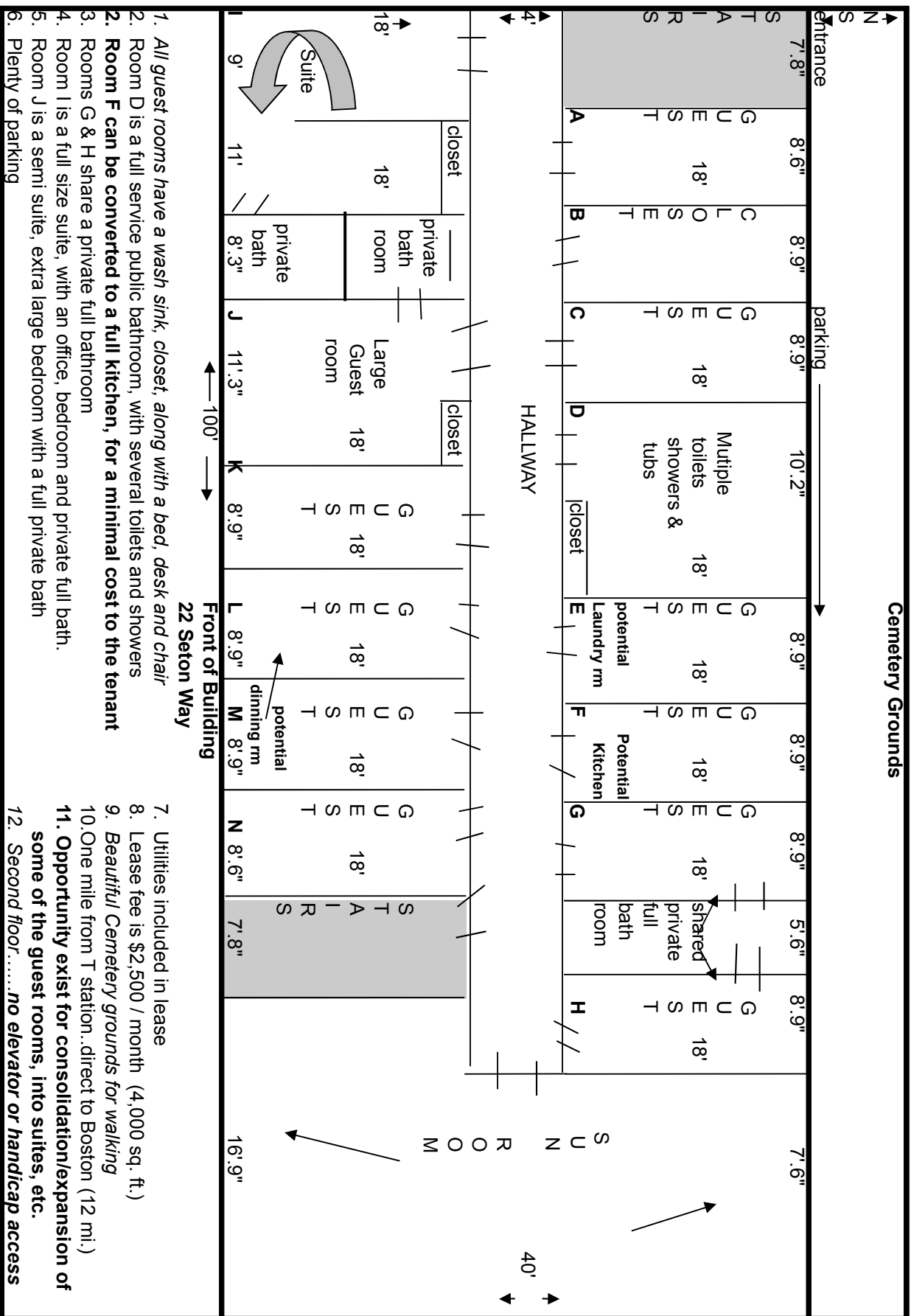


04/12/2011

St. Mary Parish, Pastoral Center
22 Seton Way, 2nd fl.
Randolph, MA 02368

Cemetery Grounds



1. All guest rooms have a wash sink, closet, along with a bed, desk and chair
2. Room D is a full service public bathroom, with several toilets and showers
3. **Room F can be converted to a full kitchen, for a minimal cost to the tenant**
3. Rooms G & H share a private full bathroom
4. Room I is a full size suite, with an office, bedroom and private full bath.
5. Room J is a semi suite, extra large bedroom with a full private bath
6. Plenty of parking

7. Utilities included in lease
8. Lease fee is \$2,500 / month (4,000 sq. ft.)
9. Beautiful Cemetery grounds for walking
10. One mile from T station..direct to Boston (12 mi.)
11. **Opportunity exist for consolidation/expansion of some of the guest rooms, into suites, etc.**
12. **Second floor.....no elevator or handicap access**

The building has 3 floors @ approximately 4,000 sq. ft. each

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