

19 Park Street, Unit 1— Stoughton, MA 02072

1,800 SF Professional Office for Lease — The Historic Stoughton Post
Office Building (1935)

\$3,500/Mo

Monthly Gross Rent

\$23.33/SF

Effective Annual Rate

1,800 SF

Available Space

Immediate


Availability

Presented by **ACB Realty Inc.** | MLS #73474016 | Licensed in MA, RI, NH,
CT



Property Snapshot

Available Space	1,800 SF
Asking Rent	\$3,500 / Month
Effective Rate	\$23.33 / SF / Year
Annual Rent	\$42,000
Lease Type	Gross
Term	Negotiable
Availability	Immediate
Building Type	Single-Story Office
Year Built	1935 (Public Record)
Construction	Brick
Parking	10 Dedicated Spaces
Zoning	Commercial (C) — Legal Conforming
Lot Size	0.35 Acres / 15,377 SF
Restrooms	1
Utilities	Public Water & Public Sewer
Submarket	I-95 Corridor South
County	Norfolk

 MLS #73474016 — Listed 02/03/2026.
Original List: \$3,800 | Current List: \$3,500

The Opportunity

TURNKEY MEDICAL/DENTAL BUILDOUT

Immediate Occupancy. Minimal Capital Outlay.

A turnkey 1,800 SF medical and dental buildout in one of Stoughton's most iconic buildings — the original 1935 Stoughton Post Office. Previously home to an established dental practice for many years, this space delivers immediate occupancy for medical, dental, therapy, counseling, or professional service practices.

The 1935 brick construction provides a memorable architectural identity for patients and clients — a level of character that is impossible to replicate in modern commercial product. Walking-distance proximity to downtown Stoughton's core retail, dining, and municipal services creates a built-in foot-traffic and convenience advantage.

- ✔ Active medical/dental infrastructure in place — plumbing, electrical, and patient-flow design — significantly reduces tenant improvement costs versus a vanilla shell or new construction.



Lease Terms & Economics

Lease Economics

Monthly Rent	\$3,500
Annual Rent	\$42,000
Effective PSF (Annual)	\$23.33
Lease Type	Gross
Term	Negotiable
Availability	Immediate

Cost Responsibility

Included in Rent (Owner)

- Real Estate Taxes
- Building Insurance
- Water
- Sewer

Tenant-Paid

- Oil Heat
- Electric
- Snow Removal

- This gross structure simplifies budgeting for practice-based tenants — one predictable monthly number covers the largest fixed-cost categories landlords typically pass through.

Ideal Uses

The existing layout, infrastructure, and zoning favor practice-based and professional tenants. The previous dental tenancy means plumbing rough-ins, electrical capacity, and patient-flow design favor healthcare reactivation with minimal capital outlay.



Medical Practices

General practice, specialty, urgent care



Dental & Orthodontic

Dental and orthodontic practices



Mental Health & Therapy

Therapy, counseling, behavioral health



Physical Therapy

Physical therapy & chiropractic



Wellness & Med Spa

Aesthetics, wellness, med spa



Professional Services

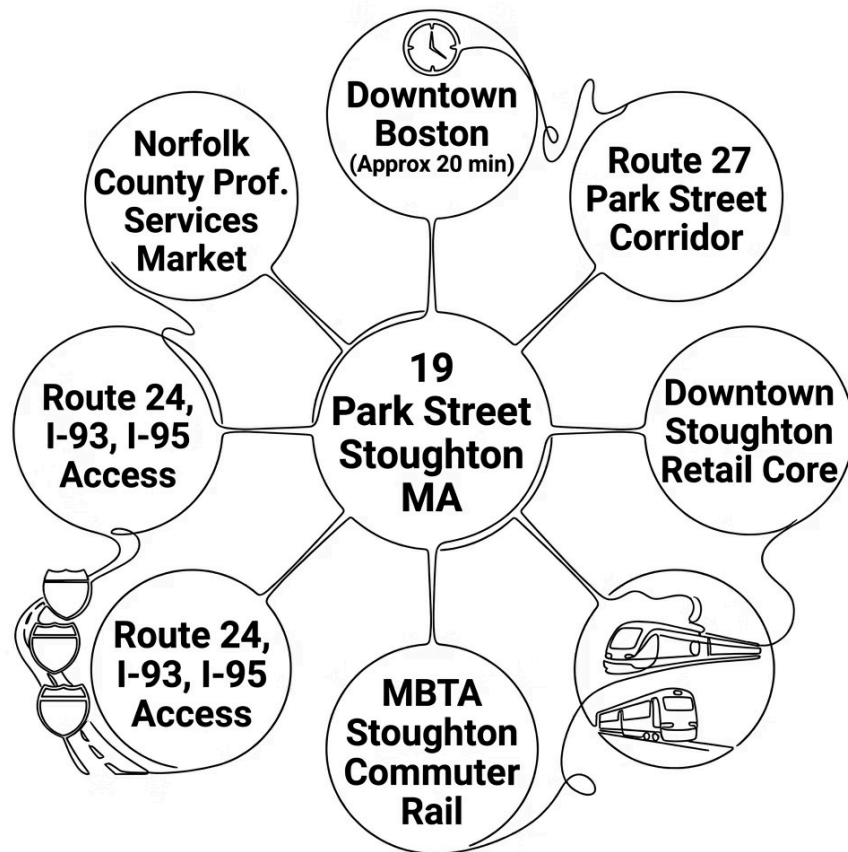
Legal, accounting, financial, insurance



Boutique Office

Boutique office & co-working users

Location Intelligence



Address

19 Park Street, Unit 1 — Stoughton, MA 02072

Adjacencies

- Route 27 / Park Street commercial corridor
- Downtown Stoughton retail core
- Walking distance to restaurants, retail, banks, and municipal services

Regional Connectivity

- Approximately 20 minutes to Downtown Boston
- Direct access to Route 24, I-93, and I-95
- MBTA Stoughton Commuter Rail nearby

Market Anchors

- Stable residential base supporting practice-based tenants
- Strong daily commuter traffic along Route 27 / Park Street
- Established Norfolk County professional services market
- Part of the I-95 Corridor South office submarket

Why This Building Stands Out



Architectural Heirloom

Built in 1935 as the original Stoughton Post Office. Brick exterior, restored interior detail, and a historic visual identity that creates a memorable first impression — the kind of front door patients and clients remember and refer.



10 Dedicated Parking Spaces

Rare in downtown commercial locations. Single-story accessible entry ensures ADA-friendly patient flow with no elevator dependency.



Operational Advantages

Existing medical/dental fit-out reduces tenant improvement costs. Strong street-level visibility on the Park Street corridor. Plumbing rough-ins and electrical capacity already in place.



Landlord Quality

Professionally managed by ACB Realty Inc. — a boutique brokerage with deep Norfolk County roots and a "Realtors for Life" relationship philosophy. Responsive ownership, professional lease administration, long-term tenant orientation.

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ACB Realty Inc.

ACB Rental Exchange
Team

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Direct Phone Line



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Listed	02/03/2026
Original List	\$3,800/Mo
Current List	\$3,500/Mo
Licensed In	MA, RI, NH, CT

i 3D Virtual Tour (Matterport):
<https://my.matterport.com/show/?m=7XXGWiMMFEG>

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