

Cummings MetroNorth News

CUMMINGS CENTER / DUNHAM RIDGE

August 2025

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

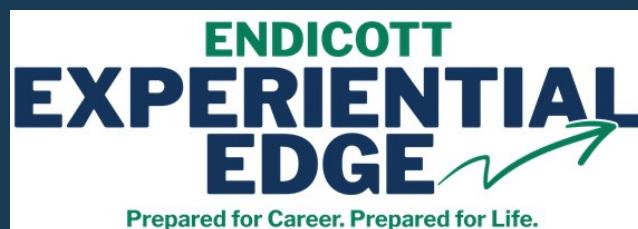
Client Spotlight

Medical Missions for Children

(MMFC) is a 100 percent volunteer-based organization that provides free care to children and young adults in under-resourced regions of the world. Since 1991, the locally based nonprofit has launched 520 volunteer missions worldwide, advancing hospital infrastructure and providing surgical, dental, rehabilitative, and nutritional care to more than 175,000 individuals in fifteen countries. Learn more online about MMFC's remarkable work, including the ways you can [help make a difference](#) for children in need.



Build Your Talent Pipeline



Lunchtime Open House
Endicott Experiential Edge
Thursday, August 14,
11:30 AM-1:00 PM
100 Cummings Center, Suite
407-L

Stop by this lunchtime open house to learn about your next opportunity to build your firm's talent pipeline. Munch on a slice from **Regina Pizzeria** while chatting with representatives about Endicott Experiential Edge, a customized talent-matching program designed to connect

employers with students who have compatible skills and career goals.

Contact **Dale McLennan** at dmclenna@endicott.edu to inquire about hosting an intern through the Endicott Experiential Edge program. Placements are available for the summer, fall semester, and spring semester.

Noteworthy News



Essex County Community Foundation made news last month for its latest funding initiative. The Beverly nonprofit is among a handful of foundations highlighted in *The Boston Globe* for stepping up to offset canceled government grant funding.

Green Banana SEO CEO Kevin Roy visited the Boston 25 newsroom to discuss the growing trend of AI-based online search (e.g., asking Chat GPT versus Google) and its potential impact on small business visibility. Get the key takeaways via this engaging 5-minute segment.



Kingfish + Partners launched Wetware AI Studio, a human-informed AI content creation tool designed to boost your business' customized branding while maximizing search engine optimization. Learn more online.

Client Congrats



Blues secured an additional \$8 million, following an oversubscribed \$25 million funding round in May. For more on the rising public demand for cloud-based connectivity solutions, visit citybiz.co.



Flip The Bird and **The Whoo(pie) Wagon** won "Readers' Choice" for best comfort food and best cookies in the 2025 "Best of the North Shore." View more via *Northshore* magazine.



Regina Pizzeria beat out contenders throughout the country to score an invite to **Dave Portnoy's One Bite Pizza Festival** in New York City. The only Massachusetts pie shop represented, **Regina** will enter with a 9.1 rating

—considerably higher than many fellow invitees from NYC, Chicago, and other famed pizza towns across the U.S.



Vi-Leon and **Bright Horizons** were recognized among *Boston Business Journal's* "2025 Best Places to Work" in the extra small companies and extra large companies categories. View the complete list of honorees.

All Profits to Nonprofits Cummings



Grant Cycle Open: Cummings Foundation is now accepting letters of inquiry (LOIs) for its 2026 grant cycle. Submitting an LOI by **Wednesday, September 17** is the first step toward applying to become one of 150 grant winners

to share in \$30 million next June. Learn more online, and please spread the word to local nonprofits that are doing important work in your community.

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.



Celebration Highlights: The Foundation's June Grant Winner Celebration brought together changemakers from across greater Boston to celebrate their impact in local communities and their recent Cummings grants. Experience the energy and some of the evening's most memorable moments via this brief, two-minute highlight reel.

Save the Date



sharecare

The Judy Games
Sharecare Health Data Services
Saturday, September 6, 9:45 AM
9 Aricia Lane, Beverly

Grab a teammate for this fast-paced tournament of Cornhole, Kan Jam, and Ladder Golf. The Judy Games honor **Judy Bailey**, of **Sharecare**, who

passed away in 2022. All proceeds benefit community organizations, including a scholarship fund for college-bound Beverly High School seniors. [Visit the website](#) for details about participation, donations, and volunteer opportunities.

The Latest at Cummings



Beverly Landing Condominium is taking shape at 50 Balch Street, at the far north end of Cummings Center. Once complete, the five-story manor will house 60 spacious, upscale residences located within a stone's

toss of the several hundred healthcare, service, and amenity providers at Cummings Center and in nearby downtown Beverly. [Visit the website](#) to request updates on Cummings' latest residential development.



The Woburn life sciences cluster will soon welcome **Minerva Biotechnologies**, a Waltham transplant that's taking 13,000 square feet of lab space at Cummings Park.

Founded by **Cynthia Bamdad, Ph.D.**, Minerva is a clinical-stage company developing revolutionary therapeutics to treat solid tumors and prevent cancer metastasis. In [this engaging Boston Business Journal story](#), reporter **Hannah Green** details how the company navigated a challenging lab market before landing with Cummings in Woburn.

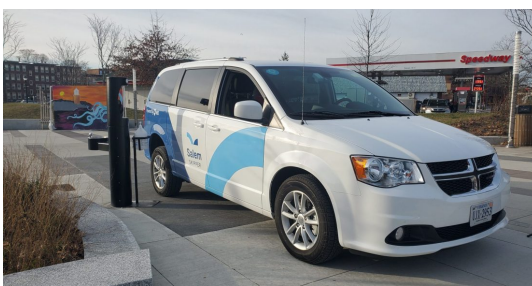
Business Resource



The Commonwealth recently launched [Business Front Door](#), an online resource offering customized support for businesses at every stage. Get the highlights via [this](#)

[quick LinkedIn short](#), and learn more at mass.gov.

Local News



Bus and Rideshare Options: On-site **MBTA bus** service offers commuters a convenient route between Cummings Center and commuter rail service at Salem Depot and North Beverly stations.

[schedule for Route 451.](#)

Visit [mbta.com](#) to view the

Also serving Cummings Center, the **Salem Skipper** (pictured) is a low-cost rideshare service for transport between 14 designated stops in Beverly, Danvers, and Salem. Visit [beverlyma.gov](#) to learn how to book a ride and review the service hours and rates. Complete program details are available at [salemma.gov](#).



Revolutionary Funding: Historic Beverly was awarded \$40,000 through the Commonwealth's "Massachusetts 250 Grant Program," an initiative that aims to support projects commemorating the 250th anniversary of the American Revolution. Learn more via Mass.gov, and visit Massachusetts Office of Travel and Tourism to view a complete list of awardees.

Friendly Reminders



Minifridge Fire Hazard: Nearly 900,000 popular minifridges were recalled this summer for fire and burn hazards following numerous reported injuries and combined property damage exceeding \$1 million. Details about the recalled AstroAI- and Frigidaire-branded units are available from

U.S. Consumer Product Safety Commission.

Please be mindful of leaving portable electronics running while unattended, especially during nights and weekends when the space is unoccupied.

Protect the Flooring: Please be careful not to damage the carpet when moving furniture and materials within a suite or along common hallways. Items should never be *dragged* on carpeting, as doing so frequently creates permanent, unsightly friction burns that necessitate costly carpet replacement.

Similarly, we ask that all clients use a protective pad or mat beneath rolling chairs. Damage from the frequent rolling of chairs, even when limited to a small section of carpeting, often requires a much larger replacement.



Thank you for helping to prevent unnecessary maintenance charges.

Video Recording: Numerous video cameras are installed throughout Cummings' portfolio and are used regularly to record activity at various



building entryways, hallways, and other common areas. Most of these cameras are *not* actively monitored and are in use primarily for law enforcement officials to review video footage in the event of an incident. Anyone observing suspicious activity at any time is urged to immediately contact the local authorities by calling 911. While uniformed or plainclothes police officers sometimes patrol Cummings' buildings and grounds, please remember that Cummings Properties does *not* provide security services.



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 newsbrief@cummings.com. *Submissions may be edited for length and style.*

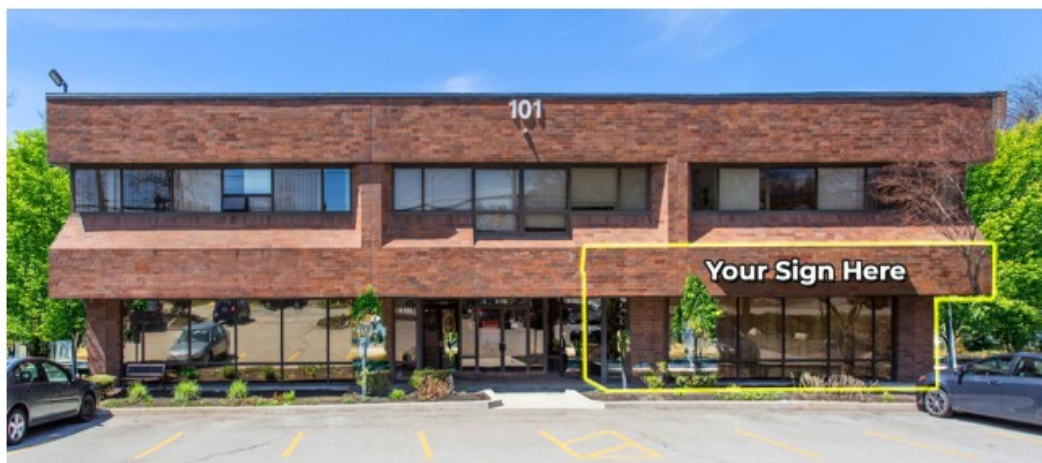
Earn Cash for Client Referrals

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 11 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!

High-visibility Burlington Retail Location

2,239 SF | Cambridge Street



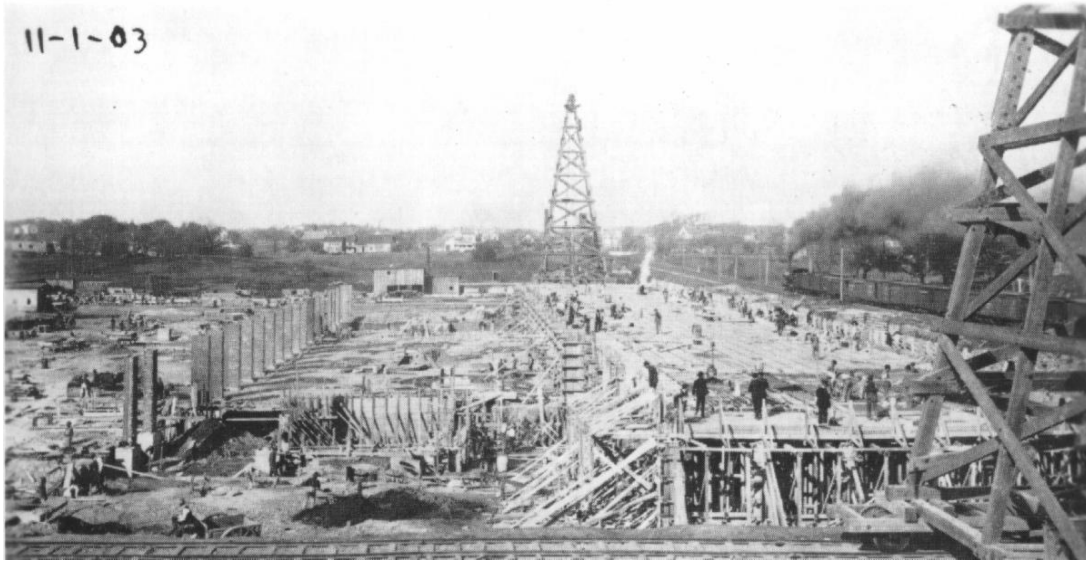
101 Cambridge Road, Suite 260

[View Flyer](#)

[View Featured Suites](#)

Scenes From “The Shoe”

A window into the historic Cummings Center site, formerly home to United Shoe Machinery Co.



United Shoe Machinery site, as seen from Elliott Street circa 1903

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Unfortunately, if you unsubscribe, you will not receive important building notices such as water and electric shutdowns or fire alarm testing.

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