

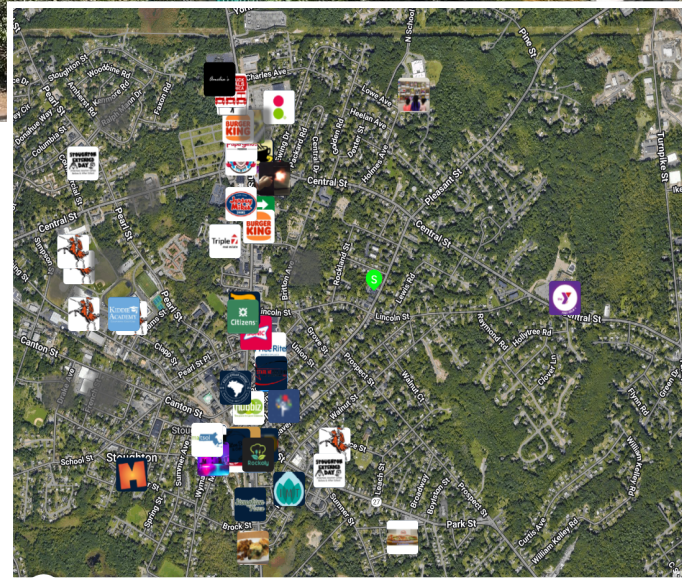
The Offices at Pleasant Commons

294 Pleasant Street
Stoughton MA 02072



HIGHLIGHTS:

- » Diversified Tenant Base – 15+ medical and professional tenants provide stability and minimize rollover risk; many have occupied the building for 5–15+ years.
- » Zero Deferred Maintenance – Historic property has been meticulously maintained and landscaped, offering turn-key operations and tenant appeal.
- » Immediate NOI Growth – 1,200 SF of leasable vacancy can be absorbed with little to no CAPEX.
- » Attractive Operating Costs – 2024 operating expenses totaled just (~\$4.88/SF), significantly below suburban office/medical averages.



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