

CUMMINGS PROPERTIES 2017 RATE SCHEDULE

Rev. Jan 2017

Cummings Properties' rate schedule has been revised and should be quoted to all new prospective clients and pertinent existing clients as follows, effective immediately. As a reminder, new leases written based on this schedule assume a five-year term and shall have a January 2017 COLA base date and a Fiscal Year 2017 real estate tax base. Please review the rates and terms carefully. To maintain the integrity of the Rate Schedule *no reductions* are allowed unless specifically approved in advance by senior management. Rates for specific units may vary due to special features, conditions, and/or location.

| | Current Rates | SPECIFIC BUILDINGS |
|---|---------------------------|---|
| SPECIALTY | | |
| Retail / Service | \$31.50 | |
| Laboratory – <i>Medford</i> | \$57.95 | |
| Laboratory – <i>Beverly</i> | \$22.95 | |
| Laboratory – <i>All Others (including 500 Cummings Center)</i> | \$28.95 | |
| OFFICE | | |
| Office I | \$14.95 | 38 Montvale Avenue 142 North Road 100, 200, and 800 Cummings Center |
| Office II | \$15.95 | One Merrill Street 50 Dunham Road |
| Office III | \$16.95 | 600 Cummings Center |
| Office IV | \$17.95 | 10 and 100 Tower Office Park 144 North Road 30-60 Audubon Road 400-800 West Cummings Park (WCP) 299 Washington Street |
| Office V | \$18.95 | 23 Warren Avenue 41 Montvale Avenue 900 Cummings Center |
| Office VI | \$20.95 | 950 Cummings Center |
| Office VII | \$21.95 | 101 Cambridge Street 18 Commerce Way 100 TradeCenter 500 Cummings Center 12 Gill Street 444 Washington Street |
| Office VIII | \$22.95 | 92 Montvale Avenue |
| Office IX | \$26.50 | 8 Cabot Road |
| Office X | \$29.50 | 200-400 TradeCenter |
| Office XI | \$47.95 | 196 Boston Avenue 200 Boston Avenue |
| MEZZANINE OFFICE (includes utilities and dumpster charges) | \$17.95 | |
| Flex, R&D, WAREHOUSE, etc. | | All other flex buildings |
| Up to 100% existing finished | \$16.95 | |
| Up to 50% existing finished | \$14.95 | |
| Warehouse mezzanine light storage (existing) | \$7.95 | |
| 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 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 drive-in facilities.
- (i) For outside land area as an accessory use to interior building space, the psf rate shall be 25 percent that of the interior building space, 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 existing laboratories.
- (n) Add \$10.00 psf in Medford/Somerville and \$3.00 psf in all other communities for existing laboratory space under 3,000 sf. Add \$6.00 psf for existing medical office space.
- (o) See Cummings Properties' Cluster/Building Sign and Display Panel Rate Schedule (available upon request) for additional fees for specialty signage.
- (p) Laboratory rates are approximate and apply to existing facilities only. Units will be priced individually.
- (q) Add \$2.00 psf for furnished mezzanine offices.