

FIRST-FLOOR SPACE FOR LEASE

50 Thomas Patten Drive | Randolph, MA

4,500-5,500 SF | AVAILABLE NOW

\$23.00/SF/YR - MODIFIED GROSS + CAM

BRIGHT OPEN PLAN

Expansive windows and natural light

135 PARKING SPACES

Convenient surface parking

FLEXIBLE BUILDOUT

Office, medical or team configuration

FLEXIBLE OFFICE / BEHAVIORAL HEALTH OPPORTUNITY

Adaptable first-floor space with generous perimeter glass, open office and flex areas, conference space, direct loading access, and the ability to support a customized professional or clinical buildout.

- Approximately 5,343 SF planning area
- Private-office and open-team potential
- Approx. 744 SF loading / support area
- Facial-recognition camera security
- Convenient Route 24, I-93 and I-95 access
- Buildout terms negotiable



MEETING / COLLABORATION AREA

Schedule a private tour

Matthew Kinch | Real Estate Manager (617) 657-6925 office | (774) 254-2287 mobile | m.kinch@whitridge.com

WHITRIDGE ASSOCIATES, INC. | BUILDING OWNER

BRIGHT, FLEXIBLE FIRST-FLOOR INTERIORS

EXPANSIVE WINDOW LINES | OPEN WORK AREAS | CONFERENCE SPACE | LOADING ACCESS



CONFERENCE / TEAM ROOM



OPEN OFFICE - WINDOW WALL



FLEX AREA - VIEW 1



FLEX AREA - VIEW 2



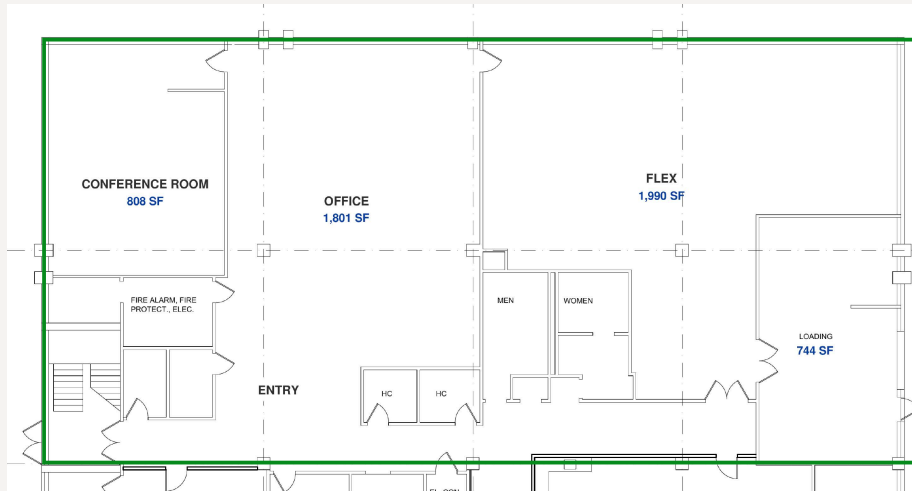
LOADING / RECEIVING AREA



DIRECT EXTERIOR / LOADING ACCESS

FIRST-FLOOR AVAILABILITY + PLANNING CONCEPTS

Five illustrative test fits demonstrate the flexibility of the available first-floor area.



AVAILABLE FIRST-FLOOR AREA

Approx. 5,343 SF planning area

OPTION 1 - PROFESSIONAL OFFICE



CONCEPT PROGRAM

7 private offices | 16 workstations
 conference | reception

OPTION 2 - OPEN + COLLABORATIVE



CONCEPT PROGRAM

4 offices / huddle rooms | 24 workstations
 collaboration / break areas

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POTENTIAL FIRST-FLOOR OFFICE LAYOUTS

Illustrative concepts only - final room counts and construction require architect and code review.

OPTION 3 - SALES FOCUSED



CONCEPT PROGRAM

2 manager offices | 32-40 workstations
 training room | collaboration lounge

OPTION 4 - MIXED USE



CONCEPT PROGRAM

6 private offices | 20 workstations
 conference | collaboration / break areas

OPTION 5 - Professional Office



Flexible buildout options available

Professional office | Sales / team environment | Clinical / counseling | Training | Service configurations

WHITRIDGE ASSOCIATES, INC. | BUILDING OWNER



SECOND-FLOOR SPACE FOR LEASE

50 Thomas Patten Drive | Randolph, MA

5,000-9,000 SF | AVAILABLE NOW

\$25.00/SF/YR | MODIFIED GROSS

BUILT OUT

Existing offices and workstations

NATURAL LIGHT

Exterior windows around the floor

AMENITY RICH

Kitchen, fitness and meeting spaces

A WORKPLACE THAT IS READY TO ADAPT

A substantial portion of the 14,641-square-foot second floor is available within this professionally maintained office building. The premises are largely built out and can be configured as a continuous, independently secured suite with private offices, open work areas, meeting rooms and collaborative space.

- **Flexible configuration**

Interior partitions may be modified to fit tenant needs.

- **Strong daily function**

Elevator, multiple stairs, parking and modern security.

SHARED AMENITIES

- Large kitchen / break room
- Fitness room
- Restrooms and showers
- Conference / training areas
- Elevator and multiple stairs



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ROOM TO WORK. ROOM TO GROW.

EXISTING OFFICE INFRASTRUCTURE | FLEXIBLE CONFIGURATION | ABUNDANT DAYLIGHT



EXISTING OPEN OFFICE AND WORKSTATION AREA



CONFERENCE ROOM



EXECUTIVE MEETING



PRIVATE OFFICE

CONFIGURE THE SPACE AROUND YOUR TEAM

The second floor supports a practical mix of private offices, open-plan seating, reception, bookkeeping or administrative functions, breakout rooms and employee lounge space. Existing furnishings may be available by negotiation.

- CORPORATE OFFICE
- PROFESSIONAL SERVICES
- TRAINING / CALL CENTER
- FINANCIAL SERVICES
- MEDICAL ADMINISTRATION
- GOVERNMENT / NONPROFIT

AMENITIES THAT SUPPORT THE WORKDAY

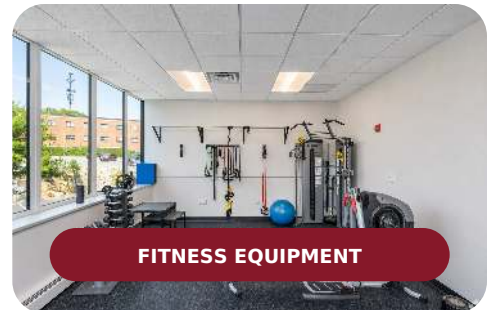
MEET | COLLABORATE | RECHARGE



LARGE KITCHEN AND EMPLOYEE BREAK ROOM



FITNESS ROOM



FITNESS EQUIPMENT



PRESENTATION AND TRAINING ROOM



FULL EMPLOYEE KITCHEN

More than office space

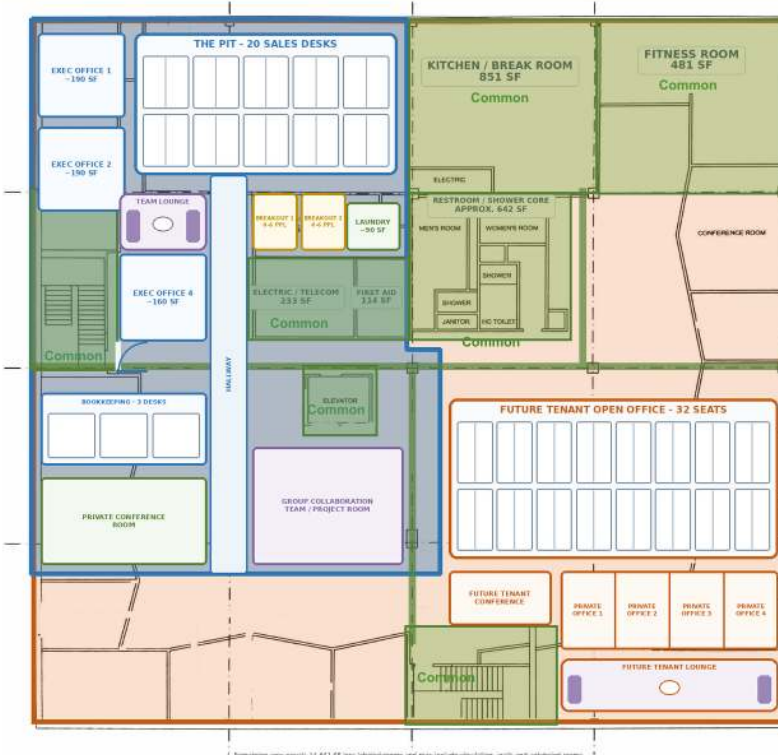
Shared kitchen, fitness, shower, meeting and collaboration areas give employees practical amenities without requiring every feature to be rebuilt inside the tenant suite.

PLAN A CONTINUOUS, SECURE SUITE

FLEXIBLE DEMISING | COMMON-AREA ACCESS | MINIMIZED CORRIDORS

Concept 4 - Collaborative Neighborhood - Revised

Continuous Whitridge suite with dedicated collaboration rooms



Planning Intent

- Pit, lounge, private conference and group collaboration rooms form one connected neighborhood
- Three executive offices remain close to the sales and bookkeeping teams
- Future tenant retains a continuous secure majority suite

Program Summary

- 20-seat windowed sales pit
- 3 executive offices (~160-190 SF)
- 3 dedicated bookkeeping desks
- 2 enclosed breakout rooms
- Private conference room
- Large group collaboration room
- Future tenant: 32-seat open office
- Future tenant: offices, conference, lounge
- Compact shared laundry (~90 SF)

Approx. net tenant split: Whitridge 45% / Future tenant 55%

Legend

- Whitridge suite
- Future tenant
- Common / shared access

CONCEPTUAL TEST FIT

Final measurements, accessibility, occupancy and egress require architect review.

Illustrative test fit only. Final suite boundaries are flexible, dimensions and construction are subject to field verification and approvals.

DESIGNED FOR FLEXIBILITY

- **Continuous premises** | minimized corridors
- **Independent security** | tenant-controlled privacy
- **Common-area connectivity** | elevator, stairs and amenities

SOUTH SHORE LOCATION



Convenient Randolph location

Quick access to Route 24, I-93 and Route 128/I-95.

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