

175 PARAMOUNT DRIVE EXECUTIVE CENTER

RAYMHAM, MASSACHUSETTS



Offering Memorandum

Presented by:

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CIC REALTY

175 PARAMOUNT DRIVE EXECUTIVE CENTER

RAYMHAM, MASSACHUSETTS

Confidentiality Agreement and Disclaimer:

This Offering Memorandum has been prepared by CIC Realty, LLC (Broker) for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Properties or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by the Brokers and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by the Brokers as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, the Brokers and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Properties will be made available upon written request of interested and qualified prospective purchasers.

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This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to the Brokers.

If you have no further interest in the Properties, please return the Offering Memorandum forthwith.

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. A three-story, 27,278-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.

175 Paramount Dr. Raynham, MA



175 Paramount Dr. Raynham, MA



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SPECIFICATIONS

Location:	175 Paramount Drive, Raynham, Massachusetts 02767 Just off of RT-24 at exit 20 on RT-44 behind Walmart, across from Lowe's
Total Rentable:	27,278 square feet on 3 floors
Lot Size:	3.03 acres
Parking Spaces:	136
Tenants:	Safety Insurance Group, Inc., MEGA NA, Lifestance Health, Greenscape, Inc., Youth Village, Inc. Dennis J. Swart, Architects.
Price:	\$4,900,000
Current NOI:	\$367,285
Cap Rate:	7.5%
Occupancy:	100%
Year Built:	1991/2016
Zoning Code:	Designated Development District



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SPECIFICATIONS



Recent Building Improvements

- Renovated Common Area
- Landscape Upgrades
- Improved Signage & Visibility
- Food Service

175 Paramount Dr. Raynham, MA



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/LIFE SAFETY:	Fully sprinklered

LOCATION



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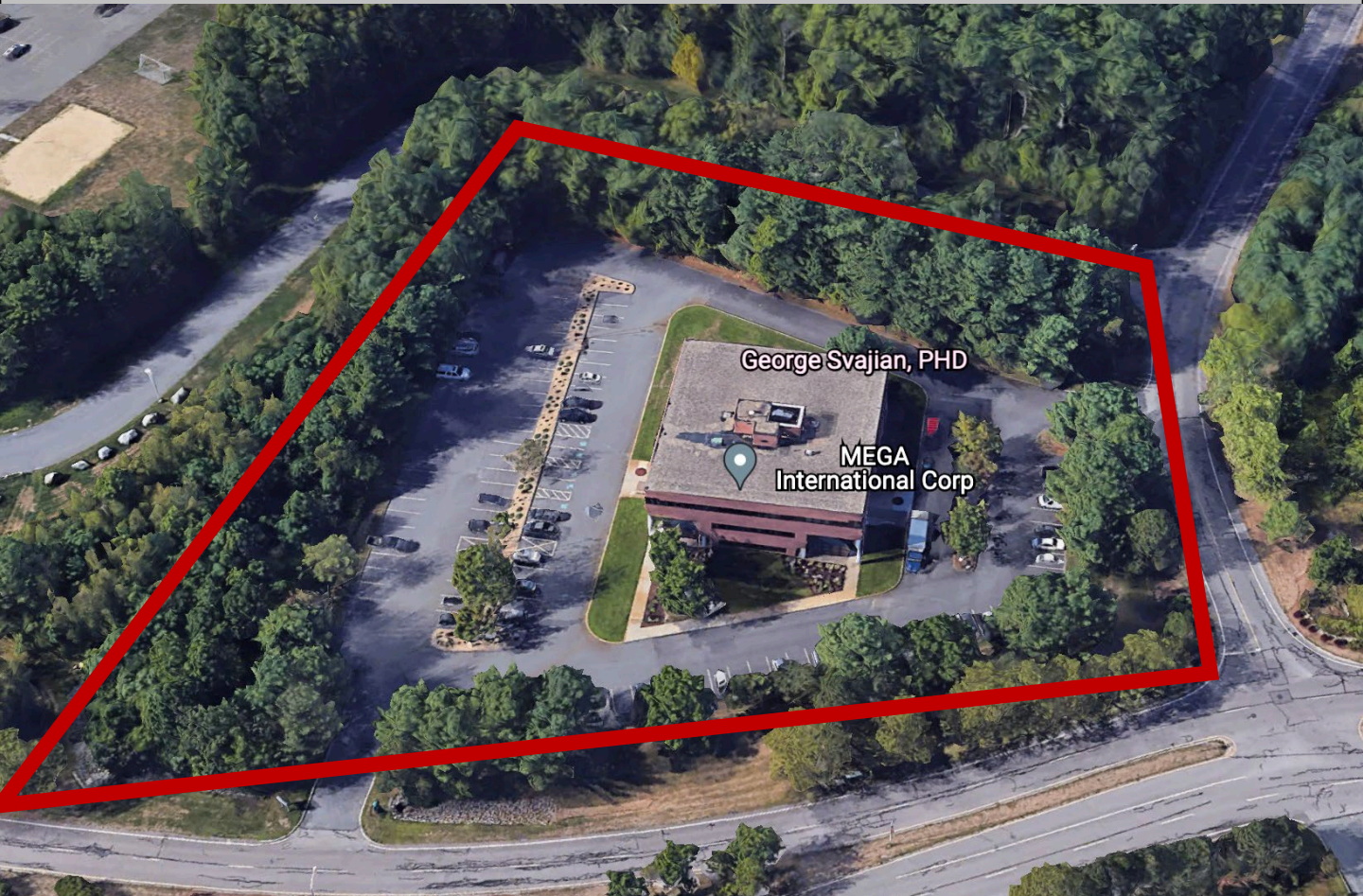
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AERIAL



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RENT ROLL

175 Paramount Drive												
RENT ROLL												
	June 2025	27690										
SUITE	TENANT	AREA	% of BLDG	LEASE START	LEASE END	REMAININ G TERM	FROM	TO	PSF	ANNUAL RENT	MONTHLY RENT	TYPE
100	Shearwater Companies	1,017 SF	3.67%	1/1/2017	6/1/2027	24	5/31/2022	6/1/2027	\$ 16.89	\$ 17,181.00	\$ 1,431.75	Gross
101	Youth Villages, Inc.	2,475 SF	8.94%	3/1/2025	8/31/2028	38	3/1/2025	8/31/2025	\$ 24.80	\$ 60,595.20	\$ 5,049.60	Gross
							9/1/2025	8/31/2026	\$ 24.80	\$ 60,595.20	\$ 5,049.60	
							9/1/2026	8/31/2027	\$ 25.30	\$ 62,617.50	\$ 5,218.13	
							9/1/2027	8/31/2028	\$ 25.80	\$ 63,855.00	\$ 5,321.25	
102	Youth Villages, Inc.	3,924 SF	14.17%	9/1/2020	8/31/2028	38	3/1/2025	8/31/2025	\$ 24.80	\$ 97,315.20	\$ 8,109.60	Gross
							9/1/2025	8/31/2026	\$ 24.80	\$ 98,100.00	\$ 8,175.00	
							9/1/2026	8/31/2027	\$ 25.30	\$ 99,277.20	\$ 8,273.10	
							9/1/2027	8/31/2028	\$ 25.80	\$ 101,239.20	\$ 8,436.60	
201	Dennis J. Swart Architects	2,022 SF	7.30%	12/1/2018	5/31/2026	12	6/1/2025	5/31/2026	\$ 20.44	\$ 41,329.68	\$ 3,444.14	Gross
203	Greenscape Inc.	1,250 SF	4.51%	1/1/2021	12/31/2026	19	1/1/2025	12/31/2025	\$ 20.00	\$ 25,000.00	\$ 2,083.33	Gross
							1/1/2026	12/31/2026	\$ 20.00	\$ 25,000.00	\$ 2,083.33	
204	Lifestance Health	5,556 SF	20.07%	7/1/2020	6/30/2027	25	7/1/2024	6/30/2025	\$ 24.00	\$ 133,344.00	\$ 11,112.00	Gross
							7/1/2025	6/30/2026	\$ 24.50	\$ 136,122.00	\$ 11,343.50	
							7/1/2026	6/30/2027	\$ 25.00	\$ 138,900.00	\$ 11,575.00	
300	Safety Insurance Group, Inc.	2,865 SF	10.35%	2/1/2006	9/30/2030	64	10/1/2024	9/30/2025	\$ 22.12	\$ 63,375.23	\$ 5,281.27	Gross
							10/1/2025	9/30/2026	\$ 22.12	\$ 63,375.23	\$ 5,281.27	
							10/1/2026	9/30/2027	\$ 22.62	\$ 64,806.30	\$ 5,400.53	
							10/1/2027	9/30/2028	\$ 23.12	\$ 66,238.80	\$ 5,519.90	
							10/1/2028	9/30/2029	\$ 23.62	\$ 67,671.30	\$ 5,639.28	
							10/1/2029	9/30/2030	\$ 24.12	\$ 69,103.80	\$ 5,758.65	
302	Mega, NA	4,777 SF	17.25%	1/1/2018	1/31/2030	55	2/1/2025	1/31/2026	\$ 22.65	\$ 108,201.36	\$ 9,016.78	Gross
							2/1/2026	1/31/2027	\$ 23.35	\$ 111,542.95	\$ 9,295.25	
							2/1/2027	1/31/2028	\$ 24.07	\$ 114,982.39	\$ 9,581.87	
							2/1/2028	1/31/2029	\$ 24.81	\$ 118,517.37	\$ 9,876.45	
							2/1/2029	1/31/2030	\$ 25.57	\$ 122,147.89	\$ 10,178.99	
303	Greenscape Inc.	3,804 SF	13.74%	1/1/2017	12/31/2026	19	1/1/2025	12/31/2025	\$ 20.50	\$ 77,982.00	\$ 6,498.50	Gross
							1/1/2026	12/31/2026	\$ 20.50	\$ 77,967.60	\$ 6,497.30	
						Average LTR						
Occupancy						33				\$ 624,323.67	\$ 52,026.97	



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CURRENT INCOME AND EXPENSES

175 Paramount Drive							
Current (2025) Income and Expenses				(6-1-2025)			
27,690 sf							
INCOME							PSF
Current Gross Rents @100% leased (per Rent Roll)						\$ 624,323.67	\$ 22.55
EXPENSES							
Real Estate Taxes (2025)					\$ 76,453.51		\$ 2.76
Insurance					\$ 5,246.68		\$ 0.19
Repairs & Maintenance							
HVAC Contract				\$ 8,031.00			\$ 0.29
Elevator contract				\$ 4,235.81			\$ 0.15
Plumbing				\$ 1,200.00			\$ 0.04
Pest Control				\$ 1,264.00			\$ 0.05
Fire & Life Safety				\$ 4,656.20			\$ 0.17
Bldg. Interior				\$ 6,352.00			\$ 0.23
Landscaping Contract				\$ 16,990.98			\$ 0.61
Snow Removal Contract				\$ 6,920.00			\$ 0.25
Misc. Repairs				\$ 6,725.00			\$ 0.24
Total Repairs & Maintenance					\$ 56,374.99		
Utilities							
Electric					\$ 15,571.00		\$ 0.56
Gas					\$ 7,667.61		\$ 0.28
Water & Sewer					\$ 5,904.00		\$ 0.21
Telephone & Internet					\$ 4,921.45		\$ 0.18
Cleaning & Supplies					\$ 45,000.00		\$ 1.63
Waste Removal Contract					\$ 4,757.50		\$ 0.17
Property Management (4%)					\$ 24,227.00		\$ 0.87
General & Administrative					\$ 8,310.45		\$ 0.30
Raynham Woods Park Fee					\$ 2,604.64		\$ 0.09
TOTAL EXPENSES					\$ 257,038.83		\$ 9.28
CURRENT NET OPERATING INCOME						\$ 367,284.84	



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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.



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.

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TENANT SUMMARIES



Safety Insurance was founded in 1979 with a belief that we would succeed as a company if customers were given the best possible service. As we've grown and expanded our product line to include a full range of property and casualty insurance products, staying committed to that belief has meant even more. Today, we are one of the leading providers of Property and Casualty Insurance in Massachusetts, New Hampshire and Maine.

At Safety, we do everything in our power to make it easy for our agents and policyholders to do business with us; and we also do all we can to ensure our clients have the skills to avoid dangerous driving situations and keep their loved ones safe whenever they're on the road.

We listen carefully when you contact us, and we respond to your suggestions. We support our network of independent agents by providing them with state-of-the-art tools that make it easy to do business.

We provide our customers with comprehensive information about safe driving. Through a unique partnership with the driver training and education center, In Control Family Foundation, Safety Insurance keeps customers informed about issues affecting driver safety, and helps ensure that all drivers have the experience they need to handle the most challenging driving situations.

Together with our agents and partners, Safety Insurance remains a preferred provider of auto, home and business insurance. We will continue this tradition in the future together with our policy holders, agents and partners.

Safety has consistently received an "A" rating from [A.M. Best](#).



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TENANT SUMMARIES



LifeStance Health

FORMERLY CHILD & FAMILY PSYCHOLOGICAL
SERVICES

A Proud Member of the LifeStance Health Family

Recently, our practice name changed from Child & Family Psychological Services to LifeStance Health. With this change, we aligned our brand with our parent company, a national leader in mental, behavioral, and emotional wellness. LifeStance Health connects more than 3,000 mental health professionals with millions of patients across 26 states, each with the same goal in mind: improving the lives of the extraordinary people we serve.



See the Bigger Picture and Accelerate Business Value

Founded in 1991, we are a global software company and recognized market leader for over ten years. We partner with customers to improve governance and accelerate transformation by leveraging technology.

Rooted in our values, we believe that innovation, performance, agility and people are the keys to success – and together accelerate the creation of value.

We help companies better analyze how they can operate and make the right decisions. The HOPEX Platform connects business, IT, data, and risks perspectives in a single place that integrates across an entire company's ecosystem. Our Services team partners with customers to deliver projects with a pragmatic approach.

Customers can better visualize and understand their assets, align on business objectives, and effectively create business value.

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