

The image shows a modern office building with a combination of brick and glass exteriors. The left side of the building features red brickwork, while the right side is primarily glass with white window frames. The building is viewed from a low angle, looking up. A dark grey horizontal band across the middle contains the text.

Boston Avenue, Medford

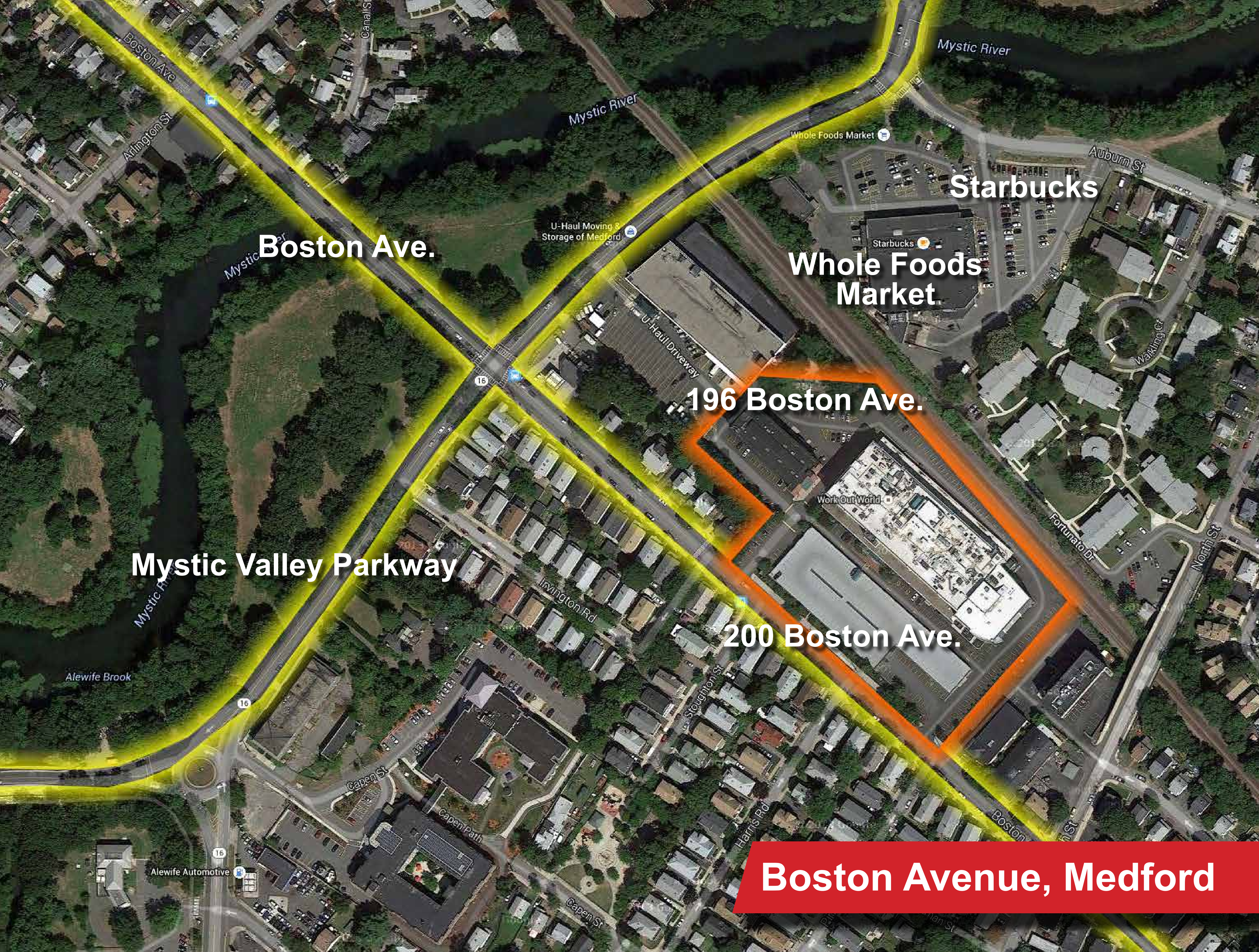
Newly built offices and incubator and turn-key labs

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.

- *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.

Starbucks

Whole Foods Market

196 Boston Ave.

Mystic Valley Parkway

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.



196 Boston Avenue, Medford



196 Boston Avenue, Medford



196 Boston Avenue, Medford



196 Boston Avenue, Medford



196 Boston Avenue, Medford



200 Boston Avenue, Medford



200 Boston Avenue, Medford



200
Global Center

ALLERGAN

200 Boston Avenue, Medford



200 Boston Avenue, Medford

Cummings Buildings

Power Charities

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





326W MEDFORD

078

0078

T 078



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

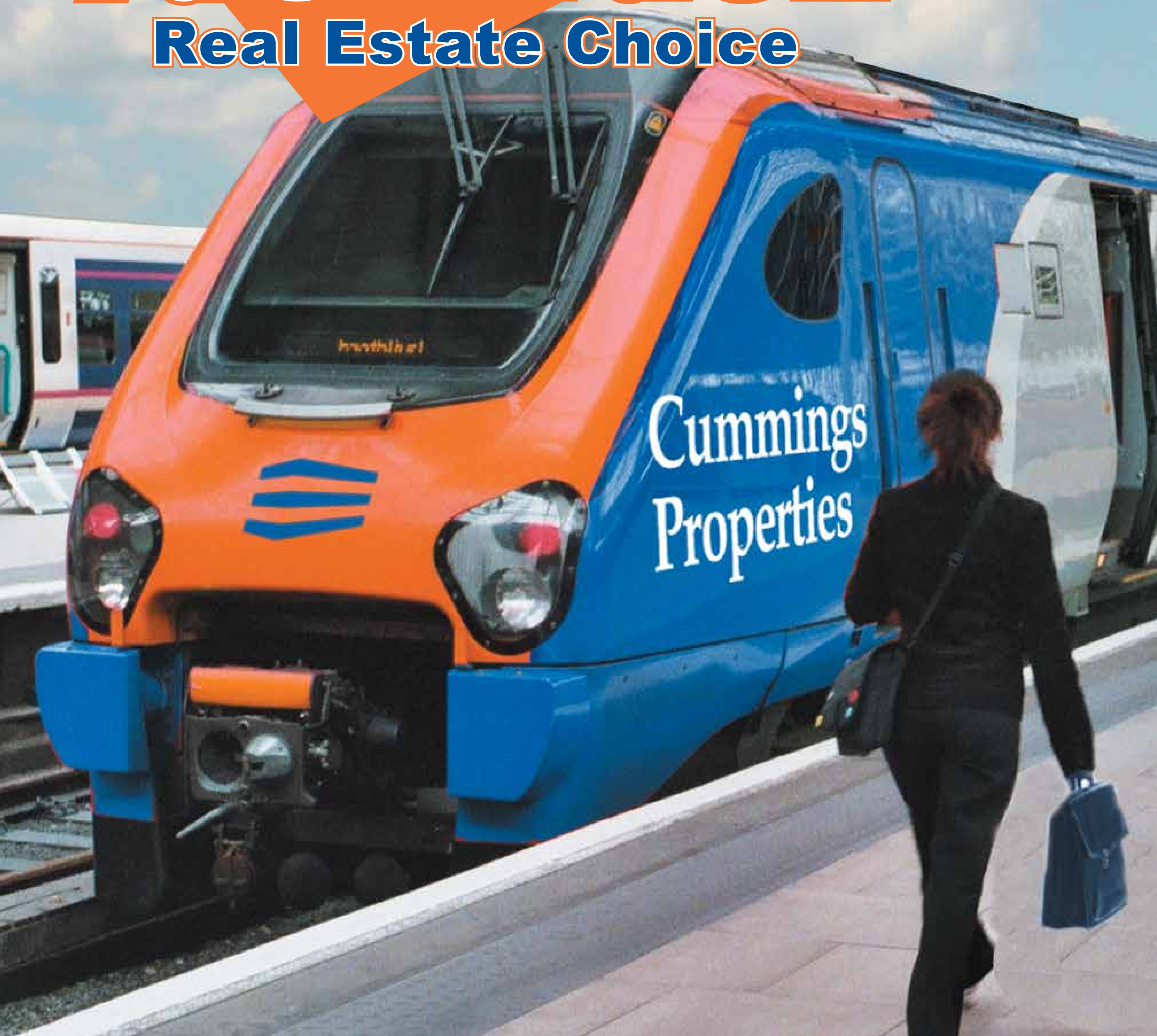
PixarBio

On-site And Nearby Amenities



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)

Cummings Buildings

Power Charities

100% of profits go to nonprofits

