



Cummings Properties

NEWSbrief

October 2026

This monthly newsletter is prepared primarily for and about Cummings Properties' leasing clients. Please share with your colleagues, who can [sign up here](#) to enjoy the latest client news, events, special offers, and more.

Seen Around Campus



We were delighted to celebrate two decades of partnership with **Seem Collaborative**, a nonprofit educational agency serving students across more

than 40 northeastern Massachusetts school districts. Pictured, left to right, Executive Director **Cathy Lawson** and Finance Director **Greg Zammuto** accept a commemorative captain's chair from **Cummings** account managers **Aly Veo** and **Marc Knittle** in recognition of the company's milestone 20th leasing anniversary.

Welcome, New Neighbors

Not including Beverly and TradeCenter 128

Advanced Health Alliance

Mental healthcare

800 West Cummings Park, Suite 3700,
Woburn

Compass Facility Services

Janitorial and facility services

40 Shattuck Road, Suite 214, Andover

DutyMass Construction & Service

Construction

25-T Olympia Avenue, Woburn

Harbor Christian Counseling

Mental healthcare

10 Tower Office Park, Suite 401,
Woburn

Helus Pharma

Pharma R&D

12-R Cabot Road, Woburn

Highbar Physical Therapy

Physical therapy

18 Commerce Way, Suite 3800, Woburn

PHiSTiK

Gourmet pistachios

38 Montvale Avenue, Suite 335,
Stoneham

RL Construction Services

Commercial contractor

800 West Cummings Park, Suite 5900,
Woburn

Client Congrats



Boston Metal CEO **Tadeu Carneiro** was honored among *TIME* magazine's inaugural **TIME Trailblazers**, a group of 14 leaders leveraging innovation to design and build the future.



Emvolon is advancing its mission to convert waste methane emissions into tradable liquid fuels through a new partnership with Freepoint Commodities. Learn more via *S&P Global*.



Oifirax, an RNA-based fungicide created by **GreenLight Biosciences**, has been approved for agricultural use in Mexico. Get the full scoop on this global first via *Science*.



Mohammad Alkhadra, of **Lithios**, was recognized among *MIT Technology Review*'s **2026 Innovators Under 35**. Read more via LinkedIn.



Nanoramic announced the first close of its Series 2 equity financing round at a pre-money valuation of \$250 million. Read the full announcement for more on the firm's growing green energy storage operation.

Noteworthy News



Harbor Christian Counseling offers gospel-driven therapy to support mental, emotional, and relational health. While its work is grounded in Christian principles, the organization welcomes individuals from all backgrounds who are seeking support, healing, and personal growth.



Stretch Bro provides stretch therapy designed to promote recovery and improve mobility, flexibility, performance, and longevity. Learn more [on Instagram](#).

Business Resource



Well Done Services helps businesses simplify vendor management by providing multiple facilities services through a single responsive partner. [Visit the website](#) to review an array of available maintenance, cleaning, and support services.



Grant Cycle Update: Local nonprofits turned their fundraising efforts to the web, filing a record 1,017 proposals for the **Cummings \$35 Million Grant Program**. The applicants—which continue to

represent a wide variety of causes, including education, food insecurity, elder care, and healthcare—submitted requests to be considered for 150 grants, totaling \$35 million, to be awarded next June. The Foundation's team of volunteer reviewers is now evaluating the proposals to determine which will be invited to submit full applications. A complete list of past grant recipients is available [online](#).

Corporate Citizenship: Thanks in no small part to your rent dollars, the Cummings organization was ranked number 1 among the 95 organizations recognized as *Boston Business Journal's* 2026 "[Largest Corporate Charitable Contributors](#)" in Massachusetts. Our philanthropy would not be possible without the robust business community leasing space in the Cummings portfolio, where 100 percent of all rental profits help fund hundreds of local nonprofits.



Above (left to right), at BBJ's September 16 celebration: Cummings team members **Andrew Bishop**, **Bob Folger**, and **Joyce Vyriotes** with **Adriana Mendes-Sheldon**, director of community partnerships at Project Bread and Cummings Foundation volunteer, and **David Crowley**, executive director at **Social Capital Inc.**, a Cummings leasing client and grant recipient.

To Cummings Properties' more than 2,000 leasing clients, thank you for your tenancy, which is so enormously helpful in funding the Cummings organization's good works.

To Do This Month



Strength in Sobriety

Sh;ft Studios

Saturdays at 10:30 AM and Mondays at 3:30 PM

165 New Boston Street, Woburn

Move, share, and listen within a welcoming, judgment-free community for women who are newly sober, long-term sober, or seeking additional support alongside AA or other recovery groups. [Please register online](#) to attend these free sessions. [See flyer for details.](#)



Networking At Boston Birdies

Boston Birdies Golf Club

Thursday, October 15, 6:00-9:00 PM

25-D Olympia Avenue, Woburn

Join local professionals for an evening of conversation, connections, and great golf. **Boston Birdies** is a members-only golf club offering 24/7 access to four high-end indoor simulators with professional-grade video playback and AI swing training technology. Those who are unable to attend [this open house](#) are invited to call 781-600-5729 for a private tour.



Community Blood Drive

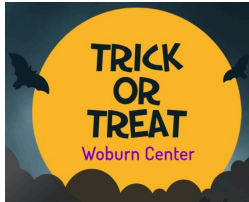
Citrin Cooperman and American Red Cross

Tuesday, October 20, 10:00 AM-3:00 PM

Community Conference Room

500 West Cummings Park, Suite 2350, Woburn

One donation can save up to three lives. To reserve your spot, visit RedCrossBlood.org and enter sponsor code **CITRIN** or call 1-800-RED CROSS (1-800-733-2767). [See flyer for additional details.](#)



Trick or Treat Spooktacular

City of Woburn

Thursday, October 29, 4:30-6:30 PM

Woburn City Hall, 10 Common Street

Enjoy an evening of trick-or-treating fun at City Hall and in Woburn Center. [See flyer](#) for details.

The Latest at Cummings



Bill Cummings recently joined host **Kevin Bupp** on the *Real Estate Investing for Cash Flow* podcast to talk about the thinking that has shaped Cummings over more than 50 years—from staying local and taking the long view to spotting opportunity where others might not.

Watch or listen to the engaging conversation on [YouTube](#), [Spotify](#), or [Apple Podcasts](#).

Local News

The Link is a free, on demand rideshare service designed to improve access to transit, jobs, healthcare, shopping, and other destinations. Rides are available within two service zones: Woburn-Burlington and Reading-Wakefield.

Visit woburnma.gov/the-link-faq to learn how to book a ride and review the applicable service hours and restrictions.



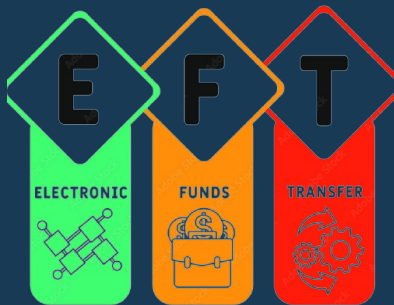
Friendly Reminders

Avoid Property Damage from Frozen Pipes: With winter on the horizon, we remind all resident firms to help protect the premises and its plumbing by keeping their suites set to **at least 60° Fahrenheit at all times**. Prolonged exposure to the cold can cause pipes to freeze and rupture, yielding



substantial water damage. Please keep the heat running, especially during nights and weekends when the space is unoccupied, and take care that all windows and doors are completely closed and latched shut at the end of each day.

Holiday Notes: Cummings' offices and maintenance departments will be minimally staffed on **Monday, October 12** in honor of Columbus/Indigenous Peoples' Day.



Pay Rent the Easy Way: Forget checks. Ask about our simplified EFT (electronic funds transfer) enrollment process. Call your account manager at 781-935-8000 to request the form via RightSignature, a secure e-signature service similar to DocuSign, and start paying rent the easy way.

Important note: ALL leasing clients are reminded to configure their email to **allow all** messages from billing@cummings.com to ensure the timely delivery of bills and other important communications from our Accounting Department.

Cummings in the News

*Some of the publications below may require a subscription.

Power in the Suburban Flex Market
Banker & Tradesman – September 27, 2026

Women in CRE: Kara Murphy, Cummings Properties
New England Real Estate Journal – September 25, 2026

Everybody Loves Shoebert. But Do I?
The Beverly Beat – September 24, 2026

Boston's Largest Foundations Step up Giving Amid Federal Cuts
Boston Business Journal – September 18, 2026

The Largest Corporate Charitable Contributors in the Bay State
Boston Business Journal – September 16, 2026

The Chicken & Rice Guys to Open Woburn Hub
Winchester News – September 14, 2026

Northshore Phoenix High School Moves to Cummings Center
The Salem News – September 14, 2026

Innovators in CRE: Steve Cusano, Cummings Properties



We want to hear from you! Do you have news or a great photo to share? Is there a special you'd like to offer to Cummings clients? Email your news, offers, photos, and more to admin@cummings.com. *Submissions may be edited for length and style.*

Earn Cash for Client Referrals

Know someone looking for space? You could earn \$1,000 or more for referring a new client to Cummings Properties. Within our portfolio, which spans 12 cities and towns north of Boston, we have a space for every need. Contact your account manager or [view this flyer](#) to learn more.

Earn \$1 per square foot for a successful lease with Cummings, with a minimum referral bonus of \$1,000!

Podcasting/Radio Studio



Actual layout shown with conceptual rendering of finishes and decor

1,752 SF – Former Broadcast Studio

500 West Cummings Park – Suite 2600 | Woburn, MA

[View Flyer](#)

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Suites](#)