

# Cummings Properties - 2022 Published Rate Schedule

SPECIALTY	RATES	SPECIFIC BUILDINGS
Retail/Service	\$32.00	
Laboratory - <i>Medford</i>	\$85.00	
Laboratory - <i>Beverly</i>	\$52.00	
Laboratory - <i>All Others</i>	\$65.00	
<b>OFFICE</b>		
Office I	\$16.00	100 and 800 Cummings Center
Office II	\$17.00	38 Montvale Avenue 142 North Road One Merrill Street
Office III	\$18.50	23 Warren Avenue 200 Cummings Center
Office IV	\$19.50	600 and 950 Cummings Center 144 North Road
Office V	\$21.00	10 and 100 Tower Office Park 400-800 West Cummings Park (WCP) 50 Dunham Road
Office VI	\$22.00	299 Washington Street 40 Shattuck Road 101 Cambridge Street
Office VII	\$23.00	41 Montvale Avenue 100 TradeCenter 900 Cummings Center
Office VIII	\$24.00	92 Montvale Avenue 12 Gill Street 48 and 51 Dunham Ridge 500 Cummings Center 30-60 Audubon Road
Office IX	\$25.00	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
<b>MEZZANINE OFFICE</b> (Includes utilities and dumpster charges)		
	\$20.00	
Flex, R&D, WAREHOUSE, etc.	\$21.00	
Warehouse mezzanine light storage (existing)	\$ 8.50	
Warehouse mezzanine offices (existing)	Same as ground-floor rate	
<b>NOTES:</b>		
(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 40 Shattuck Road and 200 400 TradeCenter, in-suite janitorial services are included in office areas. For 200-400 TradeCenter, HVAC loop charges are also included in office areas.	
(b)	Add \$1.00 psf for corner units.	
(c)	For interior office units (no windows) at Cummings Center, deduct \$3.00 psf. For all other properties, deduct \$2.00 psf.	
(d)	For Cummings Center only, deduct \$3.00 psf for office space w/stair access only.	
(e)	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.	
(f)	Add \$3.40 psf to include dumpster charges and utilities when not separately metered, except for mezzanine office.	
(g)	Add \$2.00 psf for all drive-in facilities, plus an additional \$3 psf for those with existing oil/water separators.	
(h)	For outside land area as an accessory use to interior building space, the psf rate shall be 50 percent of the interior building rate, but shall be no less than \$5.00 psf.	
(i)	For Stoneham properties only, deduct 25 percent for mostly below-grade units with limited or no windows.	
(j)	For 400-800 WCP, 444 Washington Street, 92 Montvale Ave., and Beverly properties only, add \$2.00 psf for first-floor "non-retail" spaces.	
(k)	For 200 WCP and 2-36 Cummings Park, add \$15.00 psf for retail/service corner units facing Washington Street.	
(l)	For 300-400 TradeCenter, add \$5.00 psf for first-floor retail spaces.	
(m)	Add \$10.00 psf in Medford/Somerville and \$5.00 psf in all other communities except Beverly for existing laboratory space under 3,000 sf. Add \$5.00 psf for existing laboratory space at 12 Gill Street and 100 TradeCenter. Add \$10 psf for existing laboratory space at 8 Cabot Road and 300-400 TradeCenter.	
(n)	See Cummings Properties' Cluster/Building Sign and Display Panel Rate Schedule (available upon request) for additional fees for specialty signage.	
(o)	Add \$2.00 psf for furnished mezzanine offices.	
(p)	Deduct \$1.00 psf for 38 Montvale suites > 1,000 sf.	
(q)	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.	
(r)	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: John Halsey, Cummings Properties, 200 West Cummings Park, Woburn, MA 01801, call 781-935-8000, or email sales@cummings.com.