



PULSE

TradeCenter 128

May 2026

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.

Treat Your Senses

Tiranga Woburn brings the bold, vibrant flavors of Bombay-style street food right to the heart of Woburn.

Enjoy a full menu of authentic favorites, including perfectly spiced *vada pav* and tangy *pani puri*, flavorful *masala chai*, sweet and creamy *rose falooda*, melt-in-your-mouth *butter maska bun*, and more.



Noteworthy News



Several Cummings leasing clients earned recognition among *Boston Business Journal's* 2026 "Best Places to Work." This annual list is compiled using data from confidential employee surveys evaluating job satisfaction,

communication, retention, engagement, teamwork, and other factors related to workplace culture. [View the complete list of honorees.](#)

Bright Horizons, 100 Cummings Center, Suite 149-J, Beverly

LGA, 500 West Cummings Park, Suite 5650, Woburn

Triverus Consulting, 300 TradeCenter, Suite 3490, Woburn

Client Congrats



Diego, a global conference dedicated to advancing innate immune cell therapies, and the [Oncology Industry Showcase](#) at Beth Israel Deaconess Medical Center Cancer Research Institute.

Alloplex Biotherapeutics CEO and founder **Dr. Frank Borriello** presented on the firm's ENLIST immune cell training platform at the 11th annual [Innate Killer Summit](#) in San



Hamel Marcin Dunn Reardon & Shea, P.C. was recognized in the [Chambers Spotlight Massachusetts 2026 Guide](#), a ranking of 45 small and mid-sized firms across 19 practice areas and five cities. [Read the announcement.](#)



McLane Middleton announced that six of its attorneys will be featured in the [2026 edition of Massachusetts Super Lawyers](#), a peer-nominated ranking of high-achieving lawyers from more than 70 practice areas. [Learn about Super Lawyers.](#)



Rgenta Therapeutics will present clinical data at American Society of Clinical Oncology's annual meeting in Chicago later this month. [Read about RGT-61159](#), a promising new drug candidate for patients with advanced adenoid cystic carcinoma and colorectal cancer.

Help A Graduate Feel Seen



For more than 20 years, Sudbury leasing client **Birthday Wishes** has partnered with shelters to bring youths experiencing homelessness the simple joy of being celebrated. This spring, the nonprofit invites community members to take part in recognizing the accomplishments of those students who will graduate high school while living in a shelter.

Visit birthdaywishes.org/graduation-celebration-box to help a local student feel seen, valued, and celebrated on this important milestone.



Cummings Foundation was pleased to join **Franklin Cummings Tech** (FCT) at its April 8 **Momentum Celebration**, the capstone moment for the college's new campus in Roxbury's Nubian Square. Beyond the launch of a fresh, purpose-built facility, the occasion celebrated the students, faculty, and leadership who are advancing FCT's mission to prepare students for successful careers across an array of high-demand fields.

Additional information about FCT and the Foundation's impressive cadre of "affiliated colleges" is available via cummingsfoundation.org.

Above: Cummings Foundation co-founder **Bill Cummings** with Franklin Cummings Tech president and CEO **Aisha Francis** at the Momentum Celebration (photo credit Franklin Cummings Tech)

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.

Special Offer



**10% Off Tuition for Cummings
Tender Loving Care Childcare Centers**
23 Warren Avenue, Suite 180, Woburn

Woburn client firm **Tender Loving Care** invites all Cummings leasing clients and their employees to redeem a 10 percent discount on their child's tuition during enrollment. Contact **Michelle** at 781-281-2983 to learn more and schedule a tour.

Things to Do



Musical Bingo Night
Woburn Chamber of Commerce
Thursday, May 14, 5:00-8:00 PM
Woburn/Stoneham Elks, 295 Washington Street,
Woburn

Enjoy an evening of music, merrymaking, and friendly competition with Chamber members and guests. Space is limited. [Reserve your tickets online.](#)



BLOOM

Express Yourself and Massachusetts
Department of Mental Health

Thursday, May 21, 7:00 PM

*Boch Center – Wang Theatre, 270 Tremont
Street, Boston*

Join Cummings Center nonprofit **Express Yourself** for its 32nd annual performance, featuring more than 300 youths as well as The Pack Drumline, “The Voice” contestant **Ricky Duran**, Lilly Pulitzer print artist **Melissa Sixma Lingo**, cast members from STOMP, TEN31 Productions, In the Mak’n, and Boston Children’s Chorus. [Learn more and register](#) for this complimentary community event.



Kokedama Workshop

Teamoji Woburn

Saturday, May 30, 12:00 PM

342 West Cummings Park, Woburn

Participants will learn the Japanese art of *Kokedama*, creating ornamental hanging plants. [Reserve your spot online.](#)



Live Free Fun Run/Walk

City of Woburn

Sunday, May 31, 9:30 AM-1:00 PM

Ice House Park, Sturgis Street, Woburn

Featuring food trucks, facepainting, giveaways, and more, this family-friendly event spotlights mental health and substance use awareness. [Registration is free](#) for untimed runners/walkers and festival attendees.

Local Resource

From fractures to fevers, **Winchester Hospital Urgent Care** offers high-quality care for all your immediate medical needs right along Washington Street at 15-A Cummings Park in Woburn. Patients benefit from skilled providers, an easy online reservation tool, and regular business hours seven days a week. [Visit the website](#) to learn about this convenient, cost-effective alternative to a lengthy emergency room visit.



The Latest at Cummings

Forbes 250★

Bill Cummings was beyond humbled last month to discover his name among *Forbes*’ “[Greatest Self-Made Americans](#),” released as part of a series commemorating the nation’s 250th birthday. The list includes fellow locals **Noubar Afeyan** and **Herb Chambers**, and ranks the 250 living individuals

whose rise to success best reflects the spirit of the American Dream. Learn more about the “Self-Made 250” [through this feature story](#) from *The Boston Globe*.



CLASS OF 2026

Joyce and **Bill Cummings** will attend Commencement this month at Boston College, where they will accept honorary degrees alongside several distinguished individuals, including **Archbishop Paul Richard Gallagher**, the Holy See's Secretary for Relations with States and International Organizations. [Read the announcement from BC News.](#)

Local News



Massachusetts AI Hub and Google have partnered to deliver free online AI training to interested residents of the Commonwealth. Visit the website to browse and access [no-cost AI training courses](#).

Friendly Reminders

Holiday Closures: Cummings' offices will be closed on **Monday, May 25** in honor of Memorial Day.



Bike Racks: Leasing clients and visitors cycling to TradeCenter 128 are welcome to use the bike racks located by the Atrium and at the lower level of the parking garage, near C-1.



Free Marketing: Cummings offers all direct leasing clients several excellent avenues to spread the word about their goods or services to neighboring client businesses, employees, and visitors. [Review this flyer](#) to familiarize yourself with the complimentary marketing tools that are available to you, including hallway posters, lobby events, and mentions in this newsletter.



Plumbing Pro Tip: Please remind employees not to use toilets, sinks, or floor drains as trash receptacles. Paper towels, wipes and sanitary products, disposable gloves, cloth rags, plastic items, food, etc. should *never* be discarded in a toilet, sink, or floor drain, as a drain line blockage can lead to back-ups and potential building and property damage. Please dispose of non-flushable items in trash receptacles only.

Cummings in the News

*Some of the publications below may require a subscription.

Famed Shoe Machinery Inventor Jan Matzeliger Earns "Last-ing Recognition"

The Beverly Beat – April 22, 2026

Giving from the Inside Out: Cummings Employees Direct More Than Half a Million Dollars in Donations

Northshore magazine – April 22, 2026

Focus Partners Wealth Expands to Andover with Nearly 8,000 SF

Boston Real Estate Times – April 17, 2026

Three Boston Billionaires Named to Forbes' Self-Made 250 List

Boston Business Journal – April 9, 2026

Forbes Unveils New Self-Made 250 List Featuring America's Trailblazing Leaders Who Rose from Adversity to Build Their Own Success

Forbes – April 9, 2026

SEW-EURODRIVE Inks 4,000+ SF with Cummings for Training Center

The Real Reporter – April 3, 2026

Petit Play Café Opens Indoor Play Space and Café at 299 Washington, Woburn

New England Real Estate Journal – April 3, 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 **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 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!

Pondside Office Suite with Custom Finishes

5,850 SF at 500 Cummings Center



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[Executive Office Suites](#)



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