



December 2024

This monthly newsletter is prepared primarily for and about Cummings Properties' leasing clients. [Sign up here](#) to enjoy the latest client news, events, special offers, and more.

Seen Around Campus



Cummings account manager **Bob Folger** (second from left) joined the **Sh:ft Studios** team for a joyous ribbon-cutting celebration at Woburn's new supportive cycle, weights, and yoga facility.

Welcome, New Neighbors

Not including Beverly and TradeCenter 128

Beach Road Interiors

21-D Olympia Avenue, Woburn
Home staging and furnishings

Empower Physical Therapy and Performance

50-C Audubon Road, Wakefield
Physical therapy

S1 Industries PBC

200 Boston Avenue, Suite 1875,
Medford
Innovation factory

TeaMoji

342 West Cummings Park, Woburn
Bubble teas

Nanoramic Laboratories

10 Commerce Way, Suite L, Woburn
Energy storage solutions

True Colors Chemistry

305 West Cummings Park, Woburn
Hair products

PJ Keating

10 Tower Office Park, Suite 200,
Woburn
Raw materials for construction

Client Congrats



Laura Williamson, founder of **Bare Fitness**, was awarded Stoneham Chamber of Commerce “Entrepreneur of the Year.” Learn more online about Laura’s full-body approach to wellness, which includes virtual and in-studio personal training, health coaching, and Pilates.



Fernanda Klamas, of **Boston Metal**, and **Melissa Chan**, of **Analog Devices**, were recognized in *Parity*’s 100 Women in Greentech. Read the full report online.



digiM Solution was awarded an FDA contract to support the development of product-specific guidelines for complex drug products. Learn more online.



Lithios co-founder **Mo Alkhadra** sheds light on the potential largescale benefits of his startup’s sustainable lithium extraction technology in this compelling feature story in *The Boston Globe*.

Several members of the Cummings leasing community were recognized among the Commonwealth’s 2024 Top 100 Women-Led Businesses, a list compiled annually by The Women’s Edge and published in *Globe Magazine*.



Growth and Partnerships



Next-gen antibody therapy developer **Abpro** announced the closing of its business combination with special purpose acquisition firm Atlantic Coastal. [Learn more online.](#)



LGA announced strategic mergers with greater Boston accounting firm [Abbott & Company](#) and New Hampshire-based [financial advisory firm Comolli & Company P.C.](#)

All Profits to Nonprofits

“After interviewing over 1,200 of the top CEOs in America, I am proud to share a model I had never seen which could be the answer where corporations can bring wealth throughout America.” -**Robert Reiss**, founder & CEO, [The CEO Forum Group](#)



In this engaging [Forbes](#) article, **Reiss** presents Cummings’ “All Profits to Nonprofits” model as a fully imitable way for private companies to effect largescale societal change.



“Rather than sell off parts of his business to fund philanthropy, Bill wanted to support all the employees who have helped make the company successful. So, the vast majority of the buildings that are managed

by Cummings Properties are owned by the Foundation.”

-**Joyce Vyrjotes**, Cummings Foundation executive director

Get the scoop on the Cummings organization’s unique business model [via this illuminating profile piece](#), featured in the winter edition of *WellesleyWeston Magazine*.

Food News

Help Wanted: [Anna’s Taqueria](#) is seeking dynamic individuals to join its Woburn team. Do you know someone with a passion for customer service and experience in the food industry?



They can view the available positions and apply online today.



Coming Soon: Teamoji will open its doors at 342 West Cummings Park, in Woburn. Stay tuned for updates on this new local café, which features an array of bubble teas and coffee drinks as well as sandwiches, waffles, ice cream, and more.

To Do List



Complimentary Coffee and Pastries **Empower Woburn and Astound Business Solutions**

Wednesday, December 4, 9:30 AM
400 West Cummings Park, Suite 1975, Woburn

Let **Empower Woburn** and high-speed telecom provider **Astound Business Solutions** treat you to breakfast. Pop by Empower, in West Cummings Park, to enjoy fresh coffee, homemade muffins, bagels, and breakfast bites while getting to know your neighbors.



Toys for Tots and Winter Coat Drive **Securitas**

Weekdays, 9:00 AM-4:30 PM
60K Concord Street, Wilmington

New, unwrapped toys for children aged 0-12 may be dropped in the Toys for Tots donation box in the office lobby or ordered online. **Securitas** also invites its

neighbors in Wilmington to “share the warmth” by leaving new or lightly used coats, scarves, gloves/mittens, and winter hats in the donation box in the office lobby. Donated toys and winter wear will be accepted **through Thursday, December 12.**

Holiday Open House

Skin to Soul

Wednesday, December 11, 3:00-9:00 PM

HOLIDAY
Open House
 FREE MESSAGES • FREE GOODIES
 FREE FOOD • EXCLUSIVE DISCOUNTS
**CELEBRATE YOU WITH AN
 EVENING OF WELLNESS**

800 West Cummings Park, Suite 3950,
 Woburn

Celebrate the holiday season with a festive evening of wellness, featuring free 15-minute massage and myofascial release sessions as well as complimentary food and goodies, hot chocolate, mocktails, and discounts on future sessions. [Register online](#) to reserve your spot.



Holiday Pop-up Shop

Tea & Absinthe

Friday-Monday, noon-8:00 PM

800 West Cummings Park, Suite 3650,
 Woburn

Shop pop culture-inspired loose-leaf tea blends, infusers, mugs, barware, kitchen toys, books, and more. Visit the showroom Friday to Monday **through December 22** to find unique holiday gifts for everyone on your list.

In-store visits Tuesday to Thursday and any day after December 22 are by appointment only. (Please email DrinkMe@TeaAndAbsinthe.com.)

The Latest at Cummings



Community Giving: The season of giving thanks lasts longer at Cummings, where gratitude and good cheer endure throughout Cummings Community Giving.

Through this annual program, each team member is invited to direct \$2,000 in Company donations to the local nonprofits of their choosing.

The 2024 cycle of Cummings Community Giving resulted in a cumulative \$549,000 awarded to 238 worthy causes, including the following nonprofit leasing clients: **Amirah Inc.**, **Connor's Kindness Project**, **Essex County Community Foundation**, **Express Yourself Inc.**, **InnoVenture Labs**, and **YMCA of the North Shore**.

Seasonal Spirit: Cummings is delighted to continue its longstanding tradition of sharing the holiday spirit with the gift of a poinsettia for each client firm. Any client who has not received a poinsettia **by December 6** is encouraged to contact their account manager or pick one up at [the Woburn leasing office](#).

Pictured: Cummings Properties lead custodian **Pablo Pimentel-Villar**

prepares a delivery of poinsettia plants for the Cummings Center leasing community.

Local News



Holiday Shopping Made Easy: Remember neighboring merchants while shopping for the holidays. Cummings is home to a diverse collection of businesses that offer an array of products, services, gift certificates, and more that make

great gifts for friends and relatives of all ages. Make a busy time less hectic. Check out the [Client Directory](#) to shop local.



Funding Opportunity: Greater Boston startups may be eligible for funding and business coaching through Advancing Climatetech and Clean Energy Leaders (ACCEL). Applications for this prestigious incubator program, presented by [Greentown Labs](#) and

[Browning the Green Space](#), must be submitted **by Tuesday, January 7, 2025.**

Need to Know

Holiday closures, gratuity, and décor



Plan Ahead: Cummings' offices will be minimally staffed on **Tuesday, December 24**, and closed on **Wednesday, December 25** and **Wednesday, January 1**, in observance of Christmas Eve, Christmas Day, and New Year's Day (respectively).



Festive and Fire-free: Please remember to check with the local fire department before purchasing holiday trees, wreaths, or other live decorations to display in the office, as each municipality has its own safety regulations.



No Gifts or Gratuities: Cummings staff members are pleased to provide the many conveniences included in clients' leases, and they take pride in delivering outstanding service. Please note, however, that staff are not permitted to accept gratuities. For those wishing to express appreciation during the holiday season, thank you notes are always welcome.

Starting Small Update



“He intertwines business insights and lessons learned, highlighting how small beginnings, persistence, and ethical leadership can help a company thrive.”

A trusted name in literary circles recently released its review of the seventh edition of **Bill Cummings'** book, *Starting Small and Making It Big*. Established in 1933, Kirkus Reviews has built a reputation for candid, independent assessments that are relied upon by libraries, bookstores, and industry professionals. Enjoy [the full review](#).

Cummings in the News

*Some of the publications below may require a subscription. This list is intended to provide a general idea of the type of news coverage Cummings has garnered in recent weeks.

[3 Medical Providers Expand with Cummings in Beverly](#)
New England Real Estate Journal - November 22, 2024

[Nanoramic Leases 40,000 SF at 10 Commerce Way in Woburn](#)
Boston Real Estate Times - November 18, 2024

[Cleantech Industry Looks to More Affordable Suburbs](#)
Banker & Tradesman - November 17, 2024

[Anna's Taqueria Brings a Boston Favorite to Woburn](#)
The Reading Post - November 5, 2024

[Local Ensemble Composes Operetta in Honor of Shobert the Seal](#)
WBZ News Radio 1030 - November 2, 2024



We want to hear from you! Do you have news or a great photo to share? Is there a special you'd like to offer to Cummings clients? Email your news, offers, photos, and more to **Lisa** at lvs@cummings.com.

Earn Cash for Client Referrals

Know someone looking for space? You could earn \$1,000 or more for referring a new client to Cummings Properties. Within our portfolio, which spans 11 cities and towns north of Boston, we have a space for every need. Contact your account manager or [view this flyer](#) to learn more.

Earn \$1 per square foot for a successful lease with Cummings, with a minimum referral bonus of \$1,000!

First-Class Andover Office Suites

Coming 2025 | 7,600 - 21,000 SF



40 Shattuck Road

Enjoy contemporary design and finishes along with on-site amenities, including a fitness center and micro-mart, at Cummings' 40 Shattuck Road property in Andover. Conveniently located within the River Road business district, right off I-93 and just north of I-495, the location is proximate to numerous desirable amenities, including restaurants, hotels, and shopping.

[View Flyer](#)

[View Featured Suites](#)

[Client Directory](#)

cummings.com

[Service Call
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[Executive Office
Suites](#)



If you no longer wish to receive our emails, you may unsubscribe below. Unfortunately, if you unsubscribe, you will not receive important building notices such as water and electric shutdowns or fire alarm testing.