

175 PARAMOUNT DRIVE

EXECUTIVE CENTER

RAYNHAM, MA



CIC REALTY

\$4,900,000 | CAP RATE : 7.5%

CONFIDENTIAL OFFERING MEMORANDUM

175 PARAMOUNT DRIVE
RAYNHAM, MASSACHUSETTS

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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INVESTMENT SUMMARY

CIC Realty is pleased to present the availability of 175 Paramount Drive in Raynham, Massachusetts. This well maintained three-story, 27,690-square-foot office building, 175 Paramount Drive has recently undergone significant building renovations including common areas, landscape & façade, and improved signage & visibility.

Located within the Raynham Woods Commerce Center, 175 Paramount Drive is conveniently located at the cloverleaf intersection of Routes 24 and 44. Roughly three minutes from I-495, the building is easily accessible from Boston and Providence, RI. Local area amenities include shopping, services, restaurants, and health club options.

HIGHLIGHTS

- ✓ 100% occupied by a stable list of regional and national tenants,
- ✓ Recent expansions and renewals by existing tenants show their commitment to the building
- ✓ Average rents are below market, providing excellent upside potential
- ✓ Leases provide annual rental increases and renewal options.



ADDRESS

175 Paramount Drive, Raynham, MA 02767
Just off of RT-24 at exit 20 on RT-44 behind
Walmart, across from Lowe's



TOTAL RENTABLE

27,690 square feet on 3 floors



LOT SIZE

3.03 Acres



TENANTS

Safety Insurance Group, Inc.
MEGA NA
Lifestance Health
Greenscape, Inc.
Youth Village, Inc.
Dennis J. Swart Architects
...and more



PARKING

136



PRICE

\$4,900,000



NOI

\$370,673.66



CAP RATE

7.5%



OCCUPANCY

100%



ZONING CODE

**Designated
Development
District**



YEAR BUILT

1991/2016

RAYNHAM WOODS COMMERCE CENTER



The **Raynham Woods Commerce Center** is a premier, master-planned business park and a regional economic engine for the South Shore.

Scale & Scope: Spanning 330 acres, the park features approximately 2 million square feet of developed space. It is designed for high-capacity industrial, flex, office, and retail use.

Strategic Location: It is situated directly at the “cloverleaf” intersection of Route 24 and Route 44, providing seamless access to I-495 (just three minutes away). This location places businesses roughly equidistant between Boston (30 miles) and Providence (22 miles).

Infrastructure: The park is a “Designated Development Area” equipped with full municipal utilities, including high-capacity town water, sewer, and natural gas, plus pre-installed stormwater drainage.

Major Tenants & Neighbors: The park and its immediate surroundings host a mix of global and regional giants, including: DePuy Synthes (Johnson & Johnson’s New England headquarters). and Safety Insurance (occupying 175 Paramount).

Major Retail Anchors: Walmart Supercenter, Lowe’s, and Shaw’s Plaza are located at the park’s entrance.

Hospitality: Home2 Suites by Hilton and Courtyard by Marriott are located within the park.

BUILDING SPECIFICATIONS



RECENT BUILDING IMPROVEMENTS

Renovated Common Area
Landscape Upgrades
Improved Signage & Visibility
Food Service

STRUCTURAL AND BUILDING CONSTRUCTION

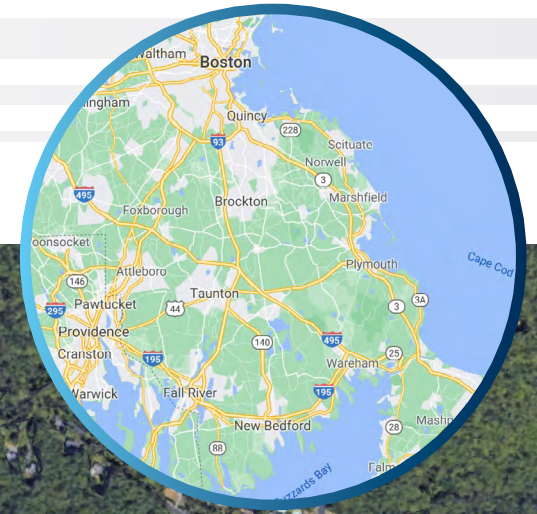
STRUCTURE:	Steel framed and clad with brick veneer
FOUNDATION:	Slab on grade
ROOF TYPE AND AGE:	Ballasted EPDM roofing system
CEILING HEIGHT:	8'6" clear height



BUILDING SYSTEMS

ELEVATORS:	One (1) passenger elevator
HVAC:	Rooftop units
FIRE PROTECTION:	Fully sprinklered

RETAIL MAP



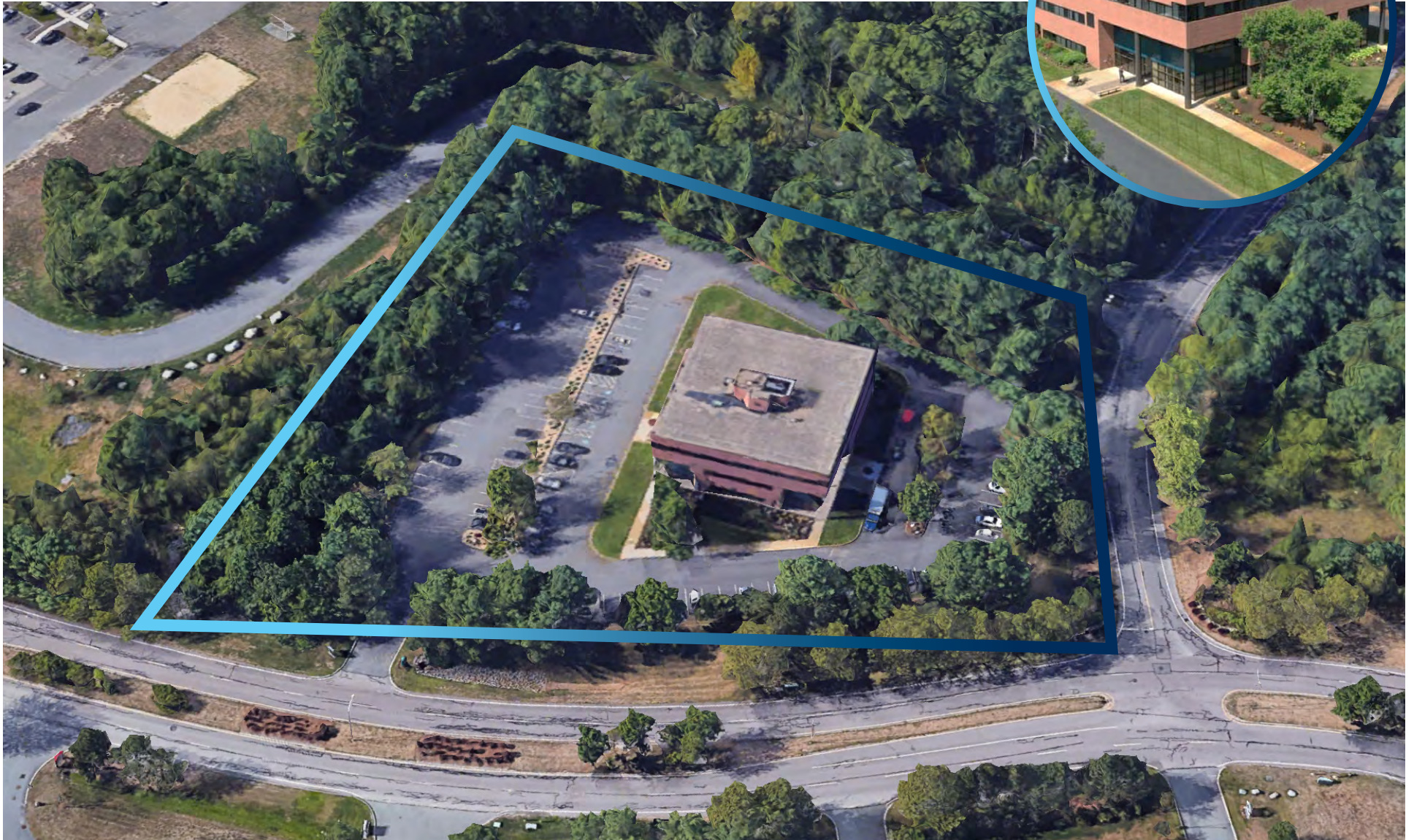
AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



INTERIOR PHOTOS



EXTERIOR PHOTOS



RENT ROLL

SUITE	TENANT	AREA		% of BLDG	LEASE START	LEASE END	REMAINING TERM	FROM	TO	PSF	ANNUAL RENT	MONTHLY RENT	TYPE
100	Shearwater Companies	1,017	SF	3.67%	1/1/17	6/1/27	12	5/31/22	6/1/27	\$16.89	\$17,181.00	\$1,431.75	Gross
101	Youth Villages, Inc.	2,475	SF	8.94%	3/1/25	8/31/28	26	9/1/25	8/31/26	\$24.80	\$60,595.20	\$5,049.60	Gross
								9/1/26	8/31/27	\$25.30	\$62,617.50	\$5,218.13	
								9/1/27	8/31/28	\$25.80	\$63,855.00	\$5,321.25	
102	Youth Villages, Inc.	3,924	SF	14.17%	9/1/20	8/31/28	26	9/1/25	8/31/26	\$24.80	\$97,315.20	\$8,109.60	Gross
								9/1/26	8/31/27	\$25.30	\$99,277.20	\$8,273.10	
								9/1/27	8/31/28	\$25.80	\$101,239.20	\$8,436.60	
201	Dennis J. Swart Architects	2,022	SF	7.30%	12/1/18	5/31/31	60	6/1/26	5/31/27	\$21.98	\$44,443.56	\$3,703.63	Gross
								6/1/27	5/31/28	\$22.48	\$45,454.56	\$3,787.88	
								6/1/28	5/31/29	\$22.98	\$46,465.56	\$3,872.13	
								6/1/29	5/31/30	\$23.48	\$47,476.56	\$3,956.38	
								6/1/30	5/31/31	\$23.98	\$48,487.56	\$4,040.63	
203	Greenscape Inc.	1,250	SF	4.51%	1/1/21	12/31/29	42	1/1/26	12/31/26	\$23.76	\$29,700.00	\$2,475.00	Gross
								1/1/27	12/31/27	\$21.00	\$26,250.00	\$2,187.50	
								1/1/28	12/31/28	\$21.50	\$26,875.00	\$2,239.58	
								1/1/29	12/31/29	\$22.00	\$27,500.00	\$2,291.67	
204*	Lifestance Health	5,556	SF	20.07%	7/1/20	6/30/27	13	7/1/25	6/30/26	\$24.50	\$136,122.00	\$11,343.50	Gross
								7/1/26	6/30/27	\$25.00	\$138,900.00	\$11,575.00	
300	Safety Insurance Group, Inc.	2,865	SF	10.35%	2/1/06	9/30/30	52	10/1/25	9/30/26	\$22.12	\$63,375.23	\$5,281.27	Gross
								10/1/26	9/30/27	\$22.62	\$64,806.30	\$5,400.53	
								10/1/27	9/30/28	\$23.12	\$66,238.80	\$5,519.90	
								10/1/28	9/30/29	\$23.62	\$67,671.30	\$5,639.28	
								10/1/29	9/30/30	\$24.12	\$69,103.80	\$5,758.65	
302	Mega, NA	4,777	SF	17.25%	11/1/18	1/31/30	42	2/1/26	1/31/27	\$23.35	\$111,542.95	\$9,295.25	Gross
								2/1/27	1/31/28	\$24.07	\$114,982.39	\$9,581.87	
								2/1/28	1/31/29	\$24.81	\$118,517.37	\$9,876.45	
								2/1/29	1/31/30	\$25.57	\$122,147.89	\$10,178.99	
303	Greenscape Inc.	3,804	SF	13.74%	1/1/17	12/31/26	42	1/1/26	12/31/26	\$20.50	\$77,982.00	\$6,498.50	Gross
								1/1/27	12/31/27	\$21.00	\$79,884.00	\$6,657.00	
								1/1/28	12/31/28	\$21.50	\$81,786.00	\$6,815.50	
								1/1/29	12/31/29	\$22.00	\$83,688.00	\$6,974.00	
							Average LTR			AVG.	ANNUAL	MONTHLY	
Occupancy							35			\$23.05	\$638,257.14	\$53,188.10	

* 3-year lease extension is being negotiated.

CURRENT INCOME & EXPENSES

	6/1/26	PSF
INCOME		
Current Gross Rents @100% leased (per Rent Roll)	\$638,257.20	\$23.05
Recoveries	\$19,336.97	\$0.70
EXPENSES		
Real Estate Taxes (2025)	\$74,738.76	\$2.70
Insurance	\$8,204.33	\$0.30
Repairs & Maintenance		
HVAC Contract	\$2,360.00	\$0.09
HVAC Repairs	\$17,723.89	\$0.64
Elevator contract	\$3,490.00	\$0.13
Plumbing	\$1,275.00	\$0.05
Pest Control	\$1,819.00	\$0.07
Fire & Life Safety	\$5,126.00	\$0.19
Landscaping Contract	\$20,451.96	\$0.74
Snow Removal Contract	\$9,990.00	\$0.36
Misc. Repairs	\$6,468.50	\$0.23
Total Repairs & Maintenance	\$68,704.35	
Utilities		
Electric	\$23,813.80	\$0.86
Gas	\$14,157.51	\$0.51
Water & Sewer	\$5,904.00	\$0.21
Telephone & Internet	\$5,977.20	\$0.22
Cleaning & Supplies	\$52,544.00	\$1.90
Waste Removal Contract	\$5,472.00	\$0.20
Property Management (4%)	\$24,227.00	\$0.87
General & Administrative	\$500.00	\$0.02
Raynham Woods Park Fee	\$2,677.56	\$0.10
TOTAL EXPENSES	\$286,920.51	\$10.36
CURRENT NET OPERATING INCOME	\$370,673.66	

TENANT SUMMARIES



The Shearwater Companies, LLC is a privately financed real estate owner-operator with headquarters in Raynham, Massachusetts. Co-founded by the Ciffolillo brothers in 2014, the partners have more than 50 years of combined real estate, contracting, project and property management experience. Such deep experience has allowed Shearwater to create a fully integrated platform, managing each step of the investment cycle in-house. From due diligence and acquisitions, to property and asset management to property disposition, this hands-on approach not only fosters intimate knowledge of our properties and close relationships with our tenants, it also allows for significant savings which go directly to the bottom line.



Youth Villages: 94 Locations in 23 States. Every child should have the opportunity to reach their dreams. Over 35 years, Youth Villages has worked to radically improve the lives of children across the country through an array of program models and services built around preserving and restoring families. We do what works – partner with others to expand our reach and advocate for positive, long-term change in child welfare, juvenile justice and children’s mental health systems.



Greenscape Land Design, Inc. is a premier, first-generation family-owned and operated commercial landscape company headquartered in Raynham, Massachusetts. Since its inception in 1987, the company has evolved from a local landscape construction firm into an award-winning regional industry leader. With nearly four decades of experience, Greenscape has developed a sophisticated, fully integrated service platform that spans the entire lifecycle of exterior property management—from initial design and large-scale construction to meticulous long-term maintenance.

TENANT SUMMARIES



Safety Insurance Group, Inc. is a leading regional provider of property and casualty insurance, headquartered in Boston, Massachusetts, with a significant operational presence in Raynham, MA. Founded in 1979, the company has grown from a local specialist into a publicly traded industry powerhouse (NASDAQ: SAFT) with over \$1.2 billion in annual revenue. Safety Insurance is defined by its unwavering commitment to the independent agency model, partnering with over 800 agencies across Massachusetts, New Hampshire, and Maine to provide localized expertise and personalized service.



LifeStance Health is one of the nation's largest providers of outpatient mental healthcare, with a significant clinical hub located at 175 Paramount Drive in Raynham, Massachusetts. Founded in 2017 and headquartered in Scottsdale, Arizona, LifeStance was established with a mission to solve the historical fragmentation of behavioral health by creating a unified, "medically driven" outpatient platform. Now a publicly traded company (NASDAQ: LFST), LifeStance employs approximately 8,000 clinicians across 33 states, delivering personalized mental health services to children, adolescents, and adults.



MEGA International is a leading global software and consulting services firm with a significant North American operational presence at 175 Paramount Drive in Raynham, Massachusetts. Founded in 1991 and headquartered in Paris, France, the company was established as a spin-off from Capgemini and has since evolved into a recognized market leader in Enterprise Architecture (EA) and Business Process Analysis (BPA). MEGA specializes in helping large-scale organizations navigate digital transformation and manage complex IT landscapes through its flagship integrated platform, HOPEX.

LOCATION OVERVIEW

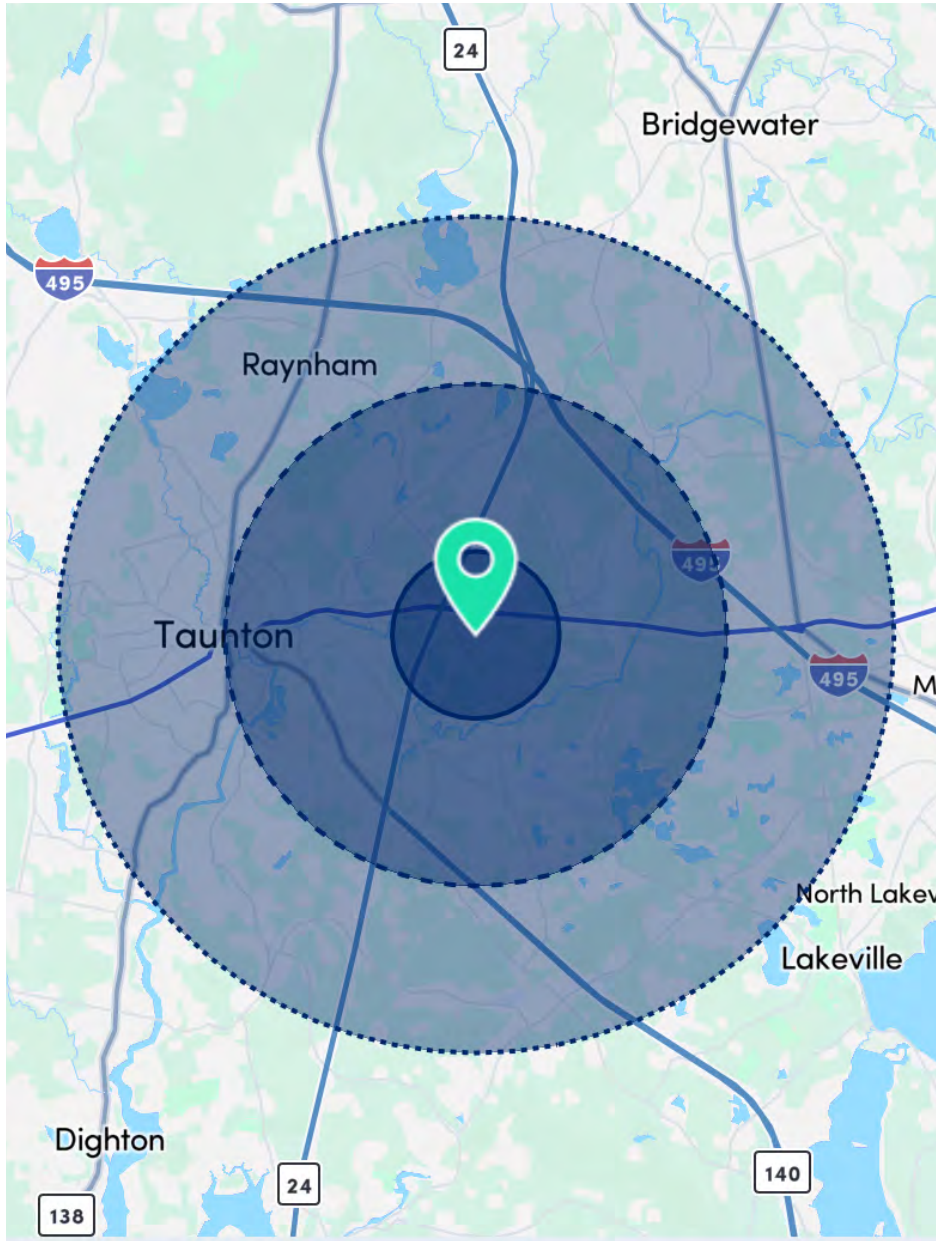


The subject property is the 175 Paramount Drive Executive Center, strategically positioned within the Raynham Woods Commerce Center, the premier business engine of Bristol County. Situated at the critical junction of Route 24 and Route 44, the site benefits from exceptional visibility and regional connectivity. Route 24 serves as a primary north-south artery with a daily traffic volume of approximately 74,100 vehicles, while Route 44 contributes an additional 30,200 vehicles to the immediate vicinity. The property serves a robust demographic, with over 38,000 residents living within a three-mile radius and more than 105,000 people within a five-mile span.

175 Paramount Drive thrives within a dense, master-planned commercial ecosystem featuring a high-energy mix of corporate headquarters, retail power centers, and hospitality. The Executive Center is anchored by Safety Insurance and sits adjacent to the DePuy Synthes (Johnson & Johnson) campus, one of the largest employers in the region. Prominent retailers at the park's entrance include Walmart Supercenter, Lowe's, Shaw's, Starbucks, and Market Basket, alongside popular dining destinations like LongHorn Steakhouse and Chili's. The site is also supported by onsite hospitality, including Home2 Suites by Hilton and Courtyard by Marriott, which cater to the park's steady stream of business travelers and corporate visitors.

Raynham is a thriving municipality in Bristol County, Massachusetts, located roughly 30 miles south of Boston and 22 miles east of Providence. Known as a "hub city" for the South Shore, Raynham's economy is defined by its superior highway access, specifically the "cloverleaf" interchange that connects I-495 to the rest of the state. This logistical advantage has transformed the town from a quiet residential community into a major regional destination for commerce and industrial innovation. While Raynham maintains its suburban charm through sites like the Johnson Pond and the Borden Colony Gazebo, its modern identity is firmly rooted in its status as a critical node in the Massachusetts southern corridor.

DEMOGRAPHICS



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	2,409	29,958	76,793
Households	942	11,561	29,626
Workday Population	4,217	29,437	69,585
Average HH Income	\$137,995	\$114,625	\$110,603
Median HH Income	\$108,750	\$89,382	\$84,081
Median Age	51	42	42
Average Age	47	42	42

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