

The image shows a modern, multi-story commercial building. The left side of the building features a brick facade with large, multi-paned windows. The right side is a glass curtain wall with a grid of white window frames. The building is set against a clear blue sky. A dark grey horizontal band across the middle of the image contains the text "Boston Avenue, Medford".

Boston Avenue, Medford

Newly built offices and incubator and turn-key labs

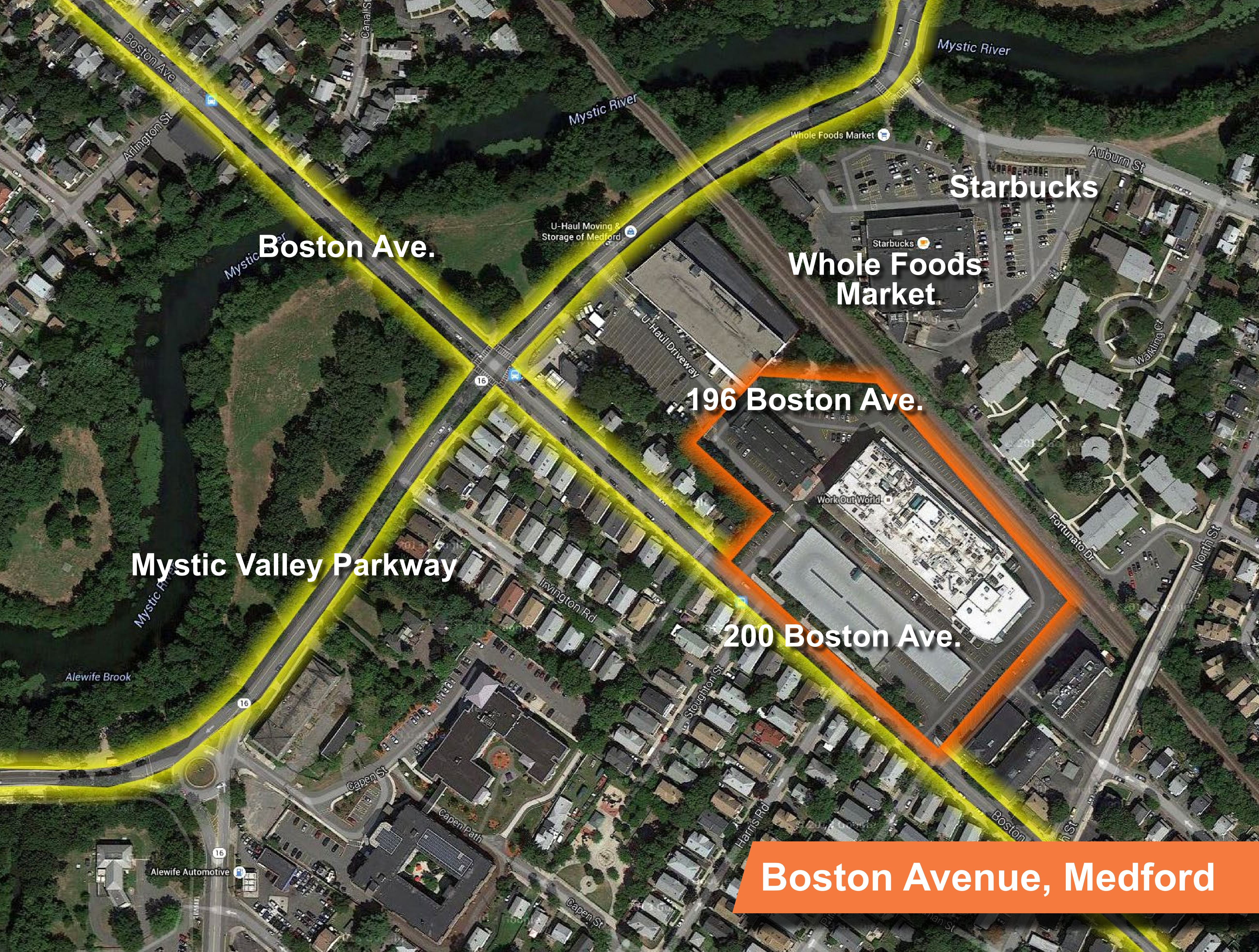
Boston Avenue

Located at the convergence of Medford, Somerville, and Cambridge, Boston Avenue offers easy access to a diverse, vibrant community known for its restaurants, shops, urban gardens, cutting-edge research and academic institutions, and numerous public transportation options. These Boston Avenue properties offer superior offices and lab facilities with a unique, urban feel. Expansive floor plans allow for maximum flexibility, and a free on-site parking garage adds convenience for employees and clients. The campus has MBTA bus service on-site and is within walking distance to Tufts University and the new Tufts/Medford Green Line commuter rail to Lechmere Station.

Tufts University is also a major building client.

- *Distinctive first-class lab, office, and R&D facilities*
- *196 Boston Avenue is Energy Star Certified*
- *Ample free on-site garage parking*
- *On-site public transportation*
- *Five miles from Boston and within one mile of Cambridge's Alewife area, I-93, and Route 2.*





Boston Ave.

Mystic Valley Parkway

Starbucks

Whole Foods Market

196 Boston Ave.

200 Boston Ave.

Boston Avenue, Medford

Cummings Properties operates its own 342-person year-round staff including all maintenance and construction trades. It also employs full-time locally based leasing managers, architects, engineers, in-house attorneys, etc., to better serve you.

Our Iron Butterflies





196

Tufts
UNIVERSITY

196

Physical Therapy

196

196

196 Boston Avenue, Medford



196 Boston Avenue, Medford



196 Boston Avenue, Medford



196 Boston Avenue, Medford

Energy Efficient Design





200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



Cumming's

LABS FAST

Available now or build-to-suit



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



All Profits to Nonprofits



Cummings

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





94 MEDFORD SQ

0543

ONE WAY



0543



T543



Veterinary School at Tufts, LLC is a wholly owned operating subsidiary of Cummins Foundation, Inc. CFI has committed a total of \$60 million to the ongoing support of Tufts Cummings School of Veterinary Medicine in North Grafton, MA.

Service! Service! Service!



Because you deserve it!

Major Clients

Agrivida

ALLERGAN

Biocell
Center

Tufts
UNIVERSITY

MIDE

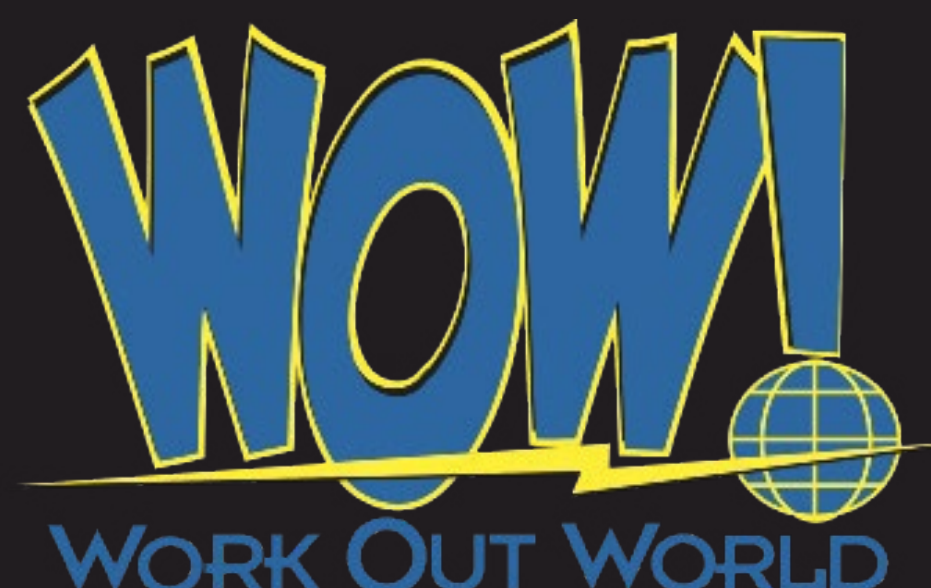
greenlight
BIOSCIENCES

PixarBio

On-site And Nearby Amenities



WHOLE
FOODS
MARKET

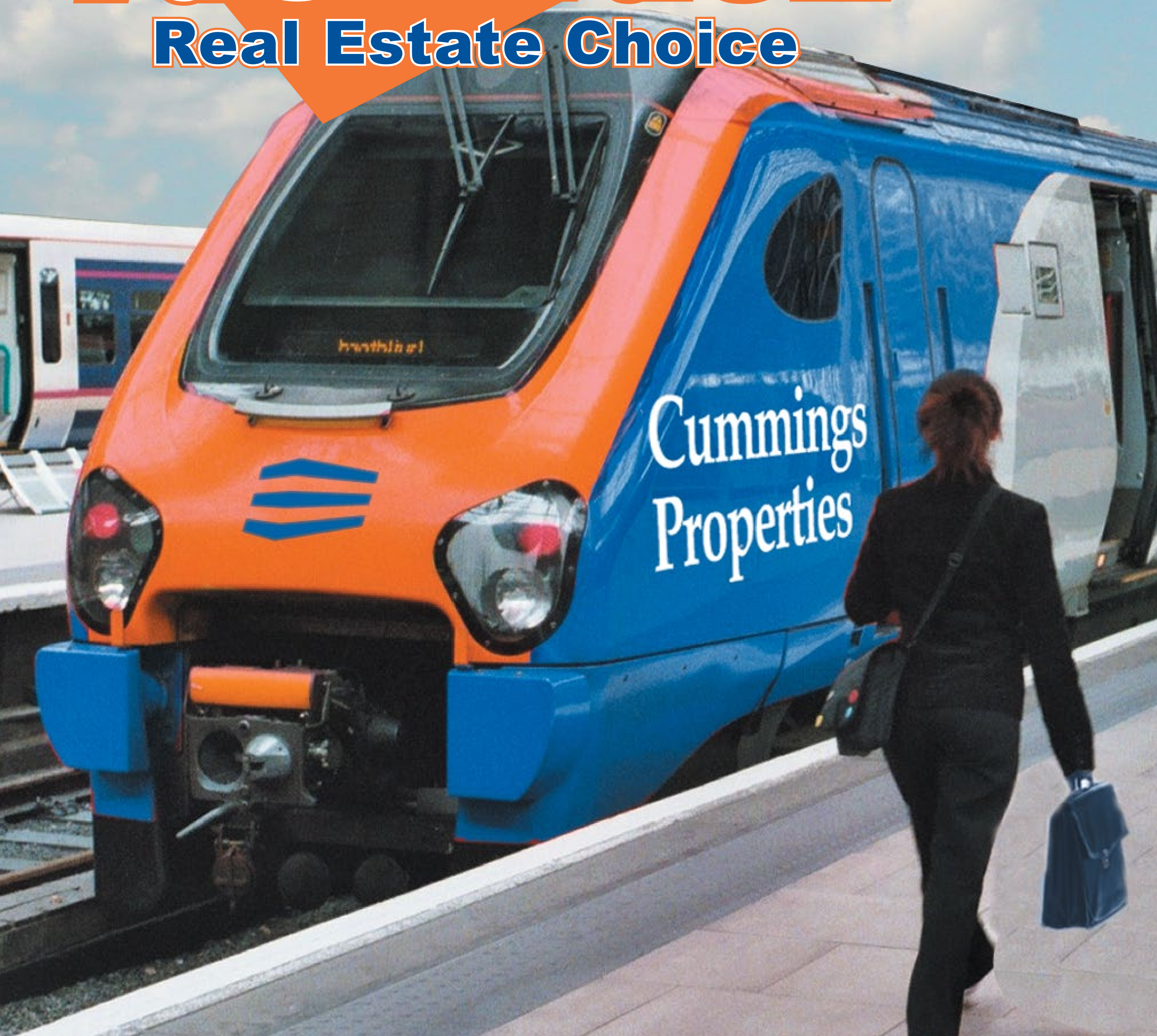
WOW!
WORK OUT WORLD



HYATT
PLACE®

The **Fast Track**

Real Estate Choice



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.



781-935-8000 •  [Cummings.com](https://www.Cummings.com)