

CUMMINGS PROPERTIES 2011 RATE SCHEDULE

Rev. December 2010

Cummings Properties rate schedule has been revised and should be quoted to all new prospective clients and pertinent existing clients as follows, effective immediately. As a reminder, new leases written based on this schedule assume a five-year term and shall have a January 2011 COLA base date and a Fiscal Year 2011 real estate tax base. Please review the rates and terms carefully. To maintain the integrity of the Rate Schedule *no reductions* are allowed unless specifically approved in advance by senior management. Rates for specific units may vary due to special features and/or conditions.

Current Rates		SPECIFIC BUILDINGS
SPECIALTY		
Retail / Service	\$24.50	
Laboratory – <i>Medford</i>	\$33.95	
Laboratory – <i>Beverly</i>	\$22.95	
Laboratory – <i>All Others</i>	\$24.95	
OFFICE		
Office I	\$13.95	One Merrill Street 38 Montvale Avenue
Office II	\$14.95	142 North Road 100, 200, 600, and 800 Cummings Center
Office III	\$15.95	144 North Road 23 Warren Avenue 30-60 Audubon Road 10 and 100 Tower Office Park 400-800 West Cummings Park (WCP)
Office IV	\$17.95	12 Gill Street 100 TradeCenter 18 Commerce Way 41 Montvale Avenue 92 Montvale Avenue 101 Cambridge Street 444 Washington Street
Office V	\$18.95	500 and 900 Cummings Center
Office VI	\$26.95	196 Boston Avenue 200 Boston Avenue
Office VII	\$29.50	200-400 TradeCenter
MEZZANINE OFFICE (includes utilities and dumpster charges)	\$17.95	Exterior
Flex, R&D, WAREHOUSE, etc.		All other flex buildings
Up to 100% existing finished	\$15.95	
Up to 75% existing finished	\$13.95	
Up to 50% existing finished	\$11.95	
Up to 25% existing finished	\$9.95	
Warehouse mezzanine light storage (existing)	\$7.95	
Warehouse mezzanine offices (existing)	Same as ground floor rate	

NOTES:

- (a) Full-service rates typically include initial building-standard construction in previously unimproved space, building insurance, base real estate taxes, full structural and mechanical maintenance, snow removal, common area cleaning and maintenance, landscaping, and daytime parking. For 200-400 TradeCenter, in-suite janitorial services and HVAC loop charges are also included.
- (b) Add \$1.00 psf for each year of a lease term less than five years.
- (c) Add \$1.00 psf for corner units. Except for Cummings Center, deduct \$2.00 psf for interior office units (no windows).
- (d) Add \$1.00 psf for existing building-standard air conditioning equipment in unfinished portions of flex, R&D and warehouse space, except for Cummings Center.
- (e) Add \$3.40 psf to include utilities and dumpster charges when not separately metered, except for mezzanine office.
- (f) Add \$2.00 psf for flex, R&D and warehouse spaces 5,000 sf or less, and add \$1.00 psf for drive-in facilities.
- (g) For outside land area as an accessory use to interior building space, the psf rate shall be 25 percent that of the interior building space, but shall be no less than \$3.50 psf.
- (h) For Stoneham properties and 100 TradeCenter only, deduct 25 percent for mostly below-grade units with limited or no windows.
- (i) For 400-800 WCP, 444 Washington Street, 92 Montvale Ave., and Cummings Center properties only, add \$2.00 psf for first-floor “non-retail” spaces.
- (j) For Cummings Center only, deduct \$3.00 psf for interior office space (no windows), and deduct \$3.00 psf for office space w/stair access only.
- (k) For 200 WCP, 2-36 Cummings Park, and 299 & 444 Washington Street, add \$10.00 psf for retail/service corner units facing Washington Street.
- (l) For 300-400 TradeCenter, add \$5.00 psf for first-floor spaces.
- (m) Add \$3.00 psf for existing laboratory space under 3,000 sf, add \$5.00 psf for existing medical office space.
- (n) See Cummings Properties’ Cluster/Building Sign and Display Panel Rate Schedule (available upon request) for additional fees for specialty signage.