



92 Montvale

Cummins Properties 935-8000

***Montvale Avenue, Stoneham***

***Located Directly Off I-93***



## Montvale Avenue

Conveniently located less than 10 miles from downtown Boston, Montvale Avenue is immediately accessible from I-93 and just a mile south of I-95. High-quality interior finishes, a unique architectural design, and free covered parking make this an ideal location for a corporate headquarters or other upscale office requirement. A variety of local amenities – including hotels, restaurants, recreational activities, and professional services are within easy walking distance.



- *Abuts Interstate 93*
- *1 mile south of I-95*
- *9 miles north of Boston*
- *20 minutes to Logan Airport*
- *Free garage parking*
- *MBTA express bus*







93

Burbank Pond

Unicorn Park Dr

Stoneham Arena

Mountain View Dr

Ledgewood Dr

Clematis Path

Tulip Path

Clive Path

Oak Ave

Fern Path

Willow Path

Lilly Ave

Spruce Ave

Locust Ave

Memorial Ave

Brook Ave

Montvale Ave.

Montvale Ave

Play It Again Sports

92 Montvale

Maple St

Maple St

Hill St

Comfort Inn

Exit 36

Marion Rd

Adam Rd

Montvale Ave, Stoneham



# Our Iron Butterflies







**92 Montvale Ave**





**92 Montvale Ave**





**92 Montvale Ave**





Cumming's

# LABS FAST

Available now or build-to-suit





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







**92 Montvale Ave**





**92 Montvale Ave**



APDerm  
ADULT & PEDIATRIC  
DERMATOLOGY

92 Montvale Ave





92 Montvale Ave



**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.**





THE E-L-PATCH COMPANY

38

**Lease**  
Office • R&D • Lab  
781-855-8000

**38 Montvale Ave**





**38 Montvale Ave**



# *Energy Efficient Design*







41 Montvale Ave





**41 Montvale Ave**





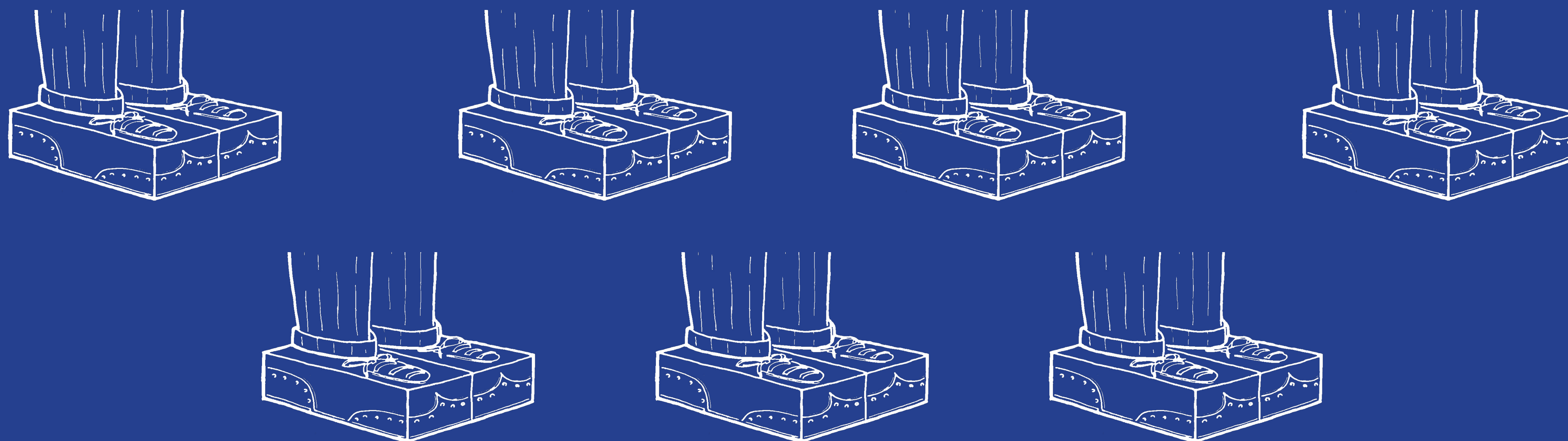
41 Montvale Ave





41 Montvale Ave



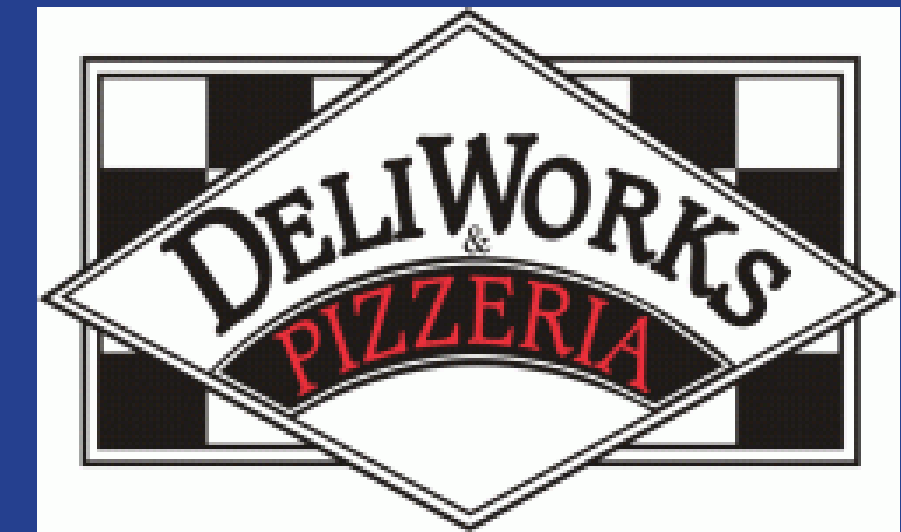


# **We've got all the square feet you need!**

**Cummings Properties currently operates more than 10 million square feet of its own commercial space in 10 metropolitan Boston communities.**



# Nearby Amenities



Bank of America.



Montvale Ave



# Why keep commuting?

Relocate to a Cummings Properties suburban location!



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# Cummings Foundation



***Tufts/Cummings School of Veterinary Medicine***



***OneWorld Boston***



***Institute for World Justice***



***New Horizons Retirement Communities***



# Service! Service! Service!



## Because you deserve it!



# All Profits to Nonprofits



Cummings

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







Butaro, Rwanda, March 2013