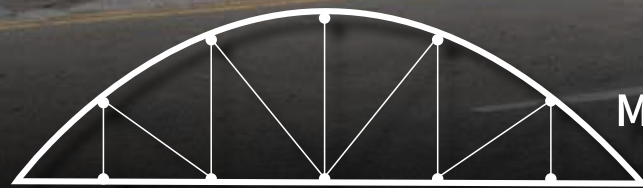


A Boston Metro In-fill Asset Totaling 99,764 Square Feet With Execution Optionality



Exclusively Offered by:



**ONE
MONTVALE
AVENUE**

Executive Summary

As exclusive agent, on behalf of OPI (Office Properties Income Trust), JLL is pleased to present the rare opportunity to acquire One Montvale Avenue (“the Property”), a highly visible 99,764 square foot office asset with a history of institutional ownership, occupancy, and maintenance, located just north of Boston in Stoneham, MA.

Clad in an attractive New England red brick façade and punctuated by oversized ribbon windows, this highly attractive five-story building features multiple entry points, parking optionality, and functional suite sizes and breakout.



99,764
SQUARE FEET
OF OFFICE



87%
LEASED



Silver
LEED



Today, the asset is 87% leased to a diverse tenant roster marked by credit and retention. The building produces strong, in-place cash flow with the ability to create value by curating a tailor-made tenant roster through the lease up of near-term available space and the optionality to add an amenity and/or wellness center. What’s more, investors are provided long-term capital appreciation by virtue of the asset’s prominent location, the growing importance of medical space within the immediate submarket and Stoneham’s “name brand” appeal to tenants.

The Property is being offered “free and clear” of existing debt.



IRS



MASSACHUSETTS
EYE AND EAR



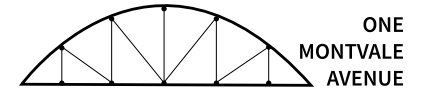
**Boston
Children's
Hospital**
Until every child is well™

19.6 years weighted average tenant commitment

One Montvale Avenue, an institutionally owned, occupied and managed asset, represents a scalable investment opportunity with multiple paths to execution.

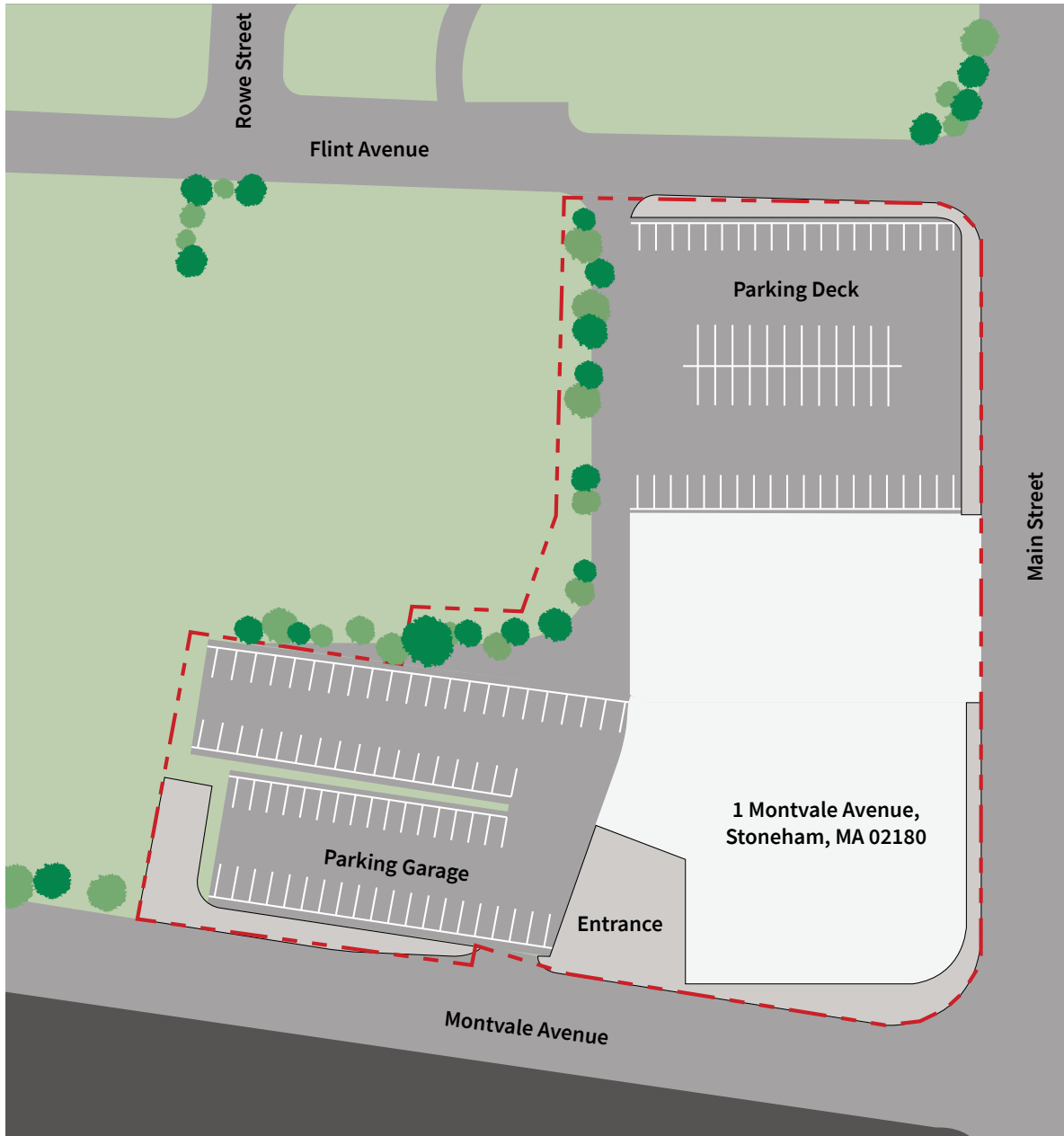


Property Overview



ONE
MONTVALE
AVENUE

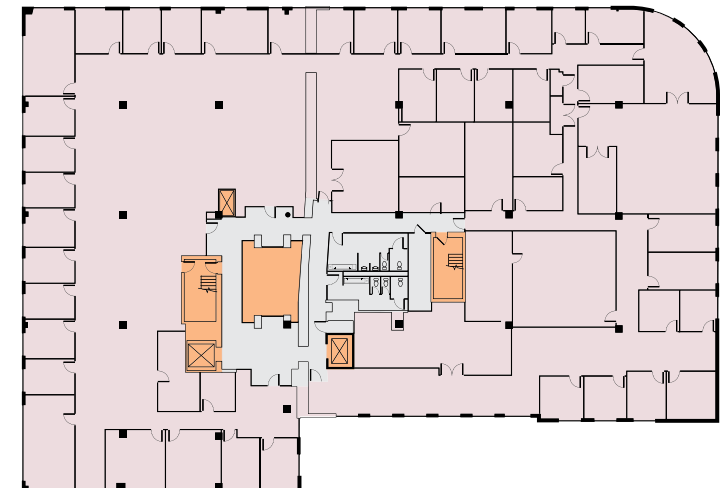
SITE PLAN



PROPERTY SPECIFICATIONS

Year Built:	The site originally contained a warehouse building, constructed in the 1940s.
Converted:	In 1987 the original structure was converted and expanded into a five-story office building. This expansion project included construction of the two attached parking structures.
Municipality:	Stoneham, MA
Parcel ID:	17-276
Acreage:	1.79 Acres
Rentable Square Feet:	99,764
Average Floor Plate:	20,000
Number of Floors:	5
Typical Floor Height:	Ceiling heights are typically 8' and floor slab to slab dimensions are typically 12'.
Parking:	298 Spaces (3.0/1,000)

REPRESENTATIVE FLOOR PLAN



BOSTON

CAMBRIDGE



28



ONE MONTVALE AVENUE

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