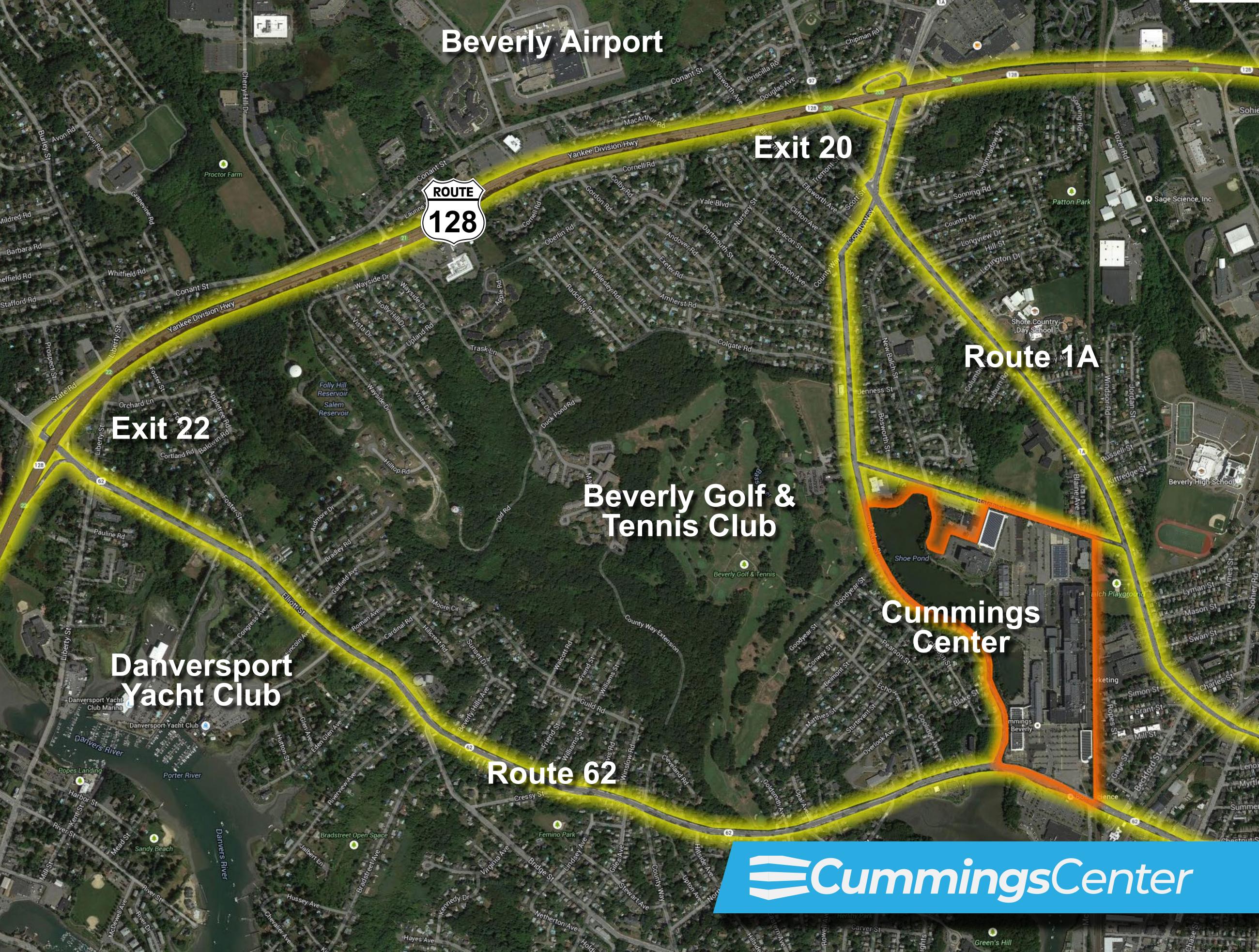


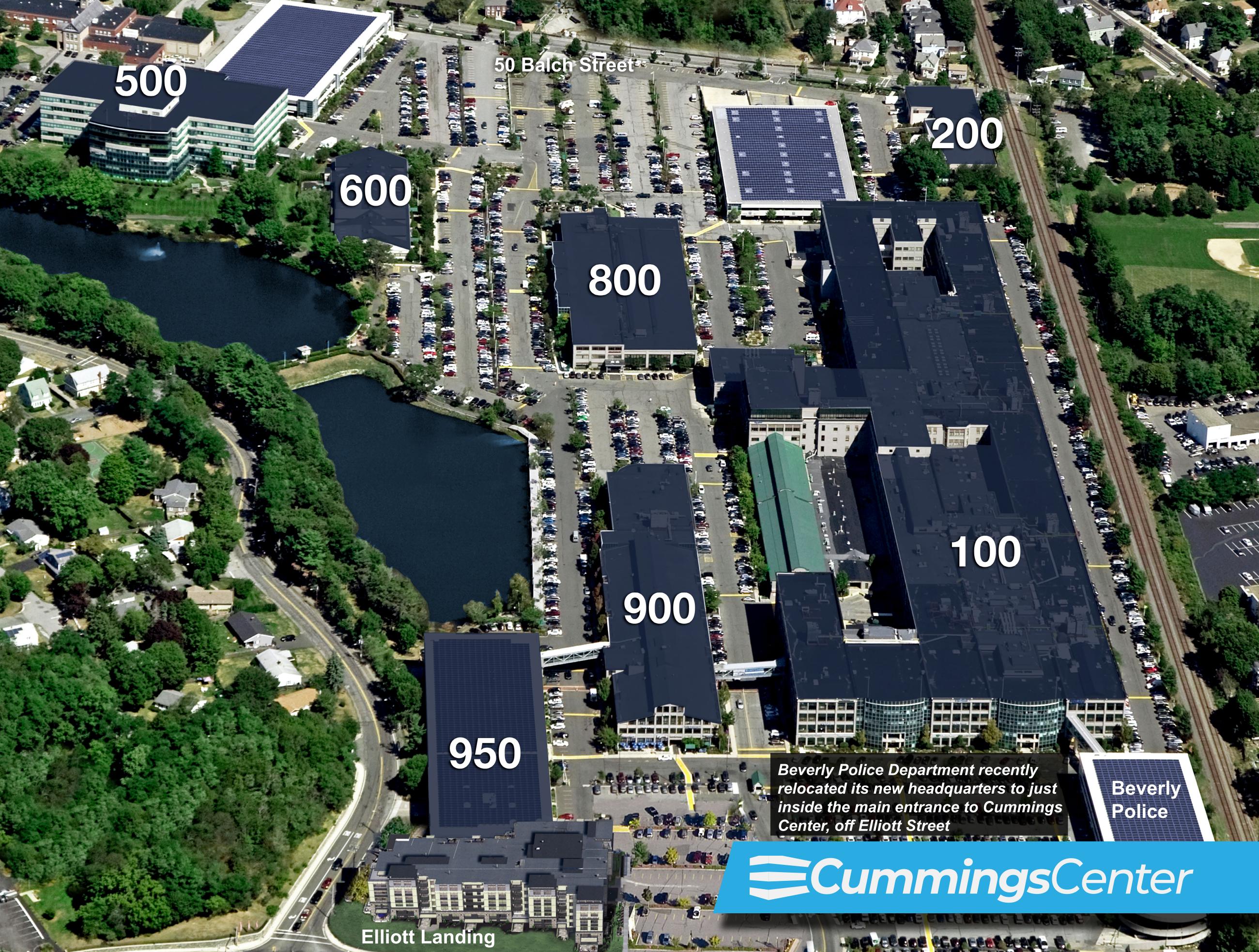
Cummings Center

Thousands of people arrive daily to live, work at, or visit the North Shore's premier office park. Once the workplace for 4,500 employees of United Shoe Machinery, today Cummings Center is a thriving mix of corporate headquarters, medical offices, software firms, research laboratories, and micro-businesses. It is also home to the luxury condominiums of Elliott Landing, one of Beverly's finest residential communities. An additional 59-unit affordable condominium building called "50 Balch Street Condominiums" are expected to finally complete the redevelopment of the 90-acre Cummings Center campus in August 2025.

The campus is 18 miles north of Boston, and just minutes from Route 1, 1A, and 128. In addition to free open and covered parking, waterfront nature trails, picnic areas, parks, and two scenic ponds, Cumming Center provides easy access to hundreds of amenities, like fitness centers, salons, restaurants, and on-site child and adult day care.









Our Iron Butterflies







Why keep commuting?

Relocate to a Cummings Properties suburban location!





Oldest continuously used commercial site in North America.

- More than 500 on-site businesses
- Minutes away from
 Routes 1, 1A, and 128
- 2 million SF of office, lab, and medical space
- Plentiful on-site and nearby amenities
- 4 free parking garages





















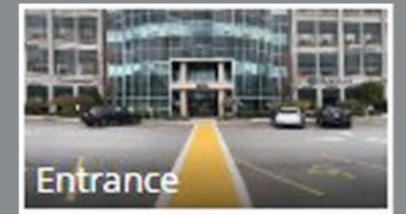


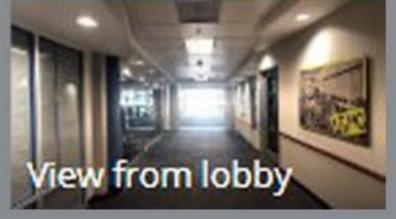


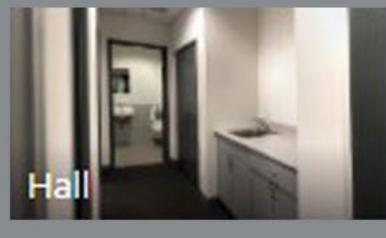
Take a littual Tour!

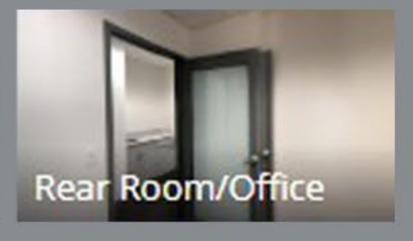
Click the button below to view a 360° virtual tour of a featured space at 100 Cummings Center.

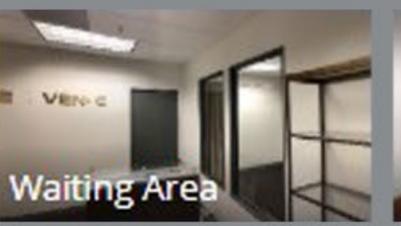


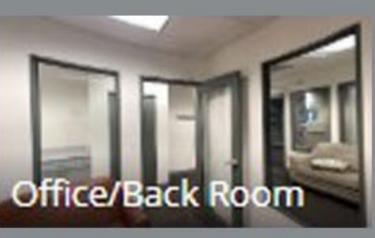


















Take a Virtual Tour!

Click the button below to view a 360° virtual tour of a featured space at 200 Cummings Center.



Hallway

Offices and Open Space

Offices and Open Space

Hallway

Entrance

Corner Office

















Join these and other tech/science firms at Cummings Properties:





































































BEVERLY ATHLETIC CLUB

www.beverlyathletic.com 978-927-0920 600 Cummings Center























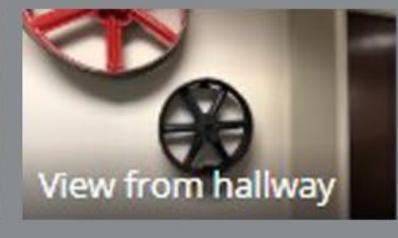
Take a Virtual Tour!

Click the button below to view a 360° virtual tour of a featured space at 900 Cummings Center.























Always Room for More!

Join a thriving and diverse network of more than 500 businesses at Cummings Center, the North Shore's premiere office park.

- 150 120,000 SF
- Immediate availabilty
- Flexible 1 5 year lesases

- Financing available
- Expansion space guarantee
- Complimentary design services



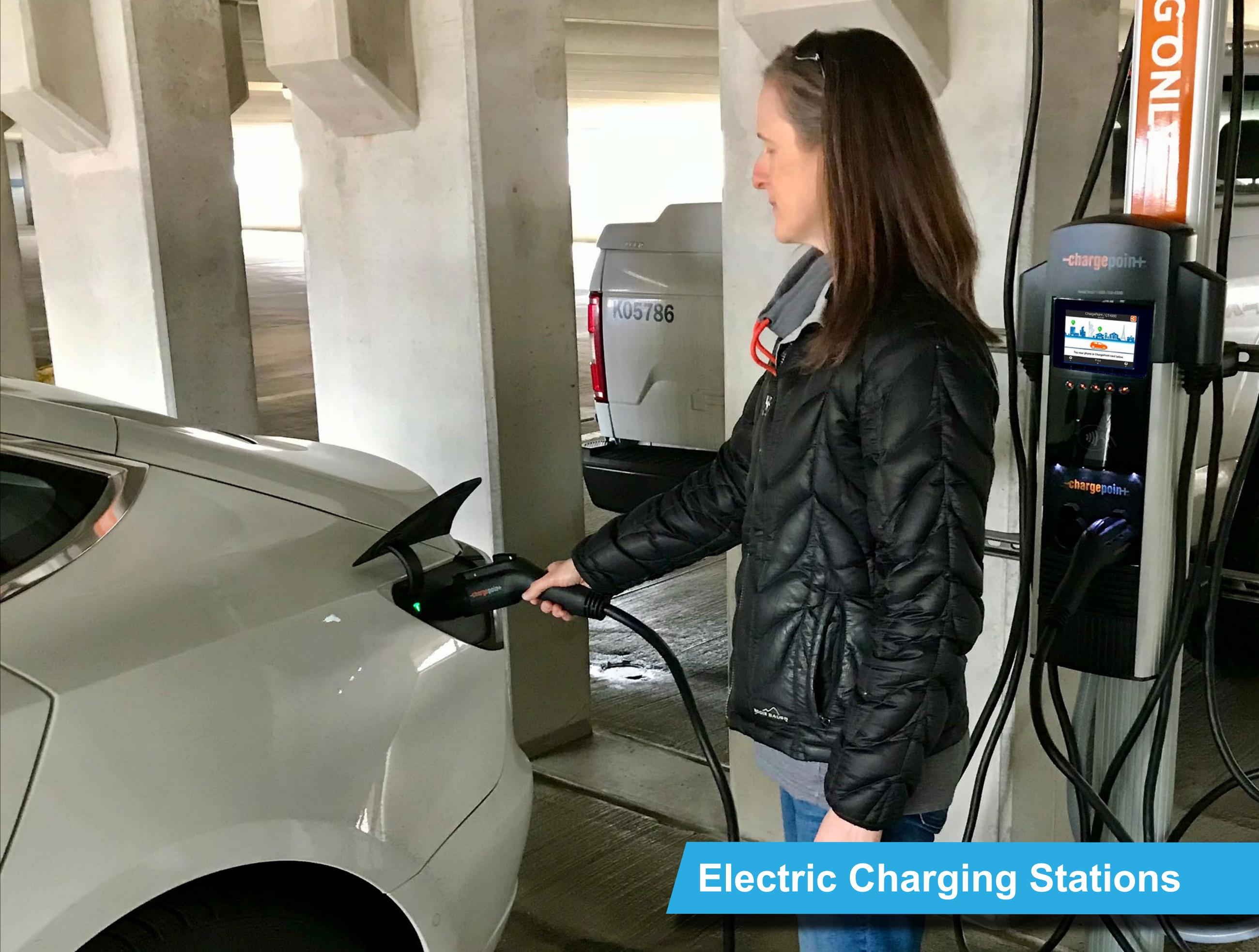


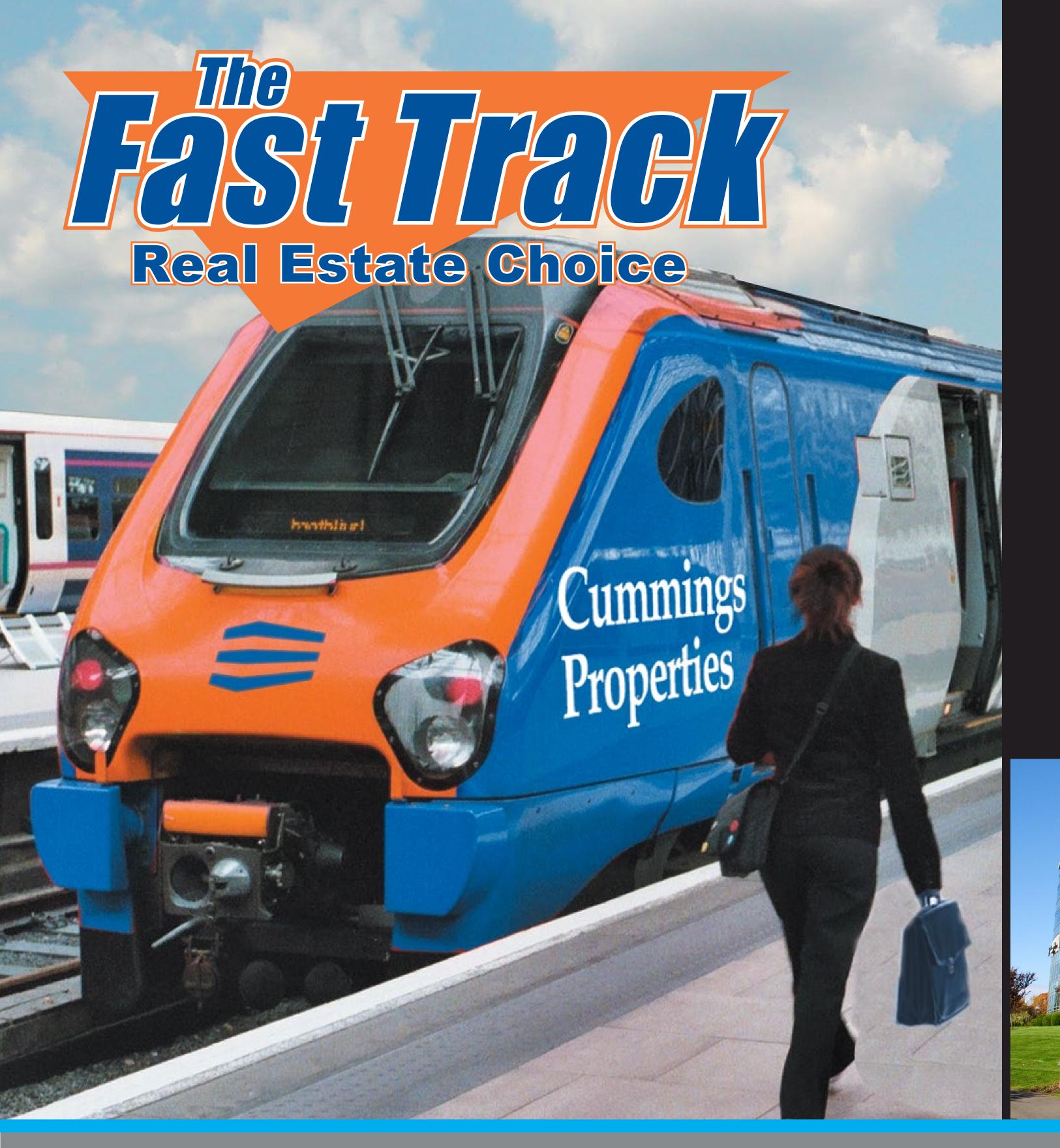












If time is essential, call the development company with the resources to get most any business up and running fast. Cummings Properties' in-house leasing, design, construction, and property management services and permitting expertise eliminate delays in delivering space.





Life Sciences

- Guaranteed expansion space
- Fully built labs starting at 600 square feet
- Vibrant community of nearly 50 life science firms
- Located in Essex County, one of the top 15 counties in the country for biotechnology research and development jobs







Waters

Life Sciences at Cummings Properties

















Aphios Arcon
Axya Medical



BiO2
Technologies

BIOB SE







network biosystems

NEW ENGLAND
BioLabs

NEWTON





OmniGene Bioproducts

OraChrom

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PALL Pall Life Sciences



Pluromed

Prime Organics

PROCHON PROCHON

ProScience Analytical

















Centrotherm

CHEMICRO







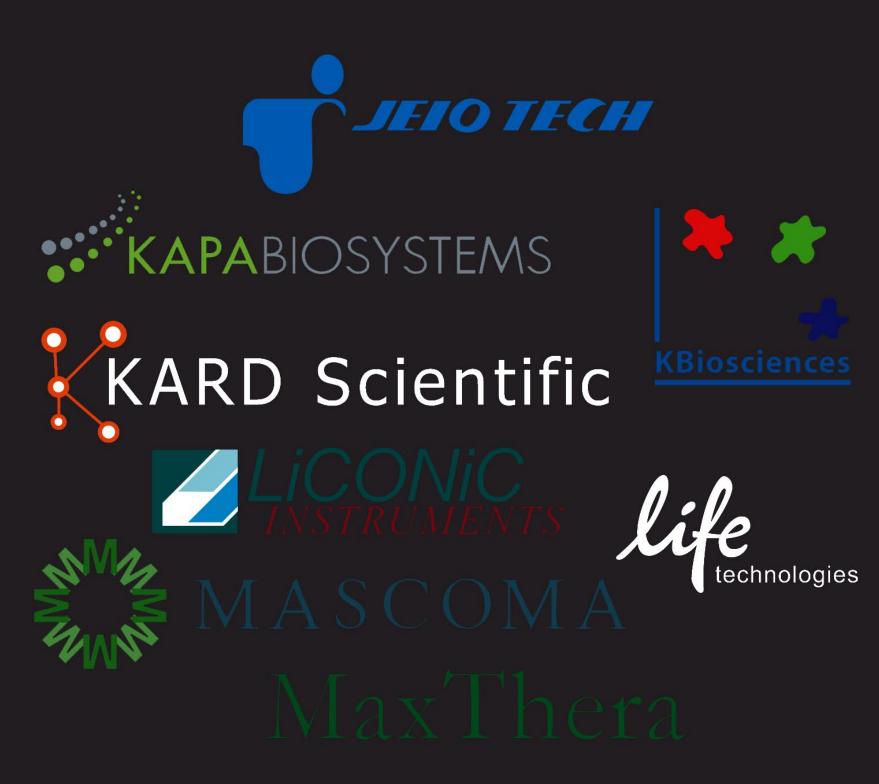








EDG3 embossing













Myriant Technologies

NANOBIOSYM







SENSITECH















TORNIER TUFTS



U.S. GENOMICS





Waters ZYMEQUEST

Corporate Office:

200 West Cummings Park, Woburn, MA • 781-935-8000

Cummings Center:

100 Cummings Center, Beverly, MA • 978-922-9000



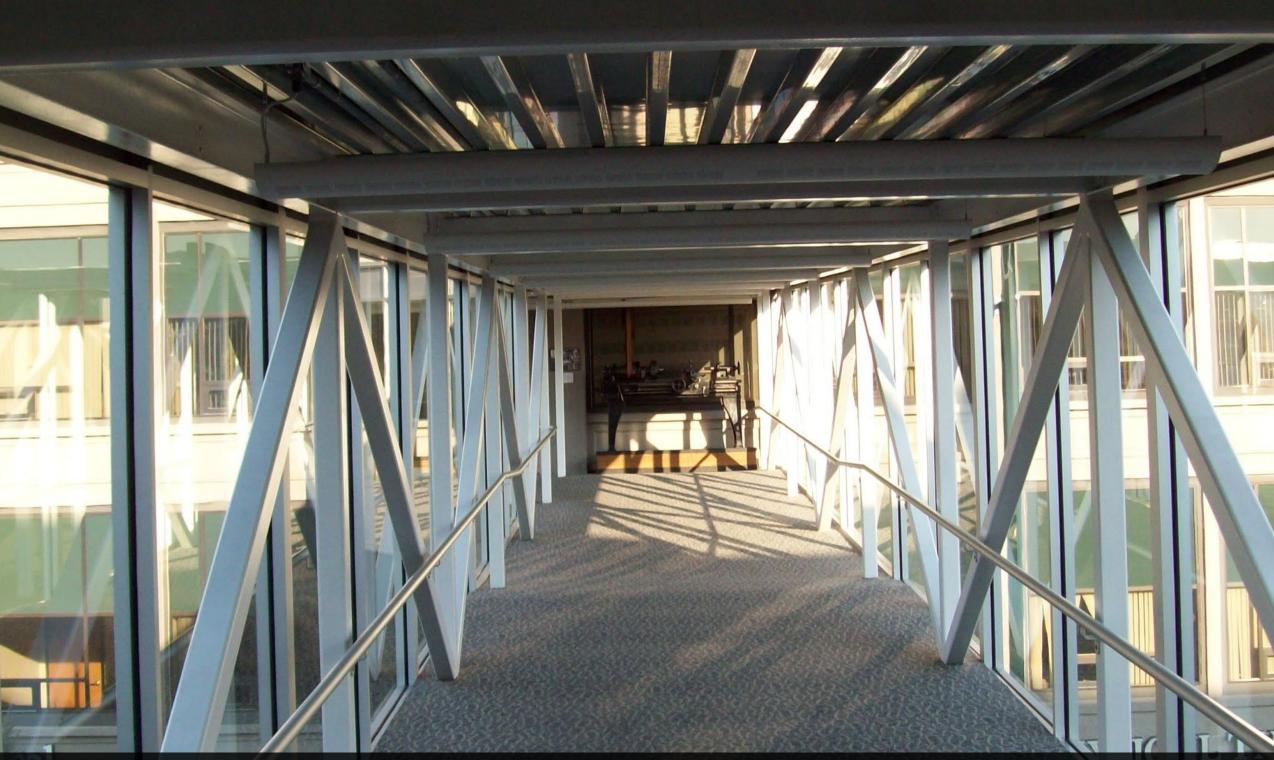






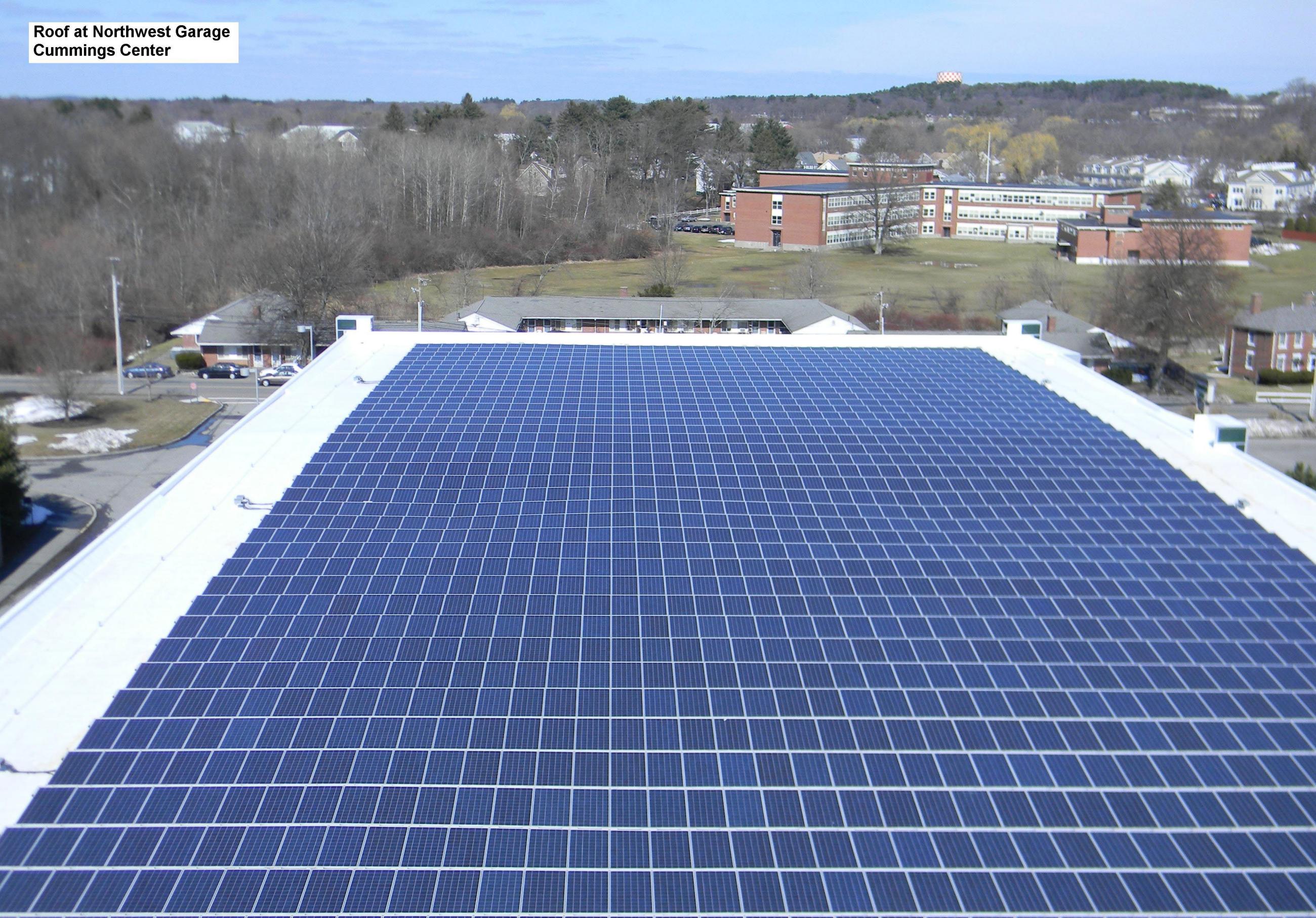






One of three elevated pedestrian walkways connecting buildings with one another and with our covered parking garages.





1340 solar panels at Cummings Center alone.

International Appeal

Join more than 100 international firms













Cummings Properties



Looking southeast over our two ponds from 500 Cummings Center





Looking over Lower Shoe Pond toward the former United Shoe foundry complex, now 800 Cummings Center.







Shoe Ponds Dam

Directly to the west is Shoe Ponds Dam, an earth-filled, concrete-core impoundment, built circa 1903 to guarantee a large freshwater supply for the USMC factory and powerhouse. Spring-fed fresh water from Upper Shoe Pond still travels through 14" pipes to the powerhouse from which it was pumped throughout the site. Originally, this pond water flushed toilets and serviced the huge steam boilers. Today, water is still taken from Upper Shoe Pond to irrigate the Beverly Golf & Tennis grounds. Smaller volumes are used for Cummings Center's lawn sprinklers and cooling systems and for the McKeown School soccer field.

111





CumningsCenter



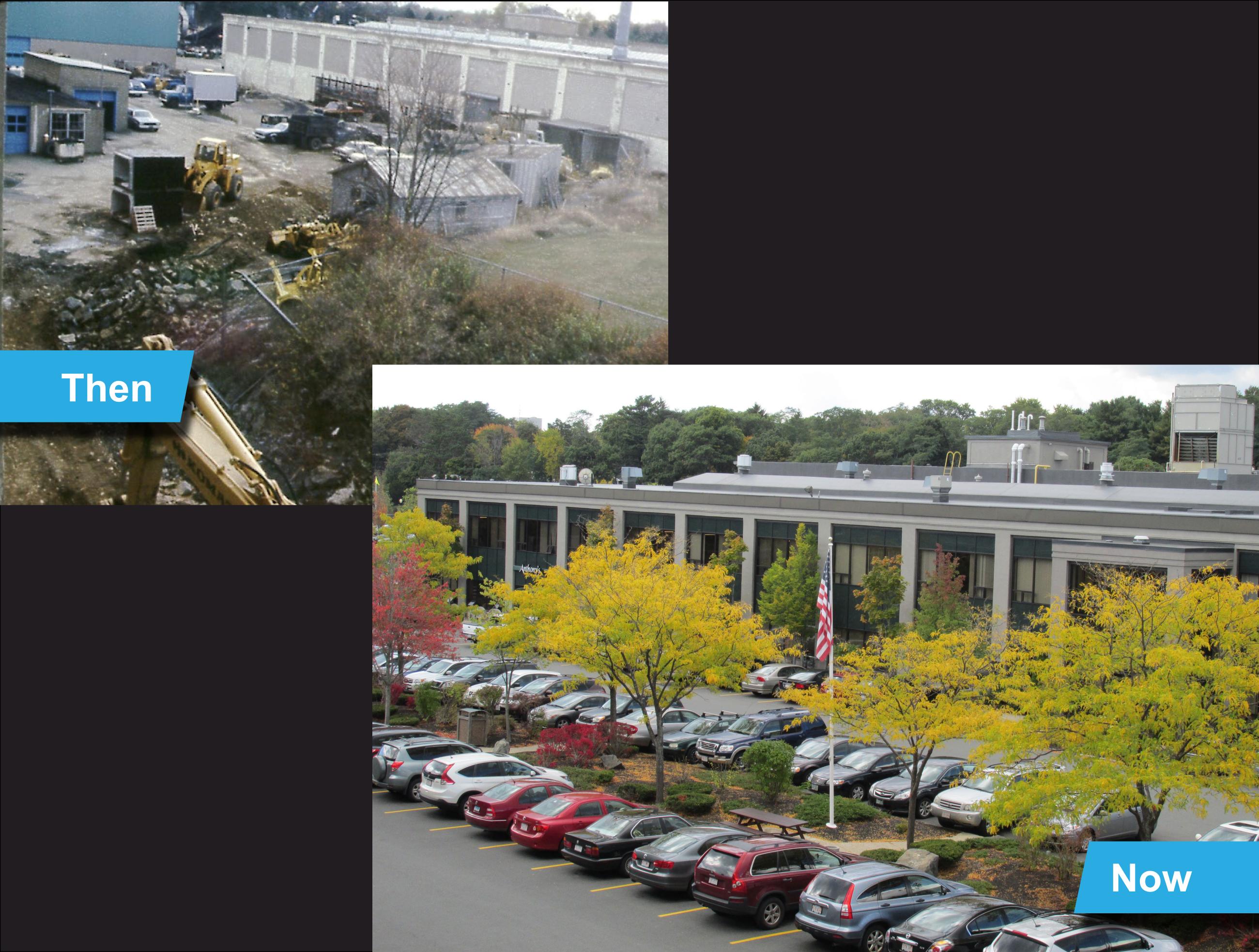




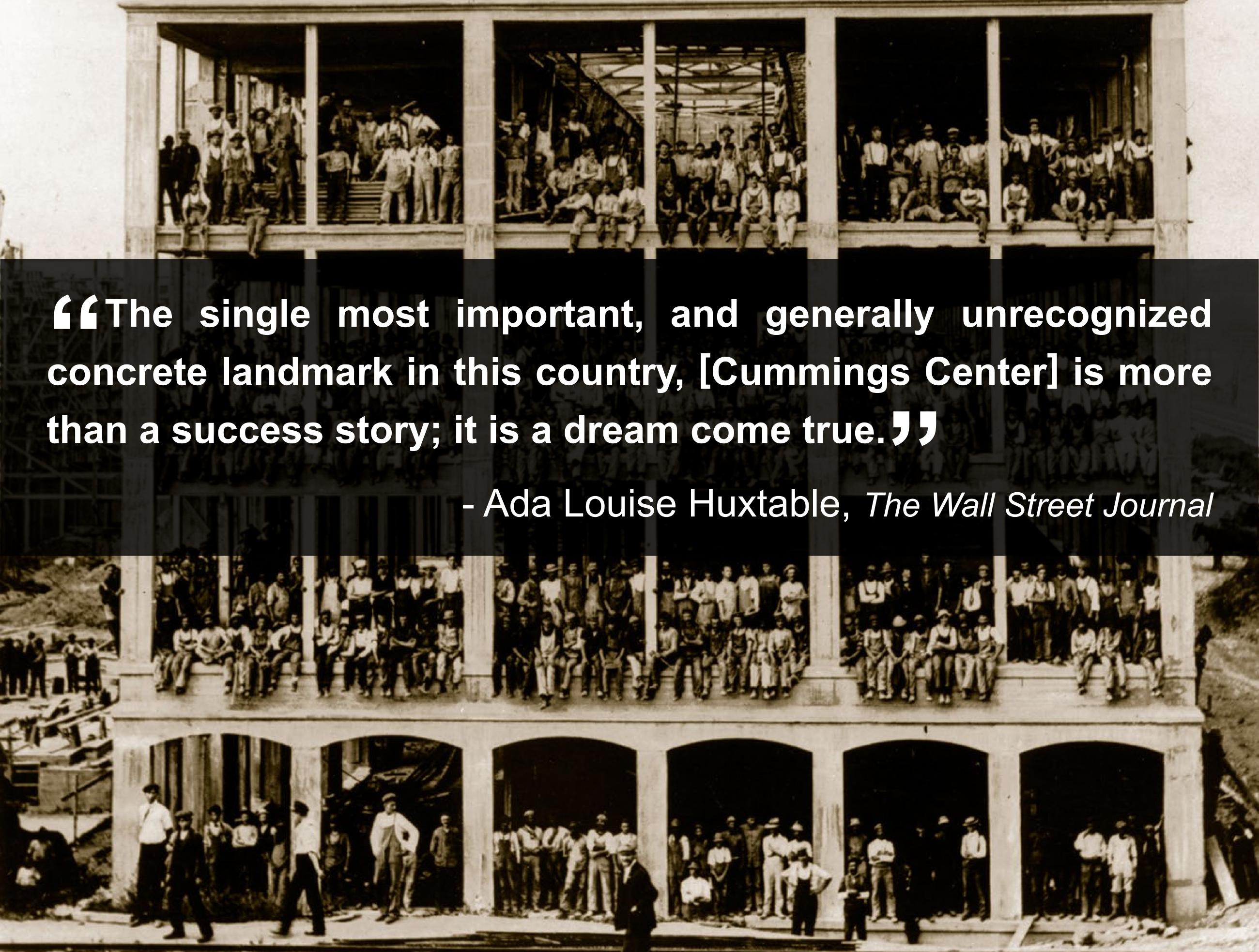










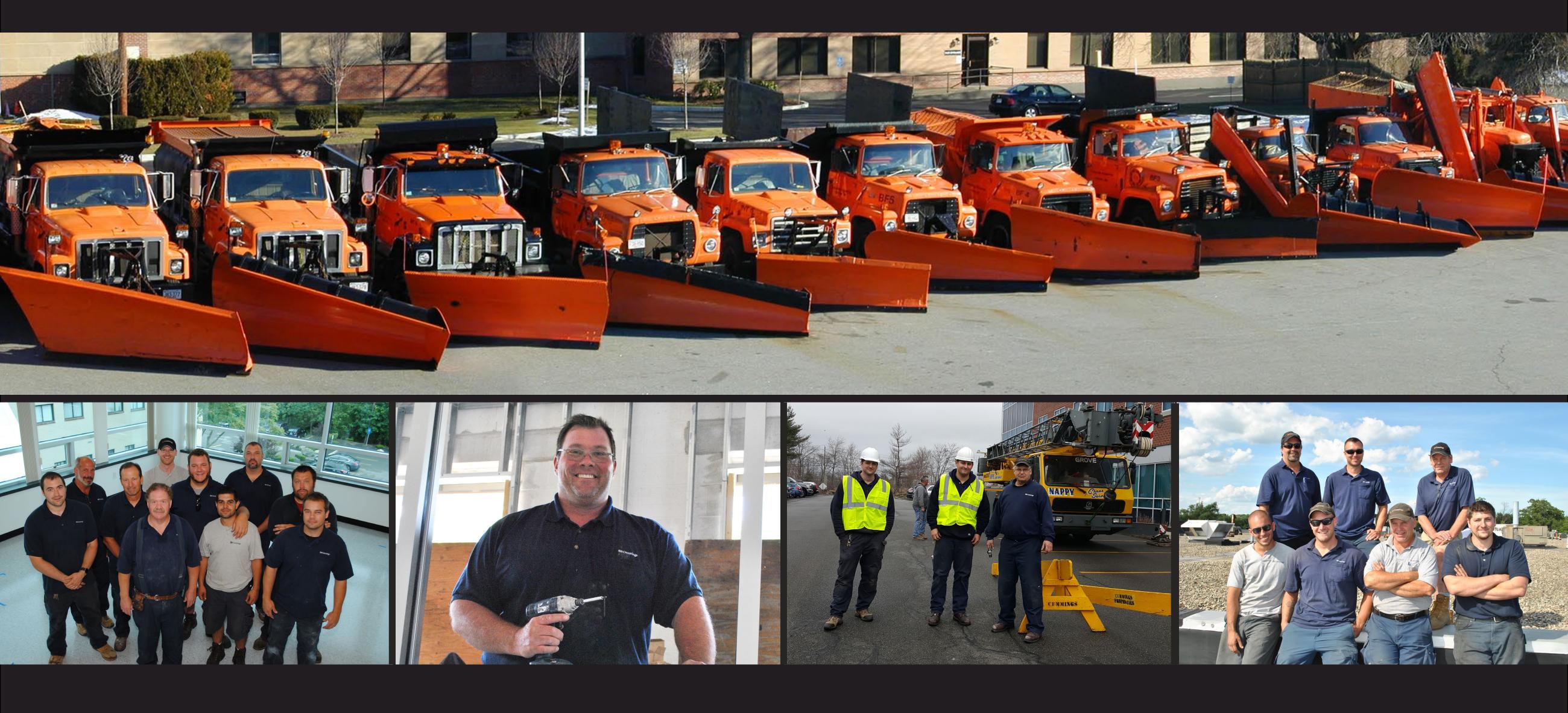




Bill Cummings with late Pulitzer Prize-winning architecture critic Ada Louise Huxtable of The Wall Street Journal.



Service! Service! Service!





Amenities at Cummings Center



Health/Medical Services:

- Chiropractic services
- Dentists & specialists
- Physicians & surgeons
- Lab & radiology facilities
- Alternative health practices
- Ambulatory Surgical Center
- Hyperbaric Medicine Center
- Occupational health & testing
- Physical & massage therapists
- Psychiatrists/Psychologists/ counseling
- Opticians/Optometrists/
 Ophthalmologists

Restaurants & Catering:

- Anthony's
- Red Sugar Cafe
- The American BBQ
- Il Tramezzino Place
- The Boardroom Cafe & Boardroom Cafe 2
- Acapulcos Mexican Restaurant

Professional Services:

- Attorneys
- Accountants
- Travel agencies
- Mortgage brokers
- Financial planners
- Insurance agencies
- Real estate agencies
- Employment agencies
- Architects & design firms
- Public relations agencies
- Marketing & publishing firms
- Web & video production services

Transportation:

- MBTA & CATA bus stop
- On-site limousine services
- Jet service at Beverly Airport
- Easy access to Newburyport/ Rockport commuter rail lines

Personal/Business Services:

- Dry cleaners
- Corporate gifts
- Cleaning services
- Convenience stores
- 24/7 fitness facilities
- Salons and day spas
- Beer & wine boutiqueOffice furniture vendor
- United States Post Office
- Copy and printing services
- Photographers/photo services

Day Care:

- Dog day care
- Beverly Children's Learning Center
- Adult day care facilities
- Bright Horizons Early Education and Preschool

Campus Conveniences:

- Adjacent to Beverly Golf & Tennis Club
- Community conference room with WiFi capabilities
- Free surface parking, four on-site garages and covered pedestrian bridges connecting buildings
- Scenic walking paths, waterfront picnic areas, healing garden with free WiFi service

Banks:

- Wells Fargo
- Merrill Lynch
- Marblehead Bank
- People's United Bank

Educational Services:

- North Shore Community College
- Tutoring, test prep & educational consultants
- Professional development/ business coaches



More than \$600 million awarded to date to Greater Boston-based nonprofits alone.

Cummings Foundation



Tufts/Cummings School of Veterinary Medicine





Institute for World Justice





Thank you for your interest in Cummings Center. For more information about leasing space in this historic campus, please contact:

Steve Drohosky

Senior Vice President and General Manager

978-922-9000

SJD@cummings.com