



December 2025

This monthly newsletter is prepared primarily for and about Cummings Properties' leasing clients at TradeCenter 128 in Woburn. Please share with your colleagues, who can [sign up here](#) to enjoy the latest client news, events, special offers, and more.

Seen Around Campus

Lumin Health hosted a well-attended grand opening at 300 TradeCenter. Get the details and [browse fun photos via LinkedIn](#).



(Above, from left) **Lumin Health** regional business director **Jack Donleavy** and chief strategy officer **Trishan Panch**; Brenner Psychological Associates owner **Lauren Brenner** and Mission Resilience Consulting founder **Jeff Zeizel**; (below) **Guidelight Health** clinical outreach directors **Matt Nicoli** (left) and **Jose Morales** (far right) with Kendall Psychological Associates staff psychologist **Sam Nathan** and psychotherapist **Joy Yang**.



Welcome, New Neighbor



VERGE
THERAPY

Verge Therapy

Personalized therapy

300 TradeCenter, Suite 1500

Client Congrats

WOMEN & POWER

2025

Numerous Cummings clients earned spots on *Globe Magazine's* "Top 100 Women-Led Businesses in Massachusetts." This list, produced annually by The Women's Edge and *The Boston Globe*, seeks to spotlight women who are driving the region's economy.

- M&T Bank, Grace Lee
- Northeast Arc, Jo Ann Simons
- May Institute, Lauren C. Solotar
- Hexagon Properties, Sandy Edgerly
- Mass Eye and Ear, CarolAnn Williams
- The Home for Little Wanderers, Leslie Suggs
- Mass General Brigham Medical Group, Lindsay Gainer
- Morgan Memorial Goodwill Industries, Joanne K. Hilferty
- Action for Boston Community Development, Sharon Scott-Chandler
- Beth Israel Lahey Health, Susan Moffatt-Bruce, Roberta Herman, and Alexa B. Kimball

Noteworthy News



Foster & Eldridge announced that two of its attorneys were honored as "Rising Stars" and five as "Super Lawyers" in the 2025 Massachusetts Super Lawyers in 2025.

SanegeneBio will partner with Eli Lilly to

All Profits to Nonprofits Cummings



The 2026 grant cycle is well underway. From a record crop of 959 funding proposals, a steadfast crew of community volunteers selected 318 organizations to advance to the full application stage. Staff at these nonprofits have until **January 14** to apply for one of 150 grants to be awarded in June through the annual **Cummings \$30 Million Grant Program**.

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.

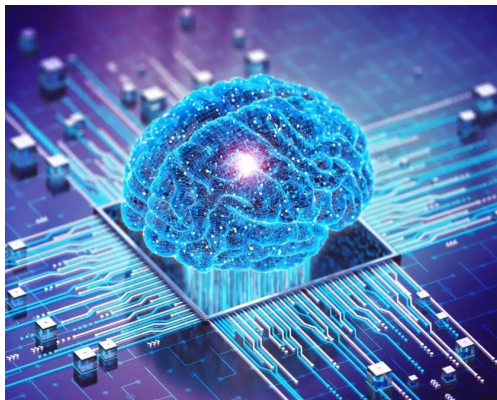
Business Resources



The **FirstLight** fiber-optic network is now available at TradeCenter 128. A trusted IT services partner for more than 25 years, **FirstLight** provides internet, voice, colocation, data center, and cybersecurity solutions to enterprise and carrier customers throughout the Northeast.

New internet customers may be eligible for **up to three months free**.* Contact **Lou Schirripa** at Lschirripa@firstlight.net for details.

*Must subscribe by **December 31, 2025**. Other restrictions apply.



Kevin Roy, of Cummings Center client firm **GreenBanana SEO**, explores the evolving landscape of digital marketing in a thought-provoking piece on the next frontier in AI search optimization. Visit LinkedIn to check out Roy's [breakdown of "reranker-guided retrieval,"](#) wherein online search results will be pulled not from the keywords entered but rather from

what AI perceives to be the broader intent of the search.

To Do This Month



Free Estate Planning Seminar

Monteforte Law, P.C.

Wednesday, December 10, 12:00-1:00 PM

Online event

Join attorney **Michael Monteforte, Jr.** for a complimentary introduction to estate planning. Learn which estate planning problems wills and trusts can address, how to navigate the estate planning process and associated costs, and how estate planning and long-term care intersect. Please register online.

HOLIDAY HAPPENINGS

CLOSURES: Cummings' offices will be minimally staffed on **Wednesday, December 24**, and closed on **Thursday, December 25** and **Thursday, January 1**, in observance of Christmas Eve, Christmas Day, and New Year's Day (respectively).



SAFE DECOR: Please remember to check with the local fire department before purchasing holiday trees, wreaths, or other live decorations to display in the office, as each municipality has its own safety regulations.



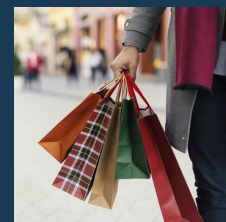
SAYING THANKS: Cummings staff members are pleased to provide the many services included in clients' leases, and they take pride in delivering outstanding results. Please note, however, that staff are not permitted to accept gratuity. For those wishing to express appreciation during the holiday season, thank you notes are always welcome.



SEASONAL SPIRIT: Cummings is delighted to continue its longstanding tradition of sharing the holiday spirit with the gift of a poinsettia for each client firm. Any client who has not received a poinsettia by **Monday, December 8** is encouraged to contact their account manager or pick one up at the leasing office.



SHOPPING MADE EASY: Cummings is home to a diverse collection of businesses that offer an array of products, services, and gift certificates that make great gifts for friends and relatives of all ages. Check out the Client Directory to shop local.



Cummings in the News

*Some of the publications below may require a subscription.

Bill Cummings: North Shore Mettle
The Salem News - November 6, 2025

Pioneering Cancer Therapeutics Company Celebrates Woburn Grand Opening
MassBio - November 4, 2025

Local Philanthropists Step in to Help Plug Food Gaps During Shutdown
Bloomberg - November 1, 2025

Cusano, of Cummings, Shares Industry Trends and Insights
New England Real Estate Journal - October 31, 2025

Swiss Biopharma Developer Expands to Woburn
Boston Real Estate Times - October 27, 2025

Carroll, of Cummings, Represents Joyce and Bill C. at Top Influencers Event
Northshore magazine - October 24, 2025

Cabot Wealth Management Leases 6,700 SF at Dunham Ridge
New England Real Estate Journal - October 24, 2025

BodiScience Relocates Within Cummings Center
Northshore magazine - October 17, 2025

Highland Electric Fleets, of Cummings Center, to Drive LA Olympics
The Salem News - October 15, 2025

Cummings Properties Named 2025 Mass Save Climate Leader
Boston Real Estate Times - October 9, 2025

Pressed Café Heading to Beverly's Cummings Center
What Now Boston - October 7, 2025

Lumin Health Expands to TradeCenter 128 in Woburn
Healthcare Industry Today - October 2, 2025

Rotner Joins Cummings Foundation Board
MassNonprofit News - September 29, 2025



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 **Lisa** at lvs@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!

Andover Office and R&D Suites

**First-class Building | Office and Flex
3,500 - 7,200 SF**



40 Shattuck Road, Andover

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