

The image shows a modern multi-story office 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 pattern. The sky is clear and blue. A dark grey horizontal band is overlaid across the middle of the image, containing 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.

- *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.*





Mystic River

Mystic River

Whole Foods Market

Starbucks

Boston Ave.

U-Haul Moving & Storage of Medford

Whole Foods Market

196 Boston Ave.

Mystic Valley Parkway

Work Out World

200 Boston Ave.

Alewife Brook

200 Boston Avenue, Medford

Alewife Automotive

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



200 Boston Avenue, Medford



200 Boston Avenue, Medford

Cummings Buildings *Power* Charities

More than *\$220 million* awarded to date
to Greater Boston-based nonprofits alone.





200 Boston Avenue, Medford



200 Boston Avenue, Medford

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Veterinary School at Tufts, LLC is a wholly owned operating subsidiary of Cummings 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**

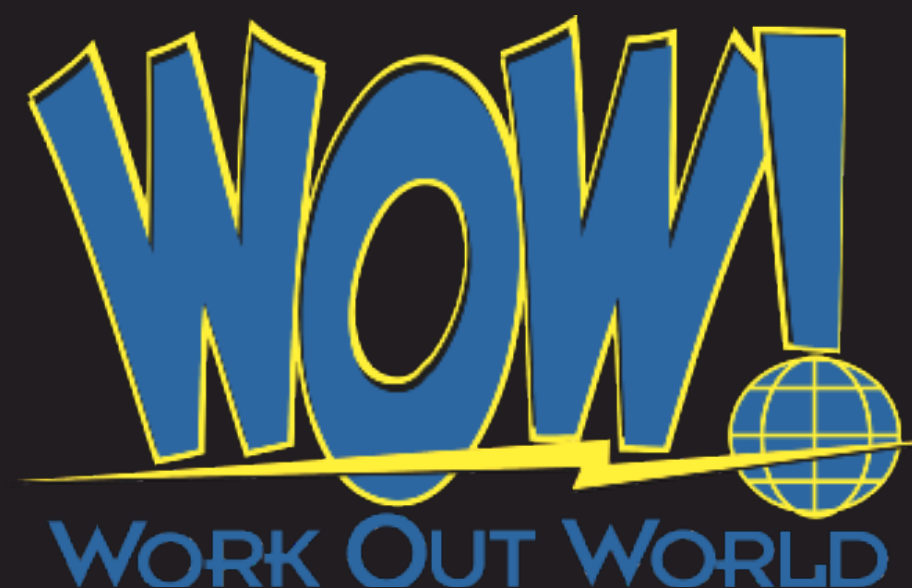
Tufts
UNIVERSITY

MIDÉ

 **greenlight**
BIOSCIENCES

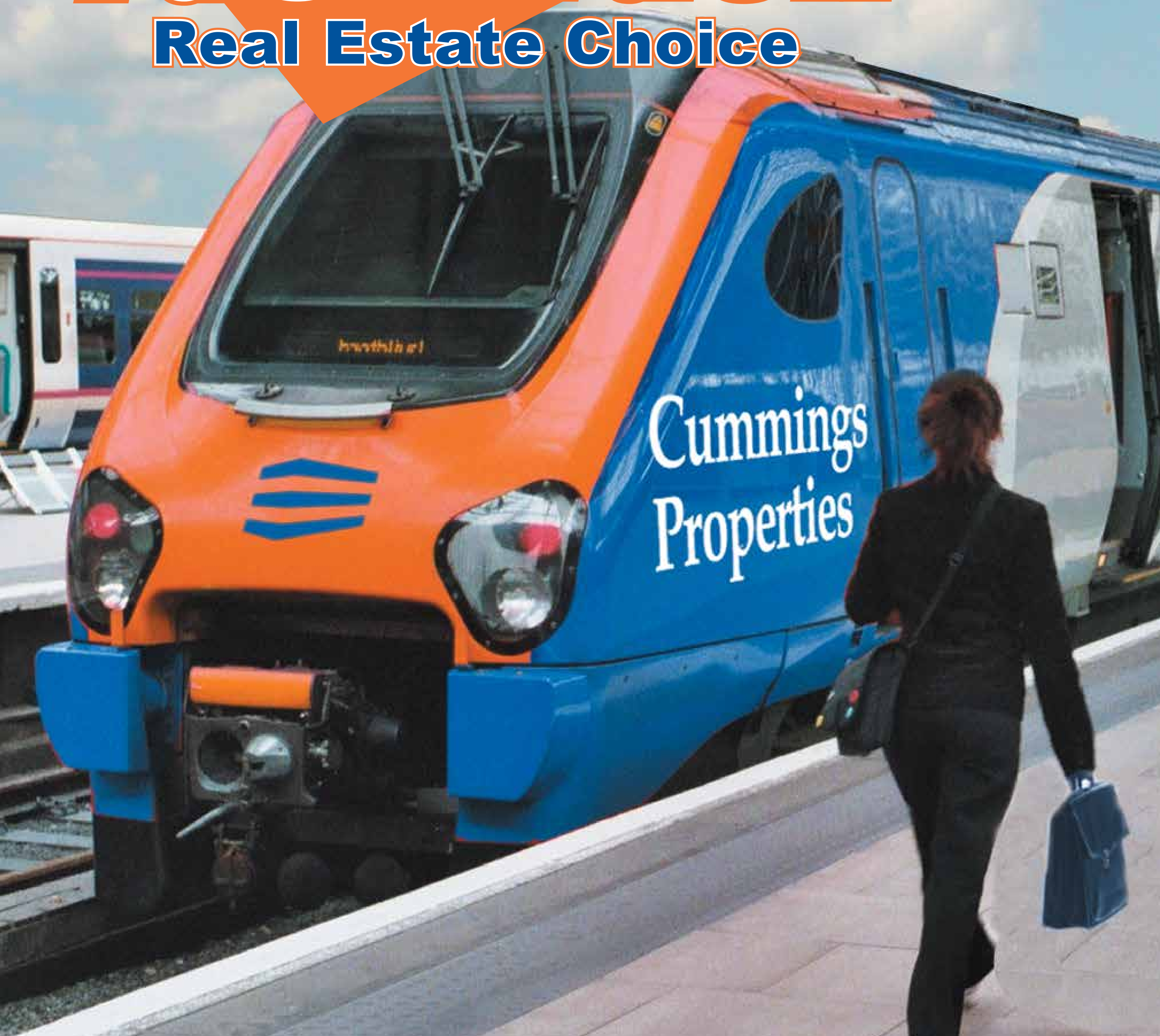
PixarBio

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.



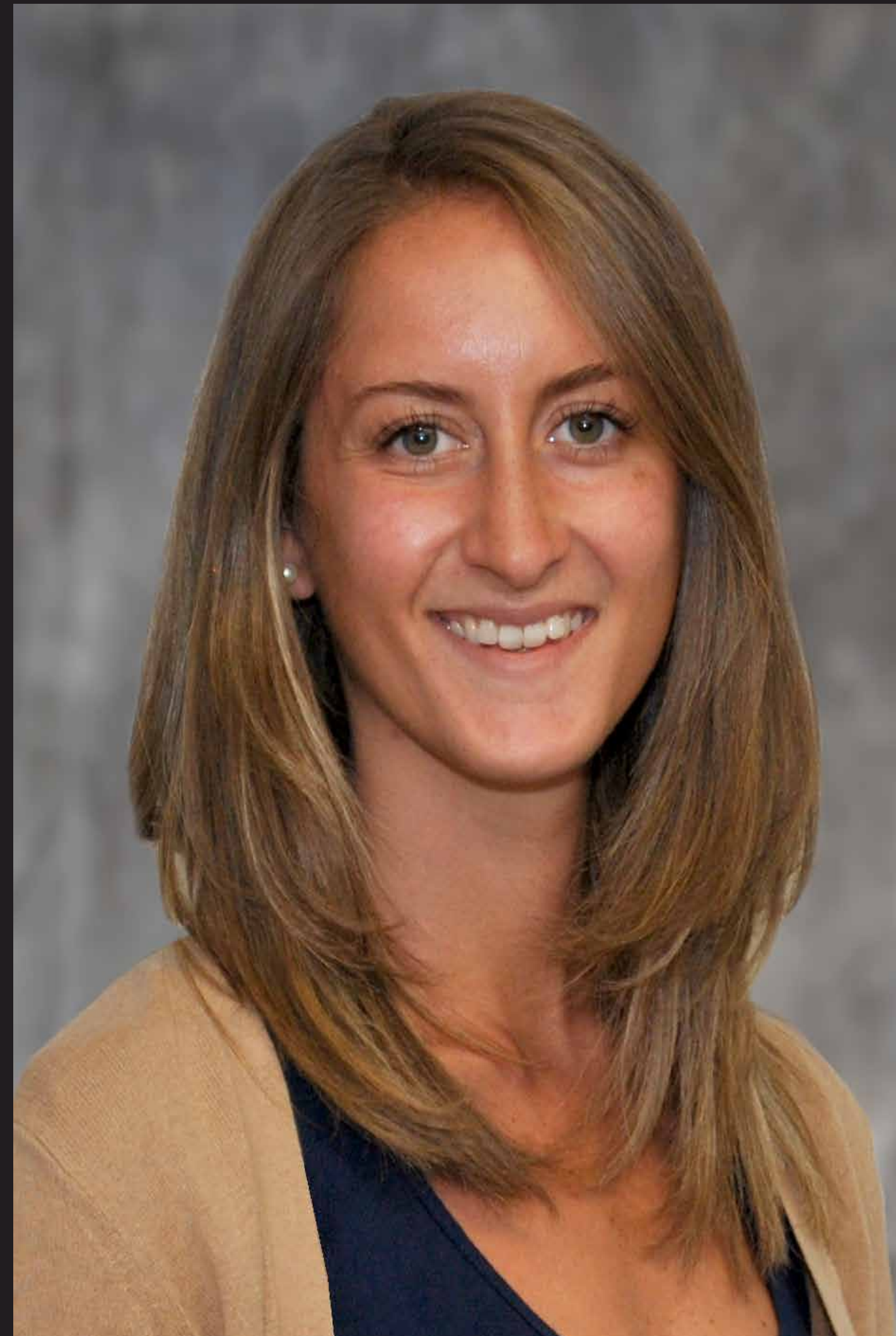
781-935-8000



Cummings.com

Cummings Representatives

Operations Manager



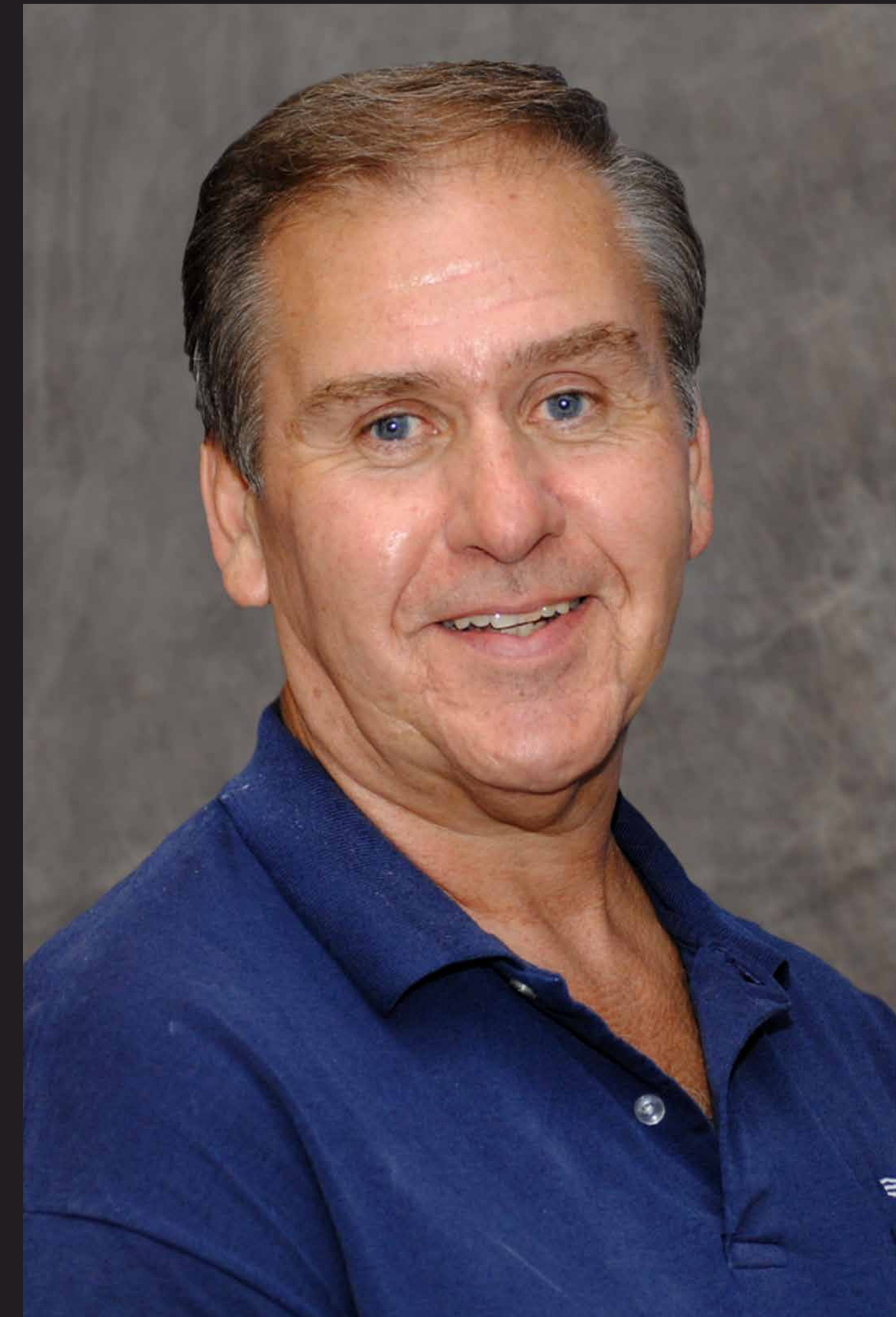
Kathryn Jendrick

Account Manager



Eric Lawless

Construction Team Leader



Tom Heenan

Boston Avenue, Medford

Cummings Buildings

Power Charities

100% of profits go to nonprofits

