



Cummings Center

The North Shore's largest office park

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.

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.

Beverly Airport

Exit 20



Route 1A

Exit 22

Beverly Golf & Tennis Club

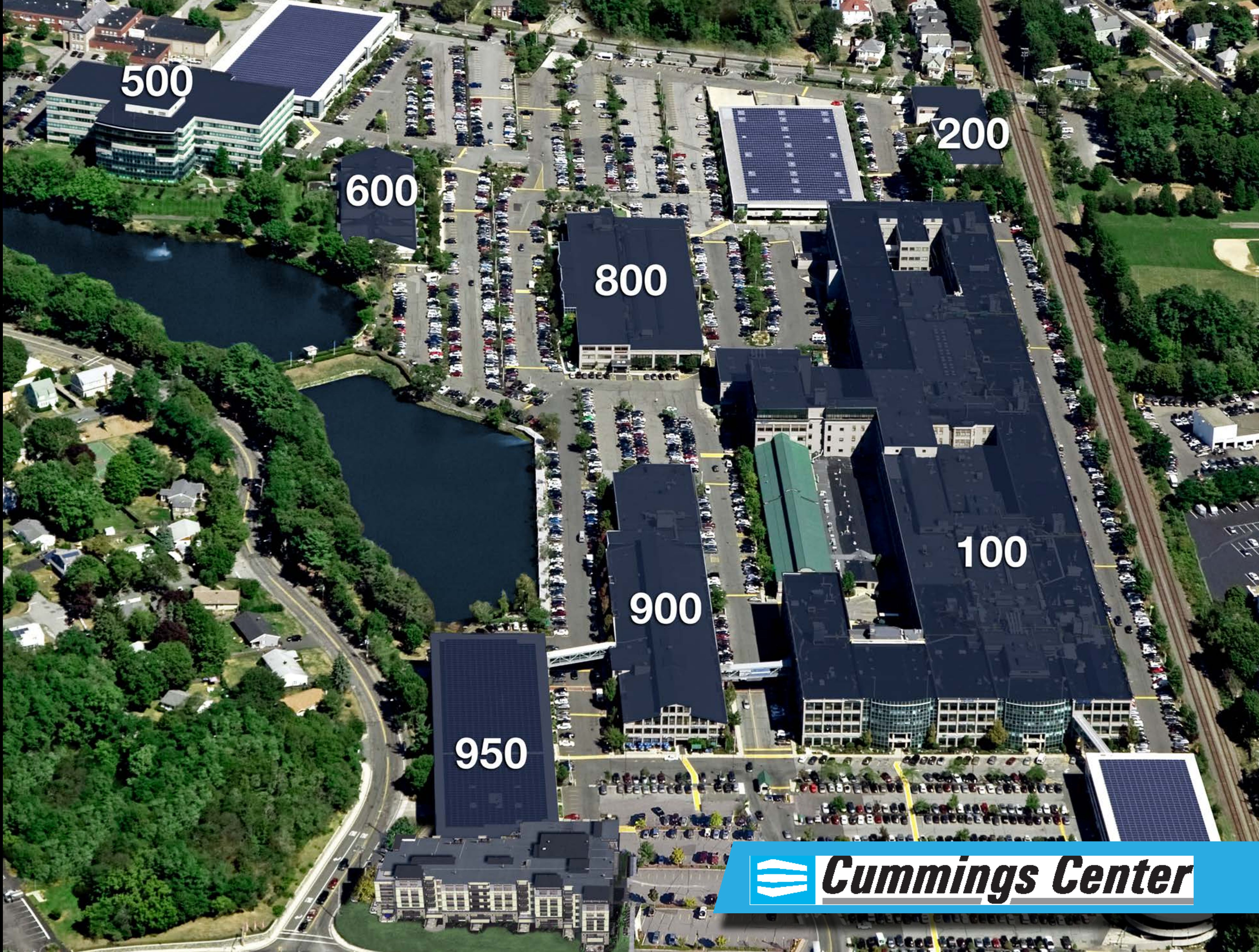
Cummings Center

Danversport Yacht Club

Route 62



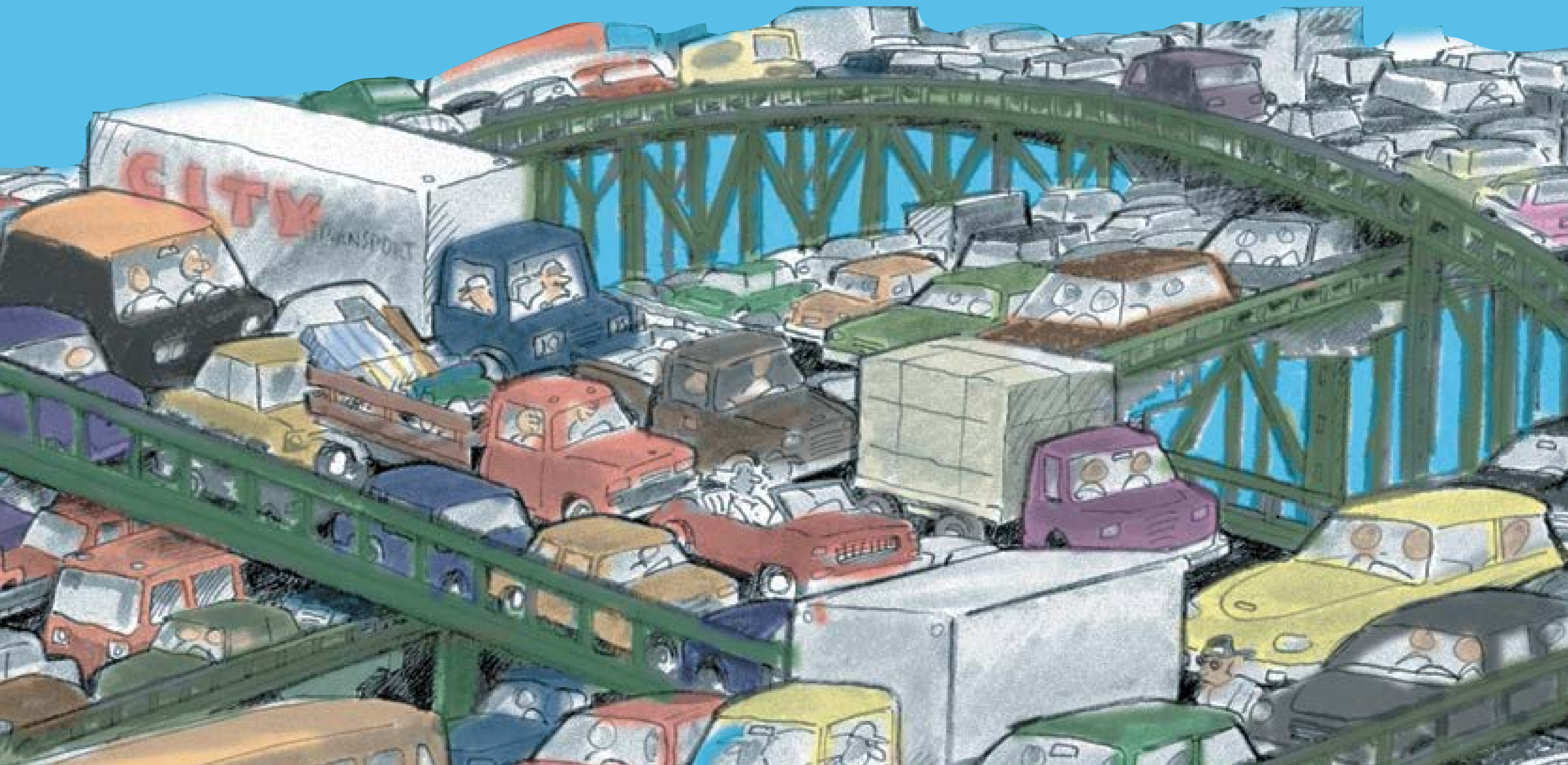
Cummings Center



Cummings Center

Why keep commuting?

Relocate to a Cummings Properties suburban location!



781-935-8000 •  Cummings.com

FIRST LANDING PLACE

● THIS TABLET MARKS THE
FIRST LANDING PLACE FOR
BEVERLY'S FIVE PLANTERS
WHEN TRAVELLING BETWEEN
SALEM AND THEIR HOMES.
IT WAS SO USED UNTIL THE
TIDE-GATE WAS CONSTRUCTED
IN THE RIVER AT ISABEL'S
ISLAND AND THE PUBLIC
LANDING AT DRAPER'S POINT
● WAS DECREED BY THE
GENERAL COURT IN 1649. ●

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*





**Many
Leasing
Opportunities**

USMC World Headquarters, c. 1902

Once the largest reinforced concrete structure in the world, this mammoth building is still widely hailed for both its size and innovative architecture. Pioneer builder E.L. Ransome utilized twisted iron rods in his patented "armored concrete" system. This is one of the earliest examples of what is now known as reinforced concrete construction. The overhanging window-walls were a revolutionary design achievement, providing abundant daylight and ventilation. Architectural historian Reyner Banham described "The Shoe" as a "monument to the rise of modern industrial architecture in the United States."

KMC



Cummings Center



Center Drive



100

Waters
THE SCIENCE OF WHAT'S POSSIBLE

OXFORD
Global Resources

Parker Villas-Italy Vacations

People's United Bank

100L

SOUTH Drive

SPEED
LIMIT
10

100 Cummings Center



xylem

1350

100 Cummings Center



100 Cummings Center



OXFORD 365G
Oxford
International



100 Cummings Center



100 Cummings Center



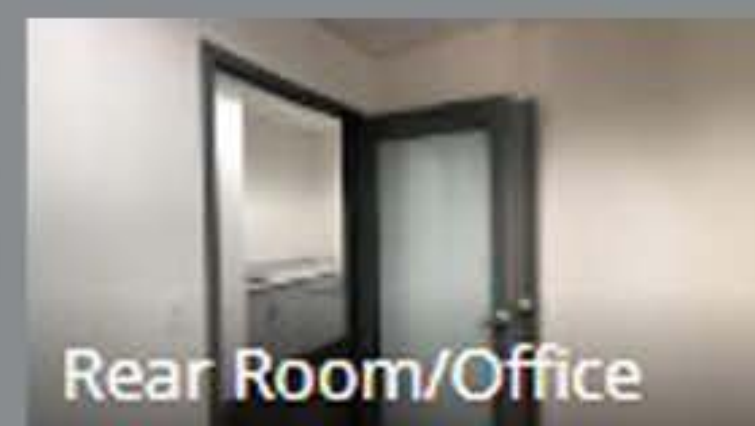
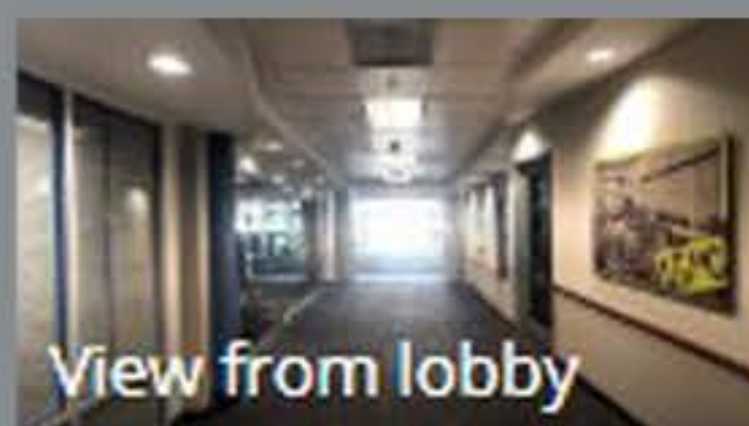
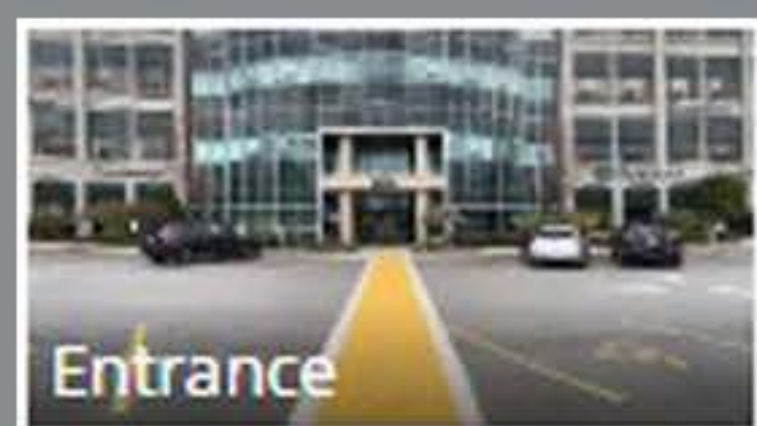
100 Cummings Center



100 Cummings Center

Take a Virtual Tour!

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





200 Cummings Center



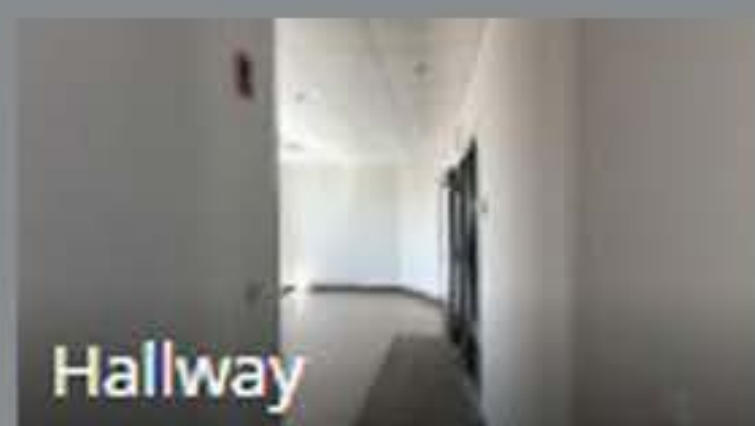
200 Cummings Center

Take a Virtual Tour!

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



Entrance



Hallway



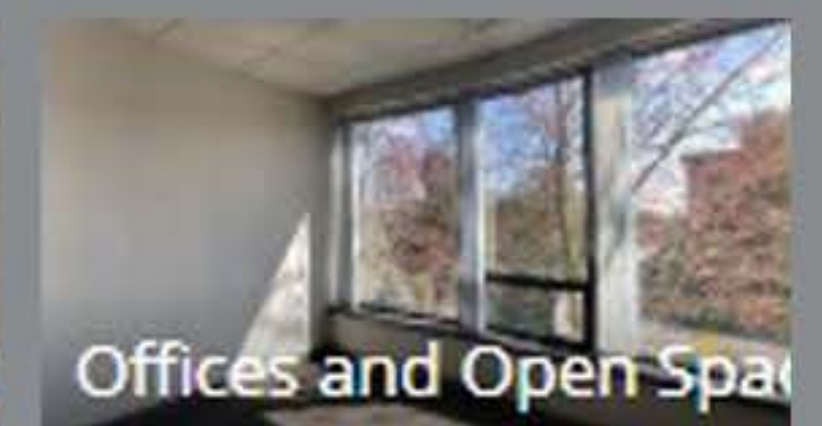
Corner Office



Hallway



Offices and Open Space



Offices and Open Space





Merrill Lynch

500

500

Cummings Center

500 Cummings Center



Beverly Hospital
Wound and Medicine Center

Merrill Lynch

500 Cummings Center



Healing Garden at 500



500 Cummings Center



500 Cummings Center



500 Cummings Center



500 Cummings Center



**BEVERLY
ATHLETIC CLUB**

600

600 Cummings Center



600 Cummings Center



BEVERLY ATHLETIC CLUB

www.beverlyathletic.com

978-927-0920

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900 Cummings Center

Take a Virtual Tour!

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



Second-floor lobby



Hallway



View from hallway



Front Area/Reception



Conference Room



Open Area/Free Space



A modern, multi-story building with large glass windows and a grey facade. The building is surrounded by greenery, including trees and shrubs. A sign for Lahey Health Primary Care is mounted on the building's facade. A blue banner at the bottom right of the image contains the address.

Lahey Health Primary Care

900 Cummings Center



LIVE.

WORK.

PLAY.

EARLY HARVEST
DINER

FITNESS TOGETHER

950 Cummings Center



LIVE. WORK. PLAY.

EARLY HARVEST DINER

FITNESS TOGETHER

Beverly Animal Natural Health Center

Orange NAIL STUDIO

FOUR LEGGERS Pet Supplies & Services

200, 500, 600, 800
Free Garage Parking

950 Cummings Center

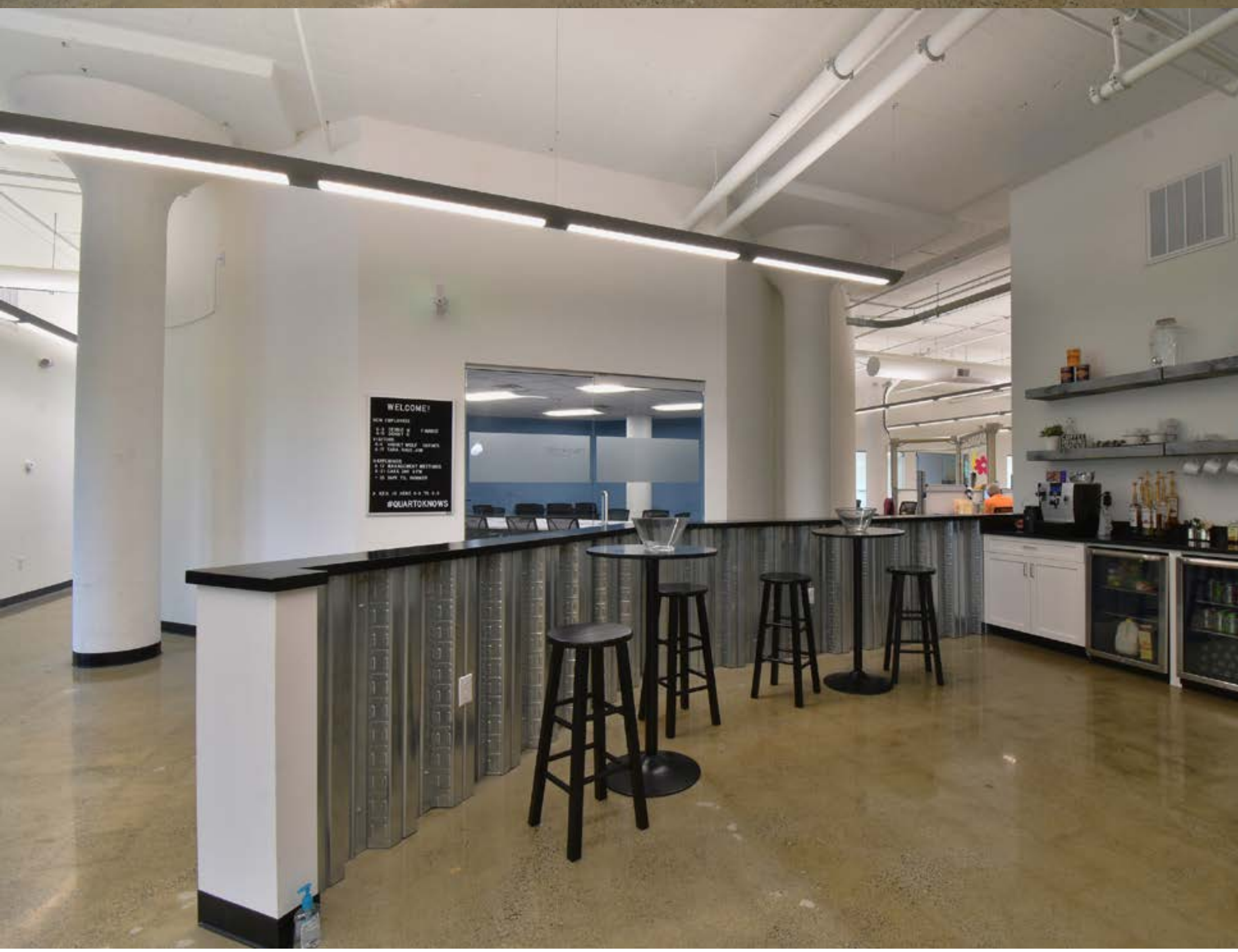
Always Room for More!

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 availability
- Flexible 1 - 5 year leases
- Financing available
- Expansion space guarantee
- Complimentary design services



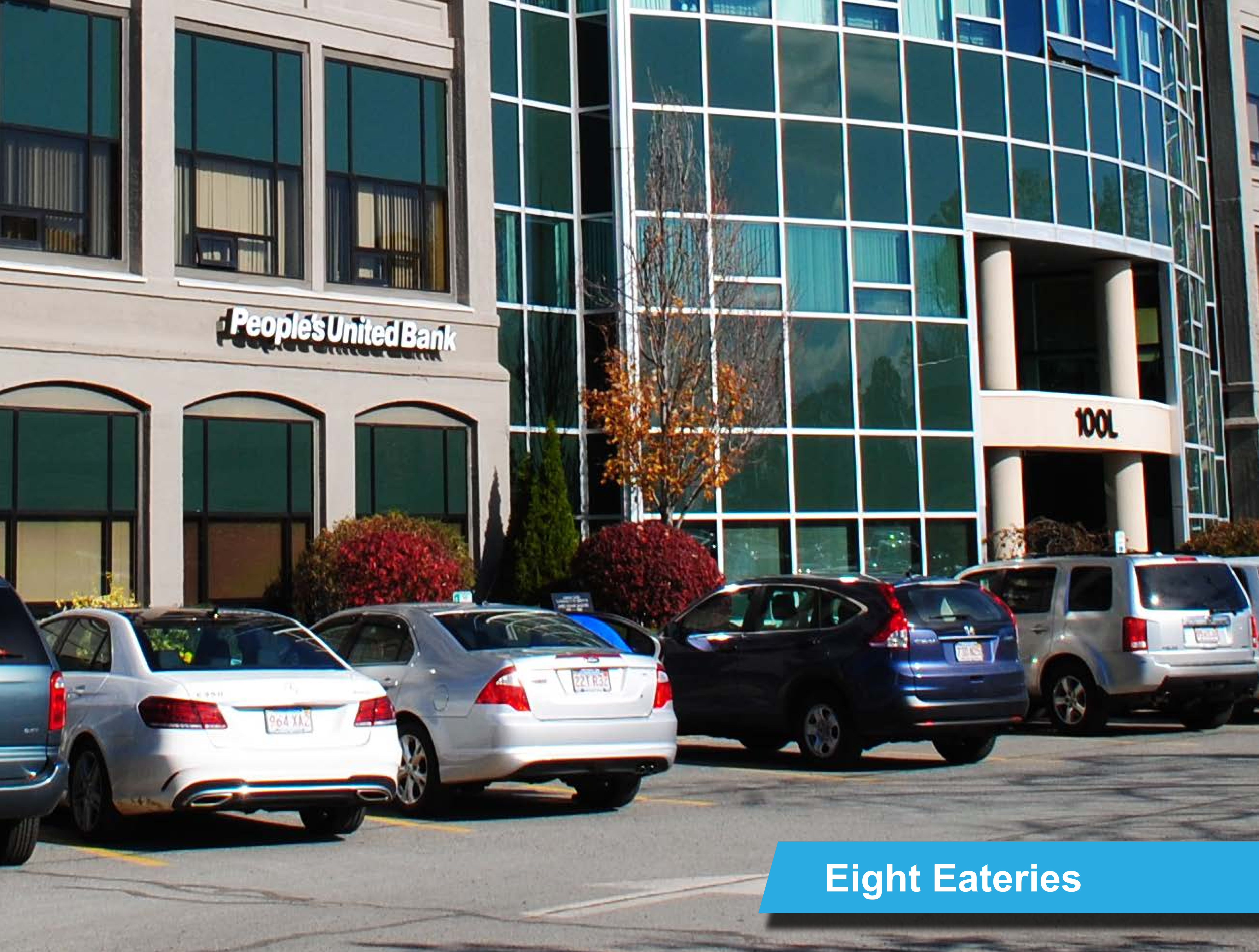
Cummings Center Interiors



Cummings Center Interiors



Tranquil Seating Areas



Eight Eateries



MBTA & CATA Bus Services



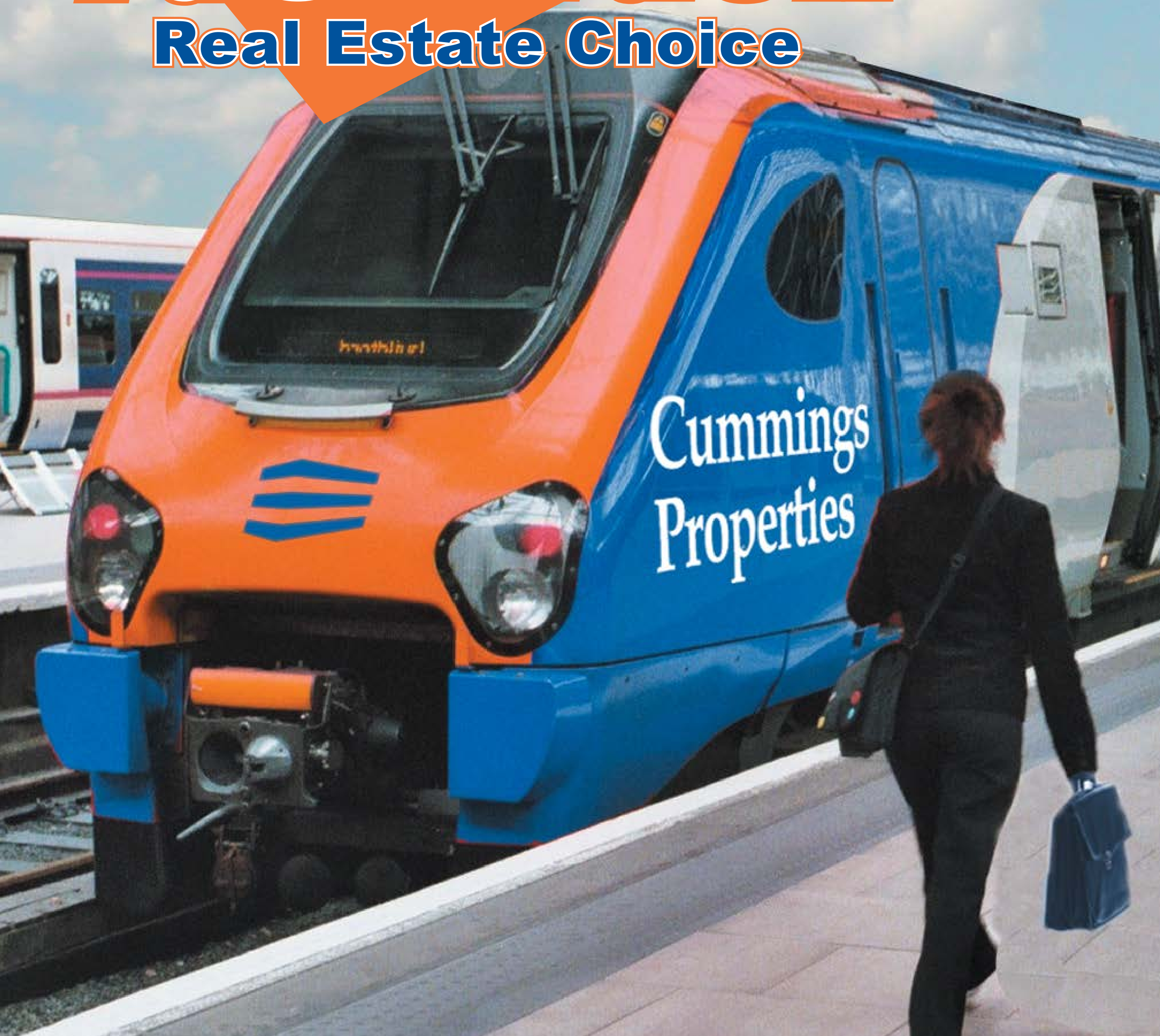
Ride the Wave - Free Service



Beverly Police Department

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.



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BEVERLY ATHLETIC CLUB

Fitness Facilities

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



AdvanDx

Aeris
Therapeutics



AgION

Agrivida



ALLERGAN

ancora

Aphios

ARCON

Axya Medical



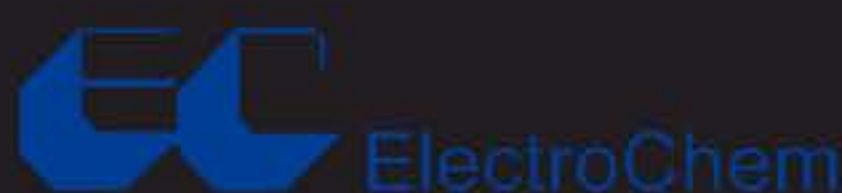
Bio2
Technologies

BIOBASE



Biocell Center

BIOENERGY
INTERNATIONAL



(8) enzymatics

Excelimmune

EXIQON

flexion



Glycosyn

GlycoZym



greenlight



HAMILTON THORNE BIOSCIENCES



Hepregen



HH Technology



HighRes
biosolutions



INNOVATIONS IN OPTICS



INVO Bioscience

network
biosystems

NEW ENGLAND
BioLabs

NEWTON
LABORATORIES

Nextcea

NormOxys



NORTH SHORE
INNOVATIONS



Nuvera
BIOSCIENCES

OmniGene Bioproducts

OraChrom



Orbital Biosciences



Pall Life Sciences



PKC
PHARMACEUTICALS



Pioneer

Pluromed

Prime Organics

PROCHON

ProScience Analytical



Corporate Office:

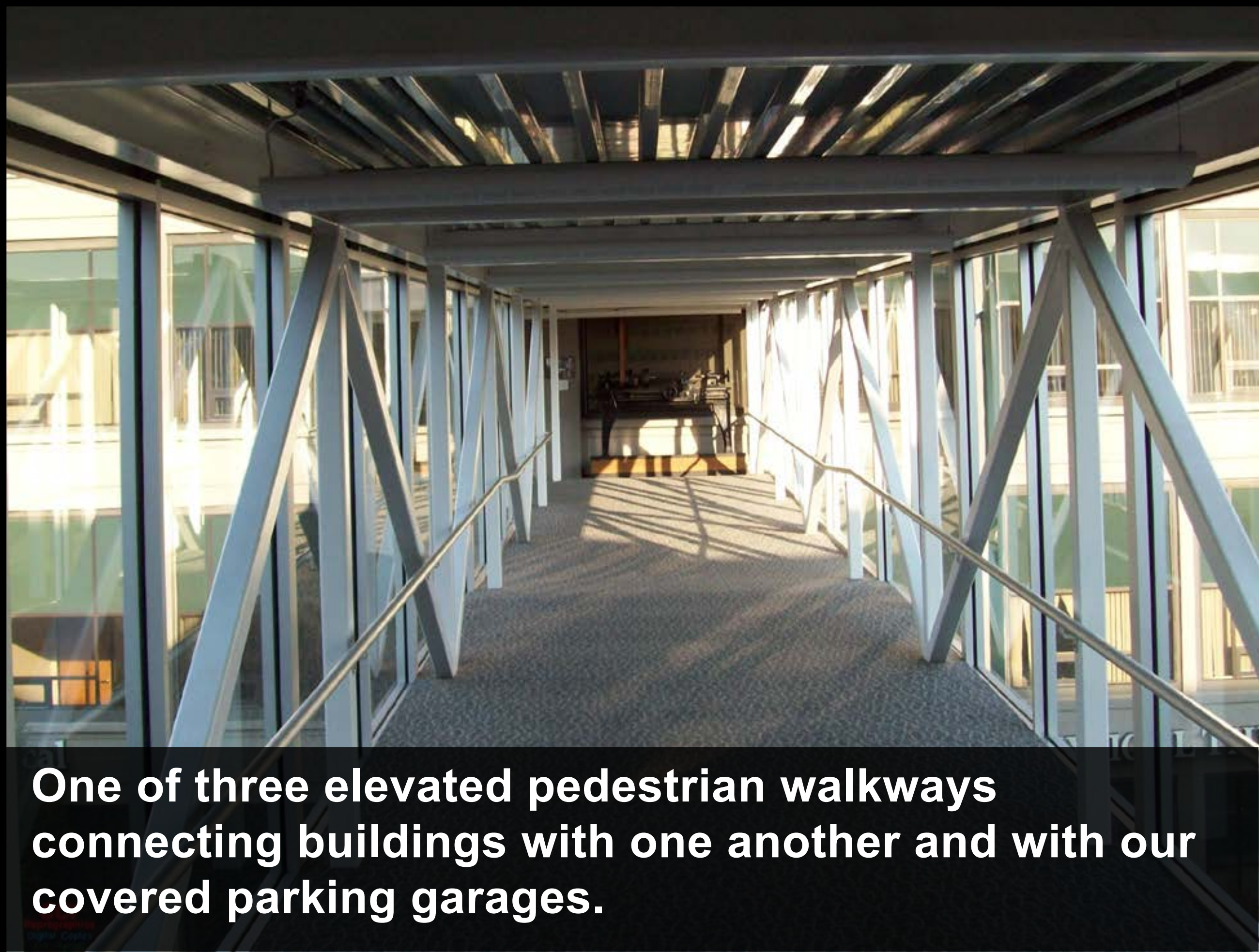
200 West Cummings Park, Woburn, MA • 781-935-8000

Cummings Center:

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



Flexible Options



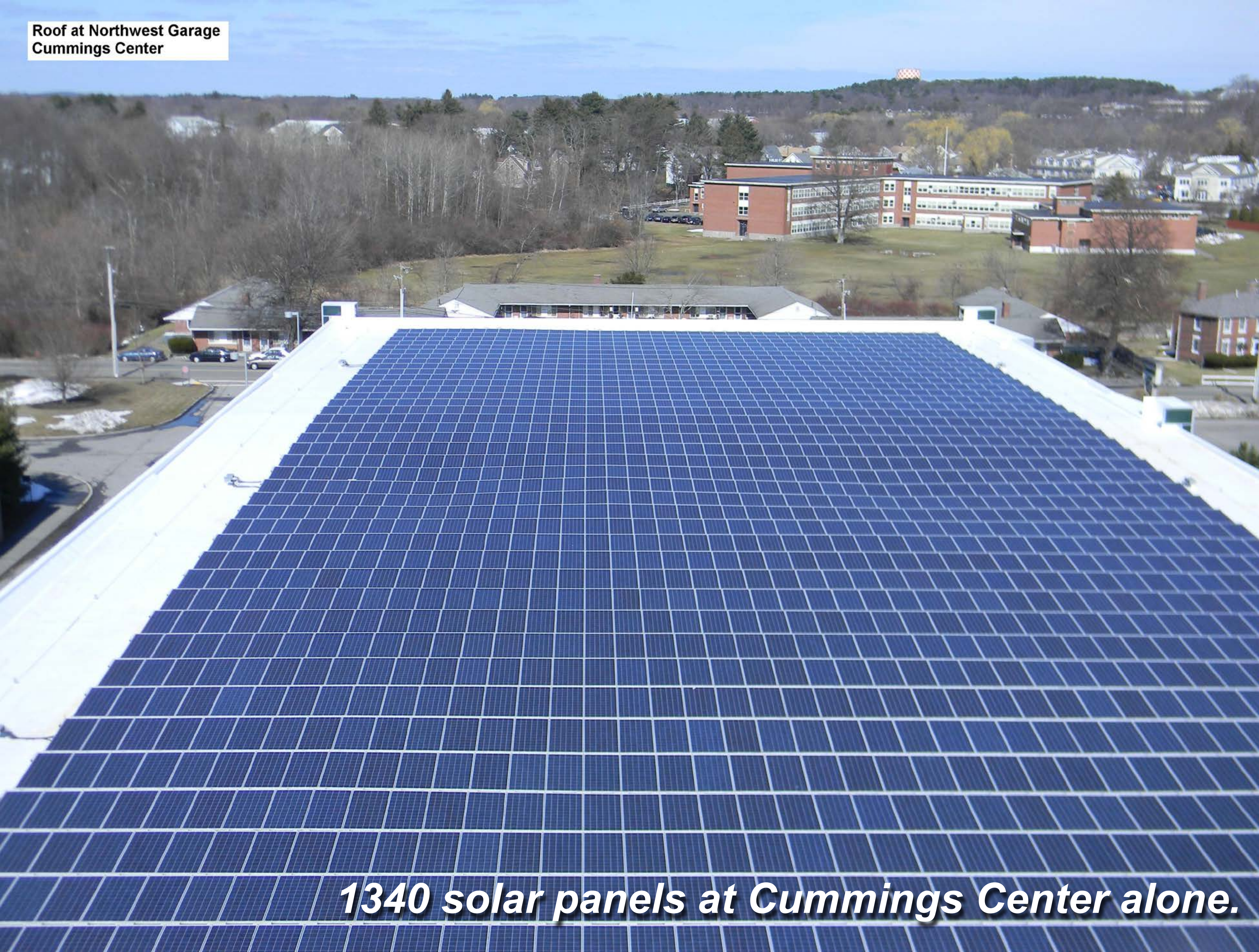
One of three elevated pedestrian walkways connecting buildings with one another and with our covered parking garages.

Energy Efficient



One of four multi-level parking garages.

Roof at Northwest Garage
Cummings Center



1340 solar panels at Cummings Center alone.

International Appeal

Join more than 100 international firms



 Cummins Properties

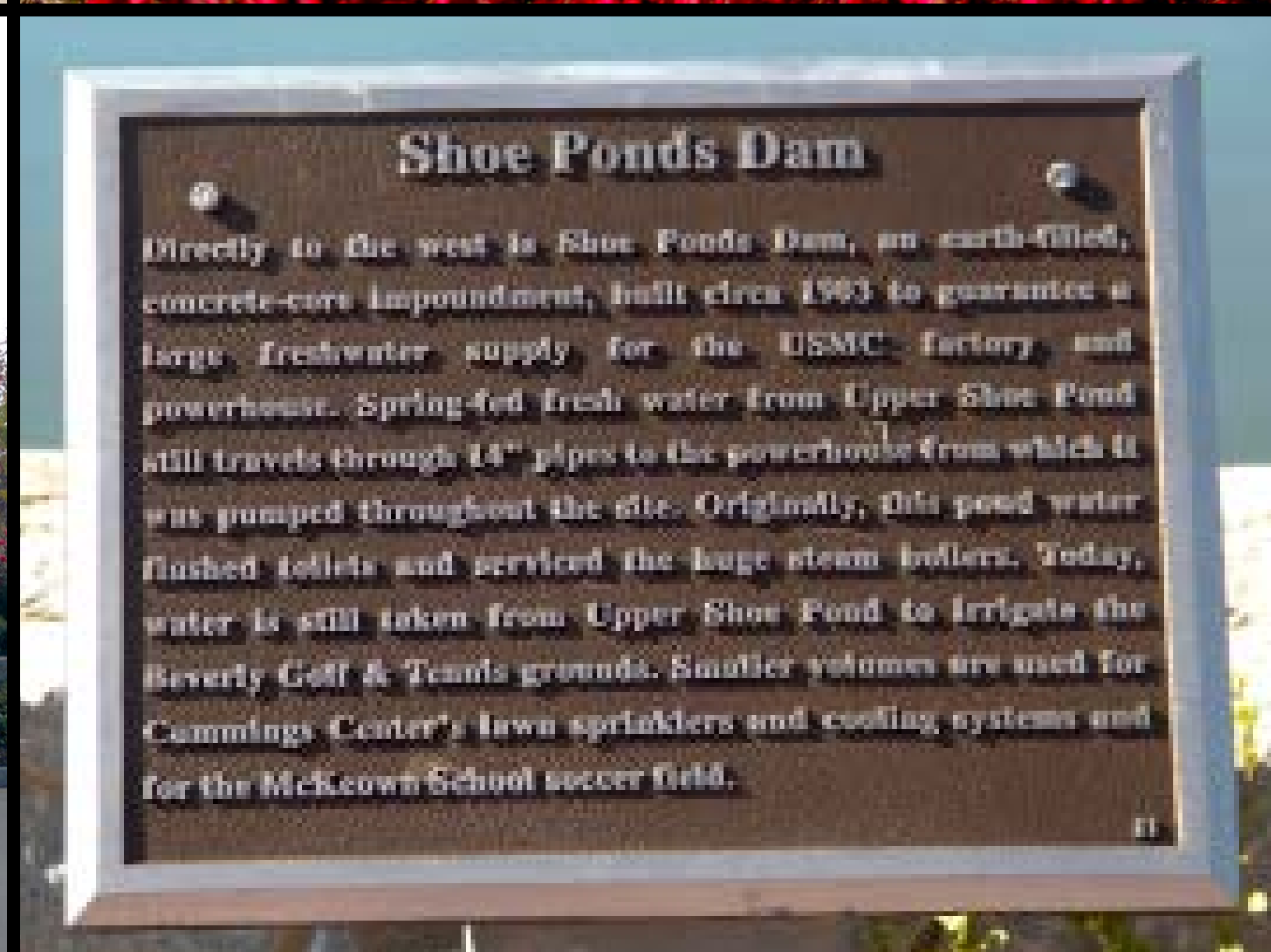


Looking southeast over our two ponds from 500 Cummings Center





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





Elliott Landing condominiums now grace the southwest corner of Cummings Center

LIVE. WORK. PLAY.



Cummings Center



TT
NG
CS

ELLIOTT
LANDING
BY CUMMINGS

You've Arrived

FINISHES

ELLIOTT
LANDING
BY CUMMINGS



***73 elegant on-campus luxury
residential condominiums***







Then



Now



Then



Now



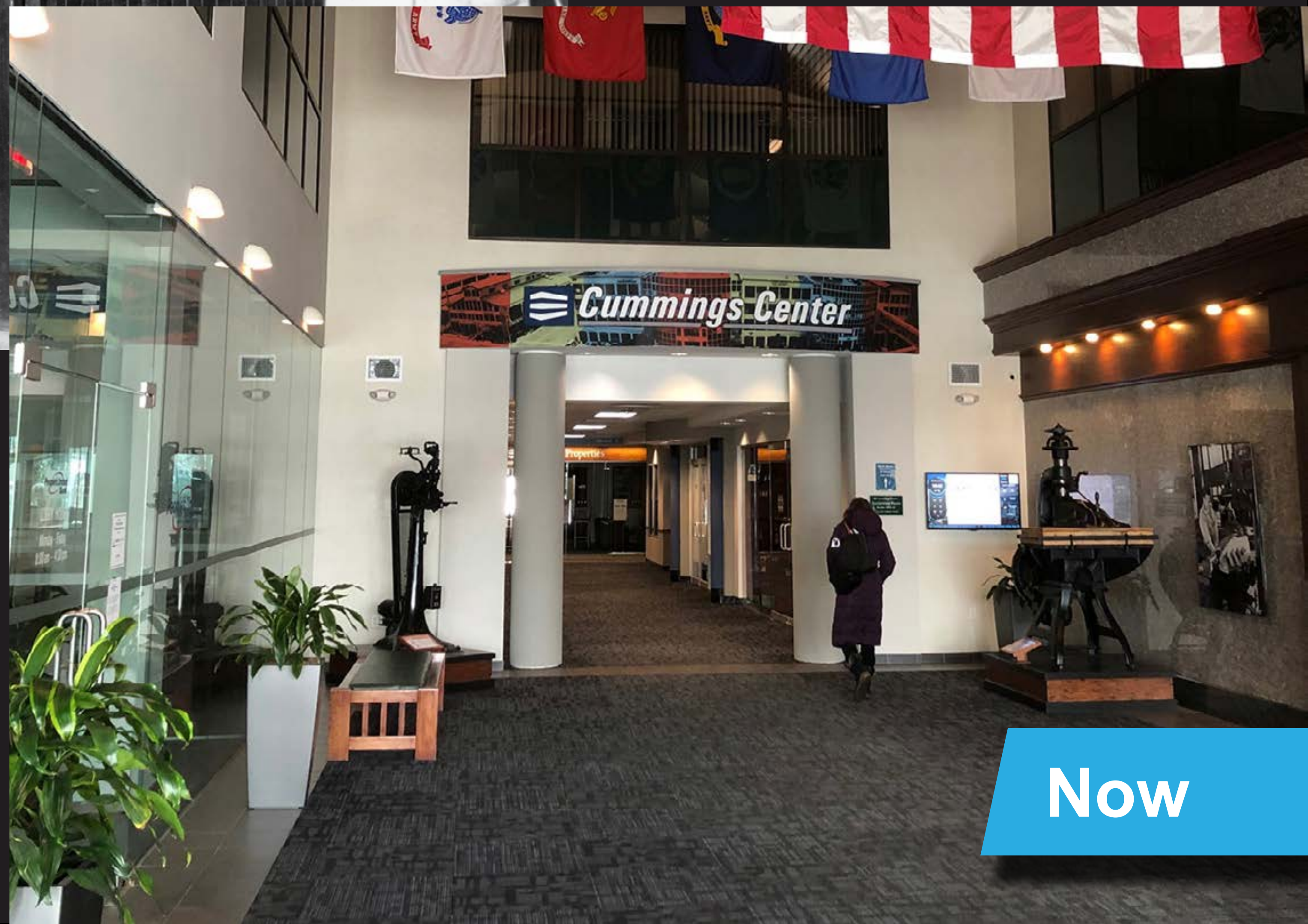
Then



Now



Then



Now



“The single most important, and generally unrecognized concrete landmark in this country, [Cummings Center] is more than a success story; it is a dream come true.”

- Ada Louise Huxtable, *The Wall Street Journal*





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

Merrill Lynch



Service! Service! Service!



Because you deserve it!

Cummings Team Members



Amenities at Cumming's 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 boutique
- Office 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

Cummings Buildings

Power Charities

More than *\$375 million* awarded to date
to Greater Boston-based nonprofits alone.



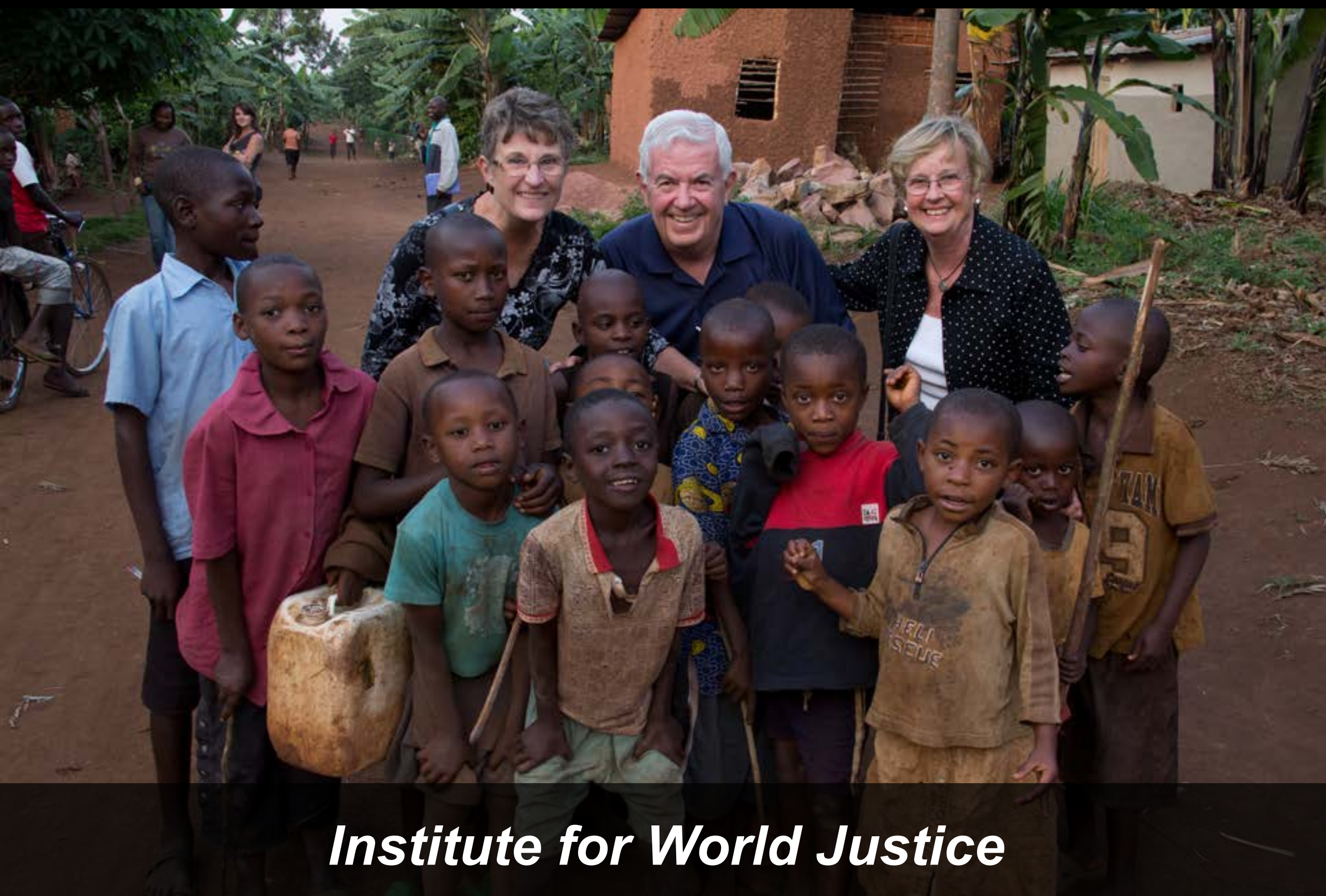
Cummins Foundation



Tufts/Cummings School of Veterinary Medicine



OneWorld Boston



Institute for World Justice



New Horizons Retirement Communities



Butaro, Rwanda, March 2013

The New Rwanda Times

Cummings Buildings

Power Charities

100% of profits go to nonprofits



**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