



Cummings MetroNorth News

CUMMINGS CENTER / DUNHAM RIDGE

January 2026

This monthly newsletter is prepared primarily for and about Cummings Properties' leasing clients in Beverly. Please share with your colleagues, who can [sign up here](#) to enjoy the latest client news, events, special offers, and more.

Noteworthy News

Pet therapeutics developer **Akston Biosciences** has begun proceedings to go public. Check out *Boston Business Journal* for more on the firm's cancer, obesity, and other treatments for companion animals.



Highland Electric Fleets announced up to \$150 million in new equity financing. Learn more about the national electric school bus provider that will fuel the 2028 Olympic and Paralympic Games.



Welcome, New Neighbors

Code One Training Solutions

CPR training

900 Cummings Center, Suite 412-T

Dory R. Tosi, LICSW

Therapy

900 Cummings Center, Suite 404-V

KC Beauty Studio

Full-body wax and spray tan

100 Cummings Center, Suite 323-F

Next Wave Glass

Handcrafted glass items

100 Cummings Center, Suite 422-J

The Next Frontier

Cummings Properties is expanding its portfolio with an expansive new business campus housing 330,000 square feet of Class-A office and R&D space at 174/176 Middlesex Turnpike in Bedford.

Veteran reporter **Jon Chesto**, of *The Boston Globe*, likens this strategic investment to one made some 30 years ago, when Cummings acquired and transformed the derelict site of the former United Shoe in Beverly. And **Grant Welker**, of *Boston Business Journal*, has additional details on this upcoming expansion to a 12th suburban community.



Do you know someone who's looking for high-value commercial space in greater Bedford? Connect your contact(s) with Cummings for your chance to earn substantial Rewards for Referrals.

Client Congrats



Dr. **Mary Speta**, of **Amirah**, was awarded Beverly Police Department's 2025 Citizen of the Year. The "citizen" and "business" of the year are selected by the Department's Community Advisory Council, an all-volunteer committee intended to represent and advocate for the people and city of Beverly.



Jan Pellegrini, of **Keller Williams**, was honored as Massachusetts Association of Realtors' 2025 Realtor of the Year. This distinction seeks to recognize the realtor who best exemplifies professionalism and service to the industry, based on volunteerism, civic engagement, and outstanding achievements on the local and national levels.

Seen Around Campus



Winter weather could not stop a festive food truck event at Dunham Ridge, where leasing clients warmed up with tasty Mexican street food from Ruta Jalisco.

All Profits to Nonprofits
Cummings



Cummings team members visited Beth Israel Lahey Health Winchester Hospital to celebrate the opening of its newly named Dr. Peter Rotolo Labor and Delivery Unit. Funded by a \$2.5 million gift from **Cummings Foundation**, the heavily renovated space honors the legacy of beloved late OB/GYN **Peter Rotolo, MD**, who dedicated more than 40 years to the reproductive health of community members in the greater Winchester area. Learn more about the newly upgraded birthing facilities at Winchester Hospital via *Daily Times Chronicle*.

To Cummings Properties' more than 2,000 leasing clients, thank you for your tenancy, which is so enormously helpful in funding the Cummings organization's good works.

Special Offer



INDIVIDUALS

TEAMS

EVENTS

Buy One, Get One

RP Headshots

100 Cummings Center, Suite 212-D



Your first impression, refined: Give your personal and employee headshots a fresh, professional look with an expression-coached, intentional photo session. Book your guided headshot experience—available for individuals and teams—by **February 15** to receive a free 5"x7" matted print with every digital image purchased.

To-Do List



Menopause Lunch Series

Headzone

Mondays, January 12 to February 2, 12:00-12:55 PM

Virtual group

Barbara Steele Martin, LMHC will lead group participants through four sessions designed to explore and process the hormonal, emotional, and relational effects of perimenopause and menopause. Please register online to participate in this virtual menopause empowerment lunch series.



En-ROADS Climate Workshop

North Shore Technology Council

Tuesday, January 13, noon-1:00 PM

Webinar

During this free virtual lunch-and-learn, participants will work together to test potential solutions addressing climate change. Register online for the En-ROADS climate change policy simulation.



Casual Conversations with Women in the Sciences

North Shore Technology Council

Meet, network, and share experiences with women and others in technical careers. Tickets and additional details are [available online](#).

Business Resources

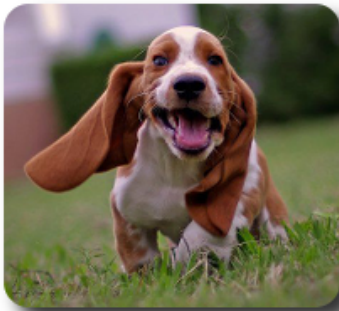
The Beverly Planning Department invites local businesses to weigh in on a citywide **Economic Development Action Plan**. Feedback provided through this brief, important survey will help inform future policies and resources for the business community. Note: Please select one representative to complete the questionnaire on your organization's behalf.



Keep your business in compliance by keeping up with recent payroll and employment tax updates. Check out the highlights in this Employer's Guide to Year-End and 2026

Payroll Tax Changes, prepared by the business advisors at Woburn leasing client LGA.

Local Culture



Just off Cabot Street, on LP Henderson Road, local pet enthusiasts enjoy the use of Beverly Dog Park. This free, off-leash park is open daily (from dawn until dusk) to Beverly residents with official entry tags. To obtain your free dog park entry tags, please contact beverlydogpark@gmail.com to request an application.

Friendly Reminders

Lockout Policy: Have you provided a spare key to the leasing office? In the event of a lockout or emergency, your account manager will be able to loan that key to anyone listed on your company's Emergency Contact form. Please use [this form](#) to update your firm's information.



Let Us Help: Cummings Properties strives to foster a welcoming and pleasant community. If you have an experience at a Cummings building or

campus that is anything less than positive, we want to hear about it so we can swiftly address the issue. Please contact your account manager or Stephanie Aitchison, vice president – Beverly Division, at 978-922-9000 with any concerns. Thank you for being such an important part of the Cummings community.



Free Marketing: Do you have a Valentine's Day event or special to advertise? Let us spread the news for you. Email your newsletter submissions to newsbrief@cummings.com.



End-of-the-Day Routine: Please make sure all windows and doors are completely closed and latched to prevent unauthorized access and damage from pests and weather. Before you go, also check for running toilets, and request a maintenance [service call](#) for any toilet that does not properly shut off after each use.

Cummings in the News

*Some of the publications below may require a subscription.

Cummings Makes Strategic Investment in Empty Bedford Office Park

The Boston Globe - December 29, 2025

Drohosky, of Cummings, on the 2025 Year in Review

New England Real Estate Journal - December 26, 2025

ReNew Bio Aesthetics Brings Stem Cell Therapy to Burlington

Boston Real Estate Times - December 18, 2025

Cummings Properties Acquires Bedford Woods Business Campus

Boston Business Journal - December 11, 2025

Factory Town to Top Market: Beverly, Mass.

WCVB Chronicle - December 10, 2025

Akston Bio, of Beverly, Seeks to Go Public

Boston Business Journal - December 9, 2025

Beverly Landing Is in Demand

The Beverly Beat - December 4, 2025

2025 Ones to Watch: Industry Leaders Include Halsey, of Cummings

New England Real Estate Journal - November 28, 2025

Shoe Pond Walkways Are a Hidden Gem

AOL – November 20, 2025



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 newsbrief@cummings.com. *Submissions may be edited for length and style.*

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 12 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!

Full-floor Office Suite

18 Commerce Way, Woburn | Next to Woburn Village

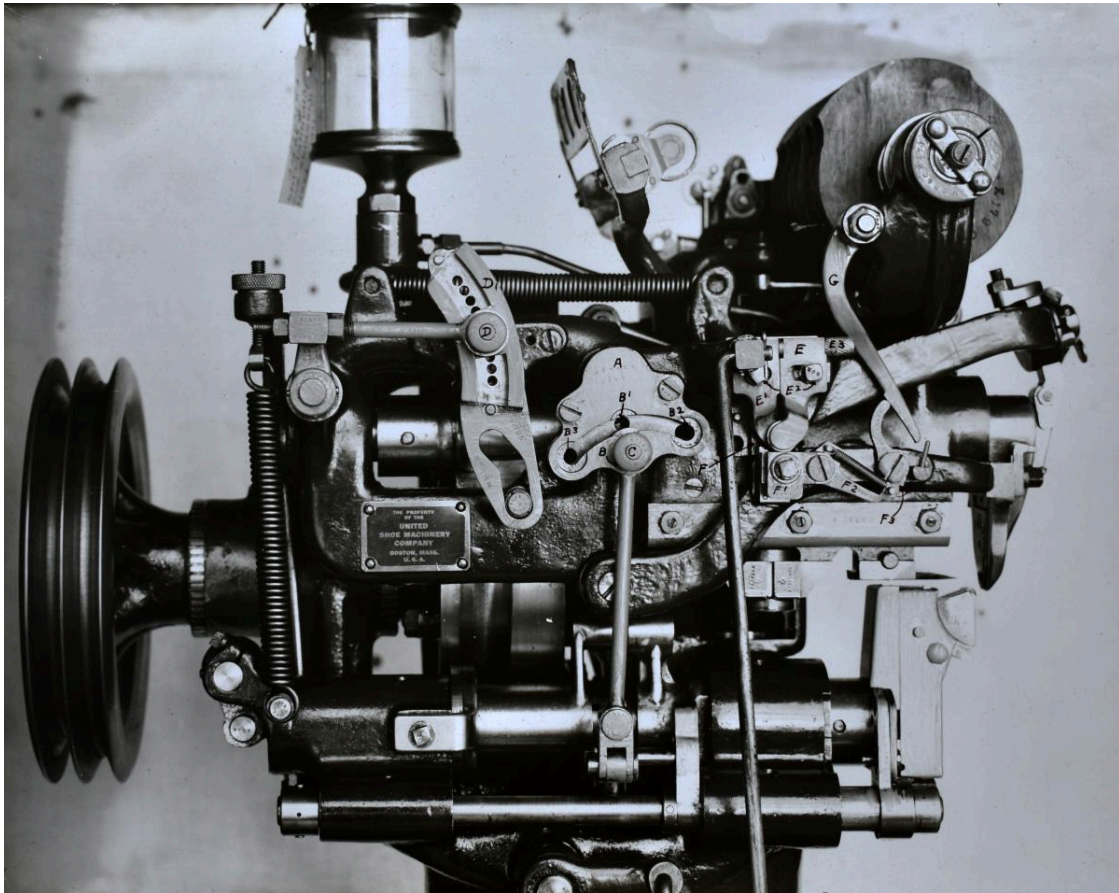


[View Flyer](#)

[View Featured Suites](#)

Scenes From “The Shoe”

A window into the historic Cummings Center site, formerly home to United Shoe Machinery Co.



Rather than selling its patented shoe-making tools, USMC provided access to its equipment via lease, ensuring a steady stream of income in perpetuity.

[Client Directory](#) cummings.com

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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.

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