



Cummings MetroNorth News

CUMMINGS CENTER / DUNHAM RIDGE

October 2026

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.

Seen Around Campus



Many thanks to **Greater Beverly Chamber of Commerce** for referring a new business to Cummings Properties. Pictured, Communications & Membership Manager **Donna Musumeci** (left) and Executive Director **Leslie Gould** (right) accept a referral bonus check from Cummings account manager **Sheila Golesworthy**.

Welcome, New Neighbors

Crafted by Crocker

Personal trainer

100 Cummings Center, Suite 141-Q

Iglesia de Dios y Restauracion

Church

100 Cummings Center, Suite 325-C

Express Auto Insurance

Agency

Insurance broker

100 Cummings Center, Suite 322-A

Northshore Phoenix High

School

School

100 Cummings Center, Suite 335-N

Noteworthy News



Beth Israel Deaconess Medical Center announced the launch of the Richard A. and Susan F. Smith Institute for Evidence, Innovation, and Policy, a multidisciplinary institute designed to support impactful scientific and policy-based innovation across Beth Israel Lahey Health.



Duffy Insurance Agency launched **The Paul F. Duffy Family Scholarship Fund**, an initiative that will help support the hardworking students at Peabody's Bishop Fenwick High School. Learn more via LinkedIn.



Essex County Community Foundation detailed the largescale community and economic impact of recent immigration policies in an insightful press release. Read about the resources being deployed to support those affected and about how you can stand with your neighbors.

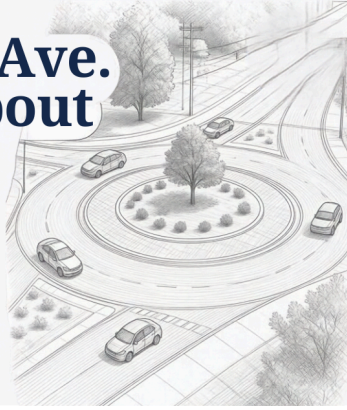


Soall Café has changed its hours of operation. Stop by 100 Cummings Center, Suite 127-Q for authentic Vietnamese coffee and fresh, flavorful lunch and catering favorites **Monday through Friday, 11:00 AM to 2:00 PM**.

Local News

Brimbal Avenue Roundabout Project: Construction has begun on a new roundabout along Brimbal Avenue at Dunham Road and the highway interchange west of Route 128. The project, undertaken to enhance safety and

Brimbal Ave. Roundabout Project



improve area traffic flow, is slated for completion within approximately 18 months. For the remainder of 2026, most work will take place off the roadway and traffic will continue to move through the area with minimal delays foreseen.

All Profits to Nonprofits
Cummings

Cummings
\$35 MILLION
GRANT PROGRAM

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 Vyrriotes** 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



Women in Technology Forum
North Shore Technology Council
Thursday, October 8, 5:00-8:00 PM
Danversport Terrace Ballroom
161 Elliott Street, Danvers

Connect with local professionals while exploring **Revolutionary Ideas: Women Leading the Future of Technology and Innovation**. In addition to dinner and networking, this event will feature a keynote address from **Carolyn Kirk** of Massachusetts Technology Forum and a panel of industry leaders. Tickets are available for purchase [online](#).



BodiScience Wellness Center & Spa
Thursday, October 8, 6:15-8:00 PM
Community Conference Room
100 Cummings Center, Suite 221-E, Beverly

BodiScience invites the Cummings Center community to participate in a new educational and wellness gathering series. **The Art of Letting Go** will focus on seasonal wisdom, meditation, meaningful connection, and community.

Space is limited. Additional information and registration instructions are available online.



Open House and Ribbon Cutting

Children's Friend and Family Services

Wednesday, October 14, 11:30 AM-2:30 PM

100 Cummings Center, Suite 535-N, Beverly

Stop by this informal event to meet the **Children's Friend and Family Services** team, explore its new location, and connect with members of the community. Light refreshments will be provided. See flyer for details. Please direct all questions to **Emily** at elonergan@jri.org.

Directions: Please enter through the 135-Q door, located just past **Soall Café**, take the elevator (to your left) to the fifth floor, and turn right to find Suite 535-N.



Fly By 5K & Kids Fun Run

Greater Beverly YMCA

Sunday, October 18, 8:30 AM

Beverly Regional Airport

50 L. P. Henderson Road, Beverly

Challenge yourself on the airfield grounds while supporting the McPherson Youth Center and the Open Air & Space Museum. Note: The Kids Fun Run begins **at 8:10 AM**. Learn more and register online.

Cars for Charity by Solomon Fund

Solomon Private Wealth

Sunday, October 18, 9:00 AM-noon

100 Cummings Center, Beverly

Route 62/Elliott Street parking lot



Enjoy cars and coffee while raising funds for several local nonprofits. Please register online to attend as a spectator or participant. This is a free event, and all are asked to make a donation. Contact **Brad Small** at bradsmall@solomonprivatewealth.com to learn more.



Basic Mediation Training

The Resolution Center

Tuesday, October 20 - Saturday, October 31

Remote and 168 Newbury Street, Lawrence

Experienced coaches will train participants in basic mediation and conflict management via an eight-session course – six evening sessions on zoom and two full-day sessions in person at Lawrence Community Works. Visit the website to learn more, and complete your online registration prior to this Friday, October 9.

Plan Ahead



2026 Great Pumpkin Smash

Green Beverly

Sunday, November 8, 11:00 AM-2:00 PM

New Entry Sustainable Farming Project

779 Cabot St, Beverly

Enjoy bluegrass music, lawn games, raffles, and creative pumpkin composting techniques with local food, drink, and craft vendors. Entry is free, and registration is required.

The Latest at Cummings

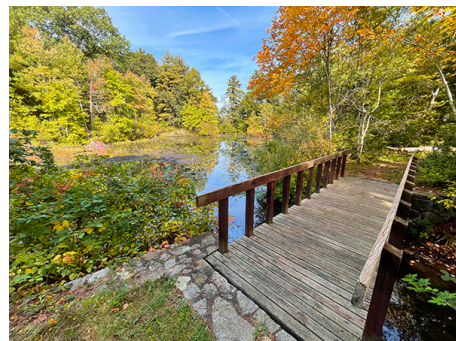


Bill Cummings recently joined host **Kevin Bupp** on the *Real Estate Investing for Cash Flow* podcast to talk about the thinking that has shaped Cummings over more than 50 years—from staying local and taking the long view to spotting opportunity where others might not.

Watch or listen to the engaging conversation on YouTube, Spotify, or Apple Podcasts.

Local Culture

The air is crisp, the leaves are changing, and fall fun awaits in Beverly's rich network of walking and cycling trails. Visit beverlyma.gov to map out your next family hike or solo excursion through the city's trails, including (pictured) the Norwood Pond recreation area adjacent to Dunham Ridge. For a comprehensive review of Beverly's parks and open spaces, check out this helpful [Parks for Passive Recreation](#) guide.



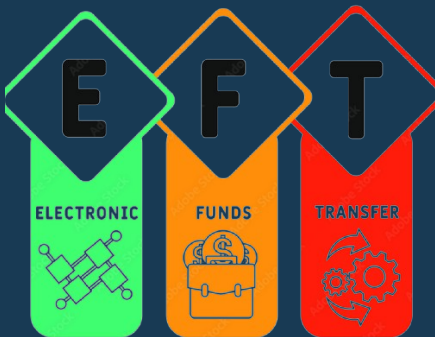
Friendly Reminders

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 978-922-9000 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

[Northshore Phoenix High School Moves to Cummings Center](#)

The Salem News – September 14, 2026

[Innovators in CRE: Steve Cusano, Cummings Properties](#)

New England Real Estate Journal – August 28, 2026



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 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](#)[View Featured Suites](#)

Scenes From “The Shoe”

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

[Client Directory](#)cummings.com[Service Call
Request](#)[Executive Office
Suites](#)

If you no longer wish to receive our emails, you may unsubscribe below. Unfortunately, if you unsubscribe, you will not receive important building notices such as water and electric shutdowns or fire alarm testing.

Cummings Properties, LLC | 200 West Cummings Park | Woburn, MA 01801 US

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