

Cummings Properties - 2021 Published Rate Schedule

SPECIALTY	RATES	SPECIFIC BUILDINGS
Retail/Service	\$32.00	
Laboratory - <i>Medford</i>	\$69.00	
Laboratory - <i>Beverly</i>	\$26.00	
Laboratory - <i>All Others (including 500 Cummings Center)</i>	\$35.00	
OFFICE		
Office I	\$15.00	38 Montvale Avenue 100 and 800 Cummings Center
Office II	\$16.00	200 Cummings Center 142 North Road One Merrill Street
Office III	\$17.00	600 Cummings Center
Office IV	\$18.50	144 North Road 23 Warren Avenue Wilmington Office 50 Dunham Road
Office V	\$19.50	40 Shattuck Road 950 Cummings Center
Office VI	\$20.00	10 and 100 Tower Office Park 400-800 West Cummings Park (WCP) 299 Washington Street
Office VII	\$22.00	101 Cambridge Street 92 Montvale Avenue 41 Montvale Avenue
Office VIII	\$23.00	12 Gill Street 100 TradeCenter 500 and 900 Cummings Center 48 Dunham Ridge
Office IX	\$24.00	30-60 Audubon Road 444 Washington Street 18 Commerce Way
Office X	\$32.00	200-400 TradeCenter 8 Cabot Road
Office XI	\$45.00	196 Boston Avenue 200 Boston Avenue
MEZZANINE OFFICE (Includes utilities and dumpster charges)		
	\$18.00	
Flex, R&D, WAREHOUSE, etc.	\$18.00	
Warehouse mezzanine light storage (existing)	\$ 8.50	
Warehouse mezzanine offices (existing)	Same as ground-floor rate	
NOTES:		
(a)	Full-service rates typically include initial building-standard construction in previously unimproved space, building insurance, base real estate taxes, full structural and building-standard mechanical maintenance, snow removal, common area cleaning and maintenance, landscaping, and daytime parking. For 200-400 TradeCenter, in-suite janitorial services and HVAC loop charges are also included in office areas.	
(b)	Add \$1.00 psf for each year of a lease term less than five years.	
(c)	Add \$1.00 psf for corner units.	
(d)	For interior office units (no windows) at Cummings Center, deduct \$3.00 psf. For all other properties, deduct \$2.00 psf.	
(e)	For Cummings Center only, deduct \$3.00 psf for office space w/stair access only.	
(f)	Add \$1.00 psf for existing building-standard air conditioning equipment in unfinished portions of flex, R&D, and warehouse space, except for Cummings Center.	
(g)	Add \$3.40 psf to include dumpster charges and utilities when not separately metered, except for mezzanine office.	
(h)	Add \$2.00 psf for all drive-in facilities, plus an additional \$3 psf for those with existing oil/water separators.	
(i)	For outside land area as an accessory use to interior building space, the psf rate shall be 25 percent of the interior building rate, but shall be no less than \$3.50 psf.	
(j)	For Stoneham properties only, deduct 25 percent for mostly below-grade units with limited or no windows.	
(k)	For 400-800 WCP, 444 Washington Street, 92 Montvale Ave., and Cummings Center properties only, add \$2.00 psf for first-floor "non-retail" spaces.	
(l)	For 200 WCP, 2-36 Cummings Park, and 299 & 444 Washington Street, add \$15.00 psf for retail/service corner units facing Washington Street.	
(m)	For 300-400 TradeCenter, add \$5.00 psf for first-floor retail spaces and \$10 for existing laboratories.	
(n)	Add \$10.00 psf in Medford/Somerville and \$5.00 psf in all other communities for existing laboratory space under 3,000 sf. Add \$5.00 psf for laboratory space at 12 Gill Street and \$10 psf at 8 Cabot Road.	
(o)	See Cummings Properties' Cluster/Building Sign and Display Panel Rate Schedule (available upon request) for additional fees for specialty signage.	
(p)	Add \$2.00 psf for furnished mezzanine offices.	
(q)	Deduct \$1.00 psf for 38 Montvale suites > 1,000 sf.	
(r)	For existing medical space in Beverly, the rate shall be \$32.00 psf for first-floor space, and \$30.00 psf for upper-floor space, regardless of building.	
(s)	Add \$7.00 psf for existing medical space at all non-Beverly buildings.	

All offerings are subject to change of price, terms, or other rental conditions or to withdrawal without notice. Because the same space is often shown to more than one client at or about the same time, no offer to lease is final until signed by both parties. For more information, please write: Susan White, Cummings Properties, 200 West Cummings Park, Woburn, MA 01801, call 781-935-8000, or email sales@cummings.com.