

**OFFICE/SCHOOL LEASE**  
**ASKING - \$14.50/SF NN\***



Most recently used as a religious school with outside access to a playground, 50 Pamela Rd. is a hidden gem. Located at the end of Pamela Rd., this unique location will appeal to users looking for a private and quiet setting.

The fully built-out space has 10 classrooms/offices and bathrooms within the leased space. As built plans to scale are available.

New tenants must be approved by the Board of Trustees.

8,500 r.s.f. - School or Office use and a large Social Hall can be made available for meetings/rental rate per use and subject to availability. Churches have used the Social Hall in the past independently of the school space.

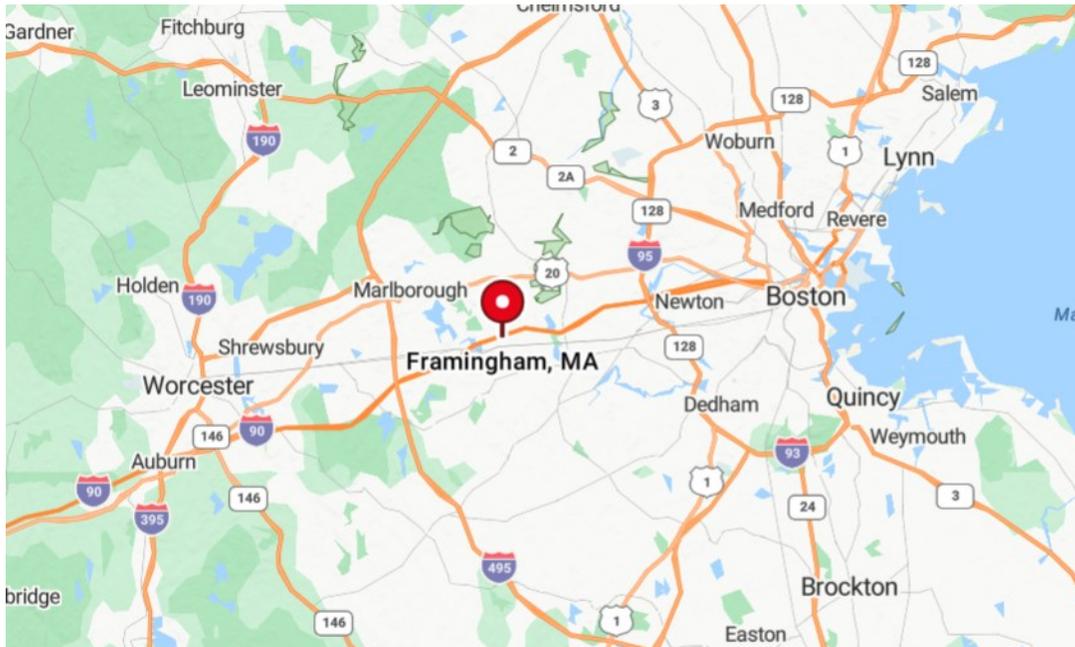
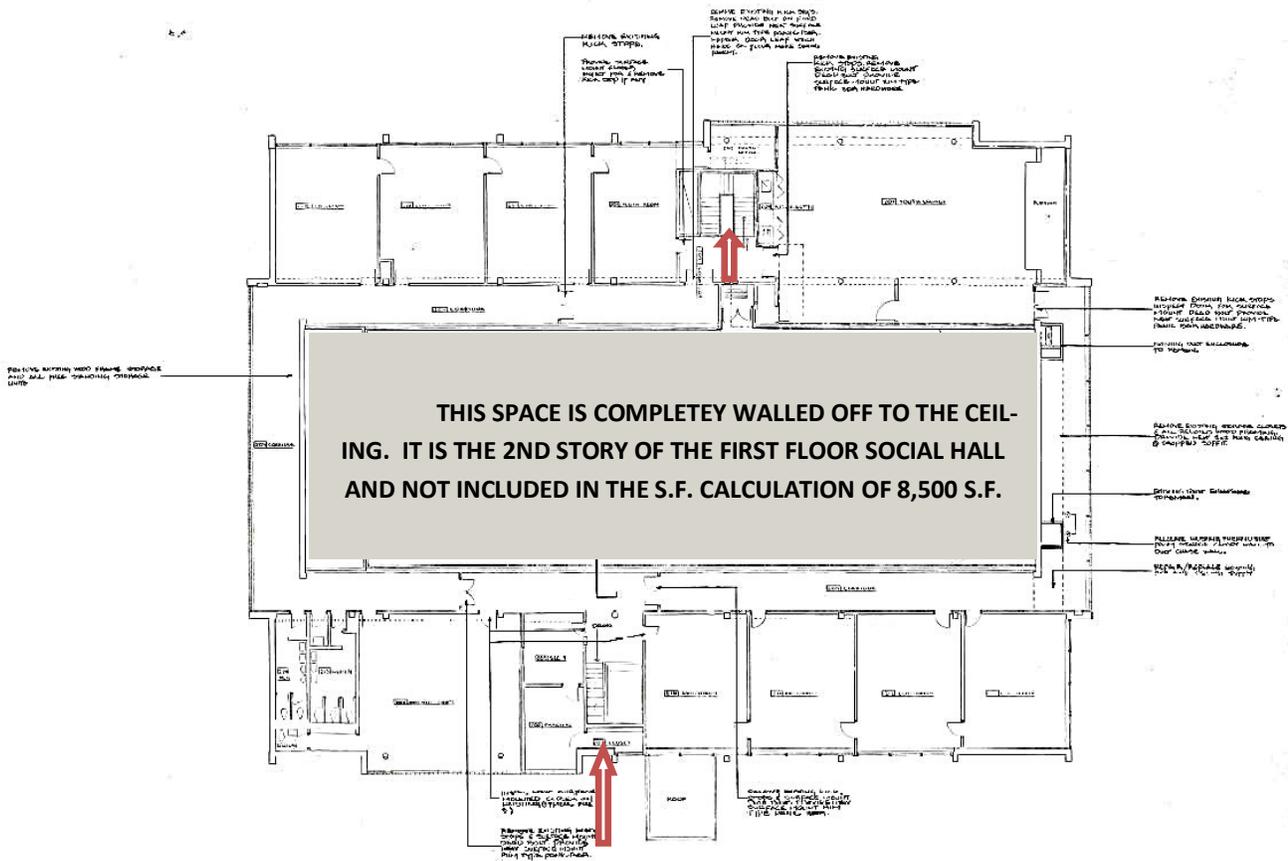
2nd floor - presently not handicapped accessible but a lift can be added. There are first floor handicapped accessible bathrooms that can be used.

Available July 1, 2026

\* If new tenant is a for profit business, it will pay real estate taxes.

**Exclusive Listing Broker—Marlene Aron - Principal**  
**ma@metrowestcre.com 508-740-0000**

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the LESSOR.



**FRAMINGHAM IS ABOUT 20 MILES WEST OF BOSTON. THE CITY IS LOCATED BETWEEN BOSTON & WORCESTER AND HAS 2 EXITS ON THE MASSPIKE MAKING ACCESS EASIIY FROM THE EAST & WEST.**

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**50 Pamela Road  
Framingham, MA**

| Expense                          | Full Amount (\$) | Vacant SF | Total SF | Vacant %     | NN Amount (\$)     |
|----------------------------------|------------------|-----------|----------|--------------|--------------------|
| Property Insurance               | \$16,500         | 8500      | 40684    | 0.209        | \$3,448.50         |
| Utilities (Gas, Electric, Water) | \$57,282         | 8500      | 40684    | 0.209        | \$11,971.94        |
| Landscaping                      | \$9,945          | 8500      | 40684    | 0.209        | \$2,078.51         |
| Snow Removal                     | \$8,500          | 8500      | 40684    | 0.209        | \$1,776.50         |
| RE Taxes (profit use bus. only)  | \$126,887.59     | 8500      | 40684    | 0.209        | \$26,519.50        |
| <b>TOTAL NON PROFIT USE</b>      | <b>\$92,227</b>  |           |          | <b>0.209</b> | <b>\$19,275.44</b> |
| <b>TOTAL PROFIT USE</b>          | <b>\$219,115</b> |           |          | <b>0.209</b> | <b>\$45,795.04</b> |

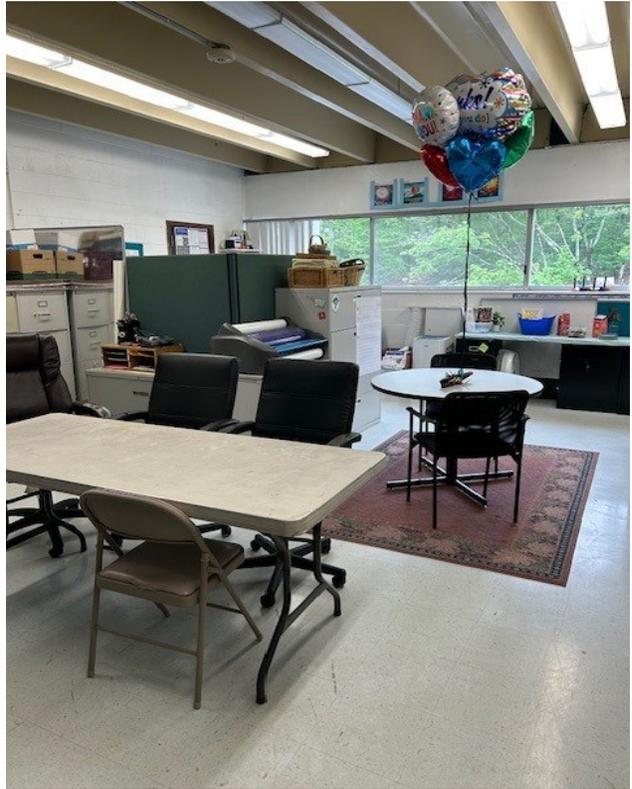
Cleaning by Tenant  
 Trash Removal Included

**Monthly NN costs** **\$1,606.29/m**  
**Monthly NNN cost** **\$3,816.25/m**

Vacant space = 8,500 SF  
 Total building = 40,684 SF

Vacant % = 8,500 / 40,684 = **20.8927%**  
 \$19,275.44 / 8500 sf = \$2.27/sf NN  
 \$45,795.04 / 8500 sf = \$5.39/s.f. NNN

**50 Pamela Road  
Framingham, MA**



**CLASSROOM/OFFICE SPACE**



**AREA AVAILABLE  
FOR SIGNAGE**

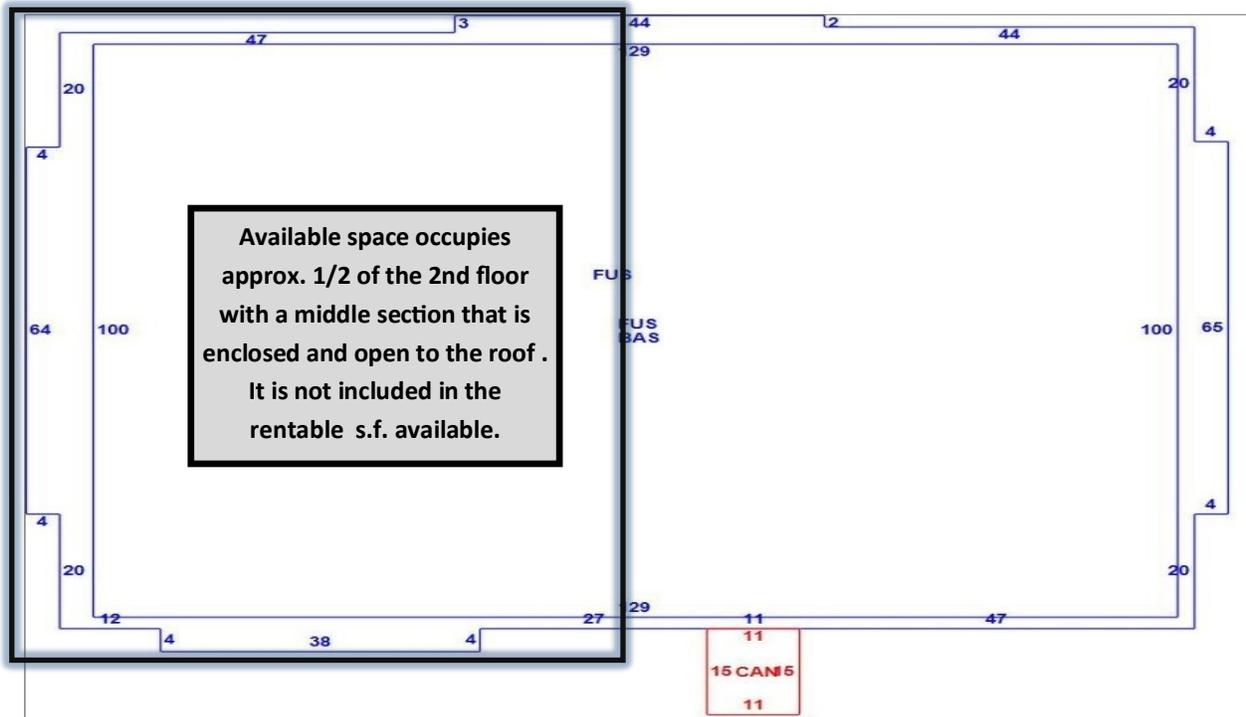
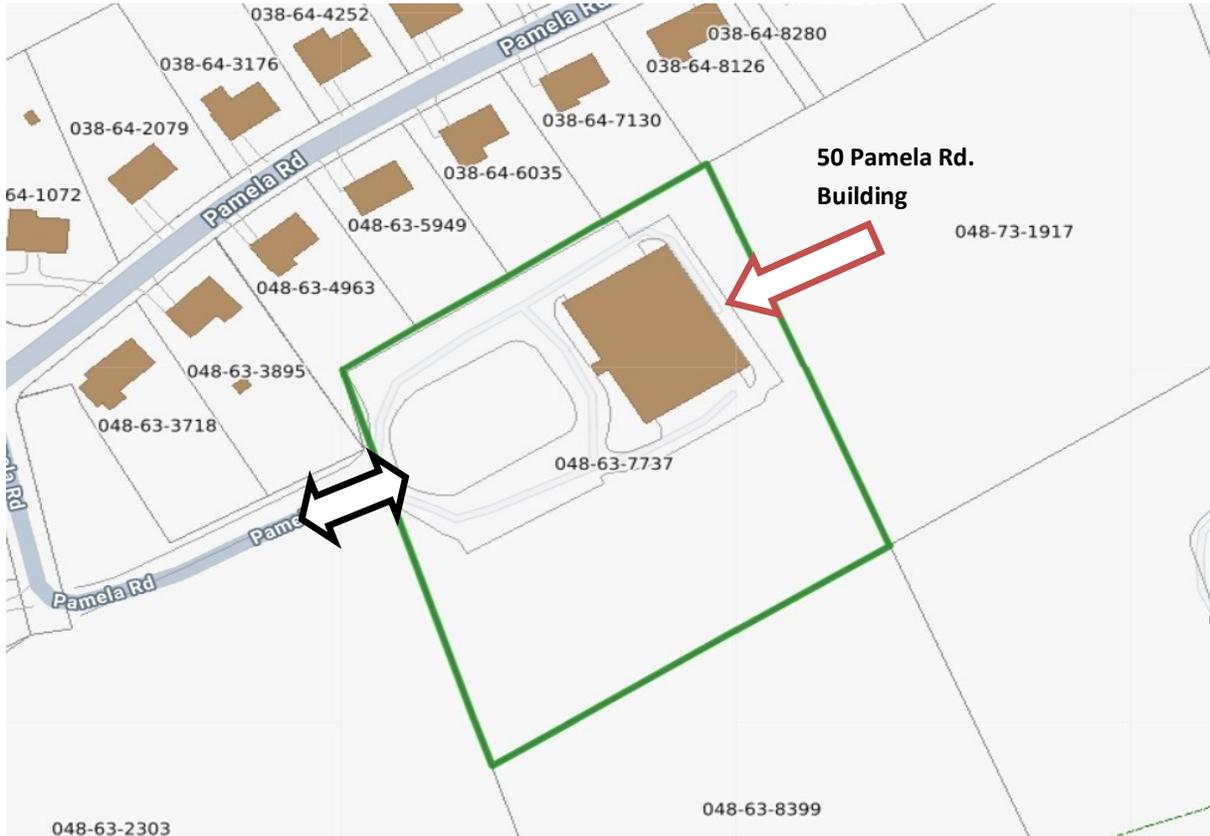


**CLASSROOM FACING OUT TOWARDS FRONT OF BUILDING**



**LARGE CLASSROOM**

**50 Pamela Road  
Framingham, MA**



*The available space shares space with Temple Beth Sholom. The Social Hall & Sanctuary are not included but depending on new tenants use, accommodations may be possible on a per use basis. Showings are by appointment and accompanied by the Listing Broker or a team member and arranged while the school is not open.*