

CUMMINGS PROPERTIES 2024 RATE SCHEDULE

Rev. March 2024

	Current Five-Year Rates	SPECIFIC BUILDINGS
SPECIALTY		
Retail / Service	\$33.00	
Tech Flex/Manufacturing	\$33.00	
Laboratory – <i>Medford</i>	\$69.00	
Laboratory – <i>Woburn/Wakefield</i>	\$49.00	
Laboratory – <i>Beverly/Sudbury</i>	\$39.00	
OFFICE		
Office I	\$17.00	100 and 800 Cummings Center 142 North Road
Office II	\$19.00	38 Montvale Avenue 23 Warren Avenue 144 North Road 200 Cummings Center
Office III	\$22.00	50 Dunham Ridge Wilmington Office Space 600 and 950 Cummings Center 1 Merrill Street
Office IV	\$23.00	400-800 West Cummings Park (WCP) 10 and 100 Tower Office Park
Office V	\$24.00	41 Montvale Avenue 100 TradeCenter 900 Cummings Center 40 Shattuck Road 101 Cambridge Street
Office VI	\$25.00	92 Montvale Avenue 12 Gill Street 48 and 51 Dunham Ridge 500 Cummings Center 30-60 Audubon Road
Office VII	\$27.00	444 Washington Street 18 Commerce Way
Office VIII	\$32.00	8 Cabot Road
Office IX	\$34.00	200-400 TradeCenter
Office X	\$37.00	196 Boston Avenue 200 Boston Avenue
MEZZANINE OFFICE (includes utilities and dumpster charges)	\$33.00	34 Commerce Way
	\$22.00	All others
FLEX/WAREHOUSE	\$26.00	

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 office space at 40 Shattuck Road and 200-400 TradeCenter, rates include in-suite janitorial services, and water/sewer, trash, and utility charges for HVAC loop equipment and common areas during normal business hours.
- (b) Add the greater of five percent or \$1.00 psf for each year of lease term fewer than five years.
- (c) Deduct \$1.00 psf for non-corner units.
- (d) For interior office units (no windows) deduct \$5.00 psf at 34 Commerce Way, \$3.00 psf at Cummings Center, and \$2.00 psf at all other properties.
- (e) For Cummings Center only, deduct \$3.00 psf for office space w/stair access only.
- (f) Deduct \$1.00 psf for flex and warehouse space without existing building-standard air conditioning equipment in unfinished areas, except for Cummings Center.
- (g) Add \$3.40 psf to include dumpster charges and utilities when not separately metered, except for mezzanine offices.
- (h) Add \$5.00 psf for all drive-in facilities with existing oil/water separators.
- (i) For roof space, warehouse mezzanine light storage, and 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.
- (j) For Stoneham properties, deduct 25 percent and at 200 Boston Avenue, deduct \$6.00 psf for mostly below-grade units with limited or no windows.
- (k) For 400-800 WCP, 444 Washington Street, 92 Montvale Ave., and Beverly properties only, add \$2.00 psf for first-floor “non-retail” spaces.
- (l) For 200 WCP and 2-36 Cummings Park, add \$15.00 psf for retail/service corner units facing Washington Street.
- (m) For 300-400 TradeCenter, deduct \$3.00 psf for units on Floors 2-6.
- (n) Add \$5.00 psf for existing lab space at 100 TCH, 300-400 TCH, 8 Cabot Road, and 34 Commerce Way. Add \$5.00 psf for existing lab space under 1,500 sf at all properties (excluding Beverly).
- (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) 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 \$10.00 psf for existing medical space at all properties (excluding Beverly).
- (s) For overnight parking, the monthly rate per vehicle shall be \$150 for passenger cars/vans, \$250 for box trucks/oversized vehicles, and \$500 for tractor trailers/buses.