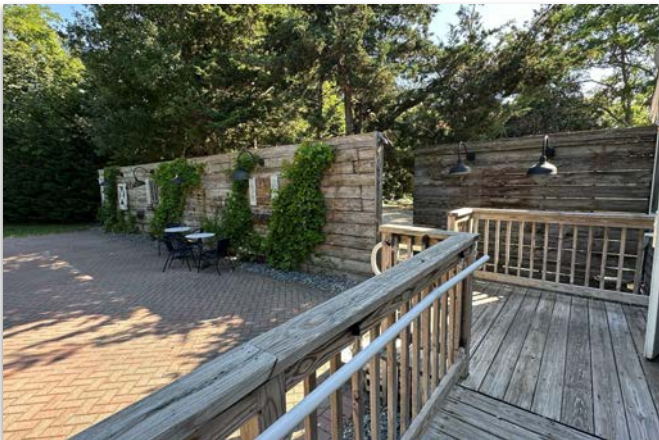
PROPERTY PHOTOS

36-A Hope Lane, Dennis, MA 02638



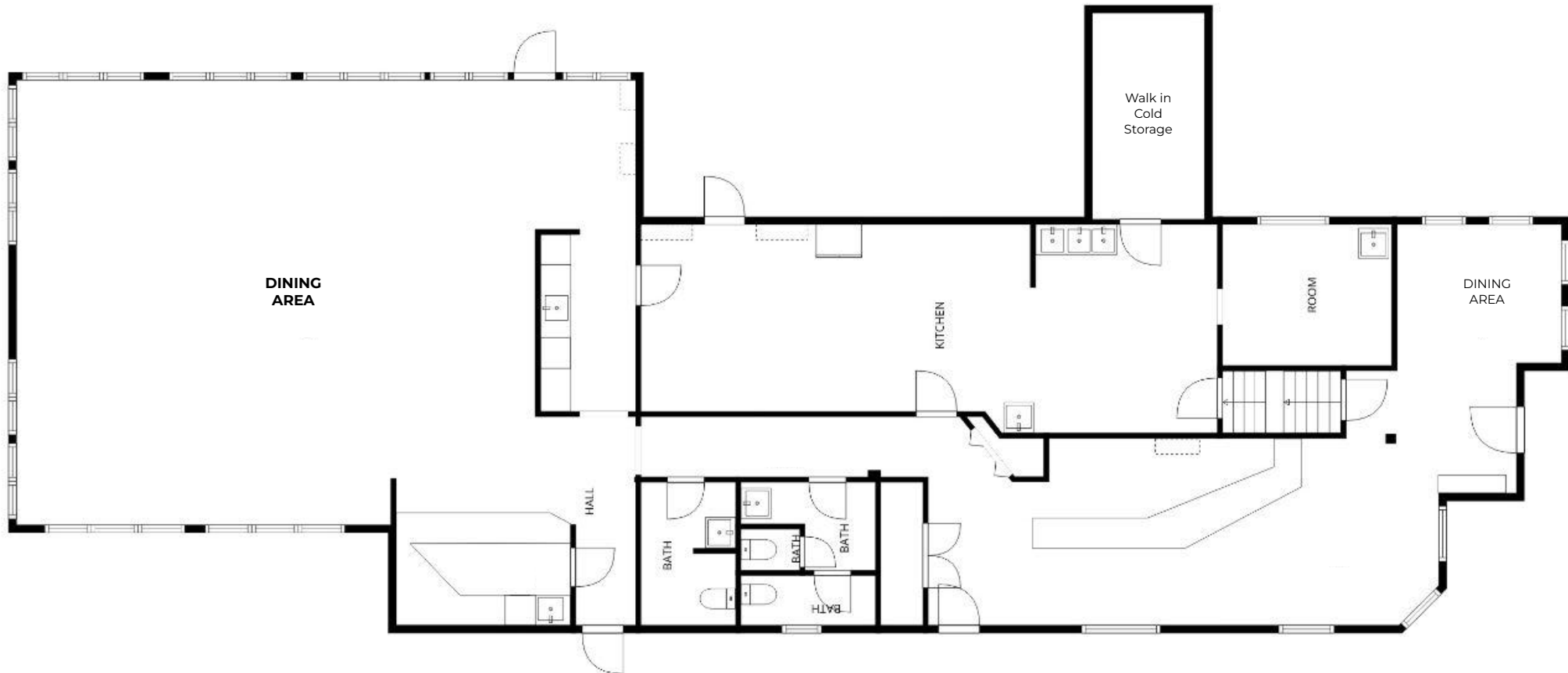
PROPERTY PHOTOS

36-A Hope Lane, Dennis, MA 02638



PROPERTY FLOOR PLANS

36-A Hope Lane, Dennis, MA 02638



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