



July 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.*

## Seen Around Campus



**Greater Beverly Chamber of Commerce** helped welcome **Coastal Clarity Audiology** to the Dunham Ridge leasing community with a festive ribbon-cutting event. View more fun photos [via LinkedIn](#).

## Welcome, New Neighbors

**Children's Friend & Family Services**

*Mental healthcare*

100 Cummings Center, Suite 525

**Swan Spa**

*Massage therapy*

100 Cummings Center, Suite 348-C

## Concierge Primary Care of the North Shore

Healthcare

900 Cummings Center, Suite 103-R

## Oak Path Counseling Services

Mental healthcare

50 Dunham Ridge, Suite 4150

## WAXED by Lauren

Waxing and beauty services

100 Cummings Center, Suite 537-K

## Client Congrats

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Akston Biosciences announced promising preclinical results for a new treatment for canine atopic dermatitis. [Get the details.](#)



Duffy Insurance Agency held a joyful celebration to commemorate its 30<sup>th</sup> anniversary providing tailored insurance solutions for Massachusetts businesses, families, and individuals.



Northeast Arc president and CEO Jo Ann Simons was honored by Special Olympics Massachusetts for her continued advocacy for people with disabilities.



Rucker Investments founder Cliff Rucker was recognized among *Worcester Business Journal's* "2026 Power 100," which aims to spotlight the individuals "who most effectively wield their power to have outsized influence" in Central Massachusetts.

## Treat Yourself

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Fresh flavors abound at Cummings Center, where varied on-campus eateries offer the best of sweet and savory for every snack and meal. Consider patronizing these local restaurants for an office meeting, team outing, or midday treat.



950 Cummings Center,  
Suite 96-X

100 Cummings Center,  
Suite 127-Q

800 Cummings Center,  
Suite 147-R



100 Cummings Center,  
Suite 151-F

950 Cummings Center,  
Suite 97-X

100 Cummings Center,  
Suite 106-K

Plus, stay tuned for the introduction of a brand-new self-serve market at 500 Cummings Center and **Pressed Café** at 900 Cummings Center in the months to come.

## All Profits to Nonprofits Cummings

A colorful new “GranTEE Celebration Wall” (featuring T-shirts from grant-winning organizations) formed a festive backdrop for Cummings Foundation’s recent Grant Winner Celebration. Guests were inspired by heartfelt remarks from Governor **Maura Healey** and Foundation co-founders **Joyce** and **Bill Cummings**. Watch the full recording of the speaking program on [YouTube](#) and check out highlights on [the Foundation’s Instagram](#).





The close of one grant cycle heralds the start of the next: **Wednesday, July 15**, the Foundation will begin accepting letters of inquiry (LOIs) for the [2027 Cummings \\$35 Million Grant Program](#). Submission of an LOI is the first step toward applying to become one of 150 local nonprofits to be awarded grants next June. Please spread the word to area nonprofits that are doing important work in local communities.

*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.*

## Happening Around Town



### Golf Tournament

#### Greater Beverly YMCA

**Monday, July 13, 8:30 AM-2:30 PM**

*Beverly Golf & Tennis Club, 134 McKay St, Beverly*

Please visit the [event website](#) to review tournament details and purchase tickets, and [view this flyer](#) for sponsorship options.



### Cummings AI Meetup

#### RoadMap Technologies

**Tuesday, August 4, 10:00 AM-1:00 PM**

*Community Conference Room, 100 Cummings Center, Suite 221-E*

Take a break to learn what AI can do for your business in plain English—no theory, no vendor pitches, no tech jargon, and no charge. **RoadMap Technologies** will host a free AI seminar featuring live demos you can replicate in your own office and hands-on guidance on how to turn your ideas into action.

Attendees will leave with a cheat sheet of specific actions, a working understanding of which free tools fit their needs, and an honest picture of where AI does (and doesn't) help. Please RSVP to Sales & Business Development Director **Tim Tully** at [tim.tully@roadmap-tech.com](mailto:tim.tully@roadmap-tech.com).



## DIAMOND AWARD

**2026 Diamond Awards Breakfast**  
**North Shore Chamber of Commerce**

**Thursday, August 20, 7:30-9:00 AM**

*Salem Waterfront Hotel & Suites, 225 Derby Street, Salem*

Join **The Chamber** for a celebration of outstanding women of influence and leadership in the region. Diamond Award winners are chosen for their commitment and passion for leading with purpose, empowering women, serving others, and making an impact. [Learn more and register online.](#)

## The Latest at Cummings

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Founder **Bill Cummings** took the stage in Philadelphia alongside many of the other trailblazers spotlighted on *Forbes* magazine's list of "The Greatest Living Self-Made Americans."

**Oprah Winfrey** (ranked No. 1) delivered the keynote address, and **Bill** (ranked No. 115) joined *Forbes* executive editor **Luisa Kroll** for [an engaging on-stage conversation](#) about business, philanthropy, and the partnerships that continue to fuel the Cummings organization's mission.



**Bill** (center) is pictured with **Jamie Kern Lima**, co-founder of IT Cosmetics and first female CEO of a L'Oréal brand, and **Chris Gardner**, the real-life inspiration for the 2006 film "The Pursuit of Happyness."

## Local Culture

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**Beverly Main Streets**

The [Cabot St Block Party](#) returns **Saturday, July 25, from 5:30 to 9:30 PM**. Attendees will enjoy live music and performances, food and beverages from local vendors, and activities with community partners. Entry is a suggested \$10 donation.

## Local News

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25 Years Supporting Local Students

## BACK-TO-SCHOOL BACKPACK DRIVE

*Every child deserves to walk into the classroom feeling confident and prepared.*

Help provide local students with new school supplies.

[DONATE SUPPLIES TODAY >>](#)

Beverly Bootstraps has launched its annual Back-to-School Backpack Program, which outfits under-resourced Essex County students with backpacks containing essential school supplies. To satisfy increasing need, the nonprofit hopes to distribute 975 backpacks in advance of the upcoming academic year. Details about donating, including supply lists, deadlines, and drop-off locations, are available online.

## Friendly Reminders

**Pay Rent the Easy Way:** Forget checks. Ask about our simplified EFT (electronic funds transfer) enrollment process. Call your account manager at 978-922-9000 to request the form via RightSignature, a secure e-signature service similar to DocuSign, and start paying rent the easy way.



*Important note:* Don't forget to configure your email to **allow all** messages from [billing@cummings.com](mailto:billing@cummings.com) to ensure the timely delivery of bills and other important communications from our Accounting Department.



**Please Recycle:** All leasing clients are reminded to comply with state regulations for waste disposal, which require that certain materials be recycled, including **cardboard, paper, glass and metal containers, and plastic containers numbered 1-6.**

Cummings aims to make recycling convenient across its campuses. Receptacles for metal and paper, as well as containers for recycling plastic and glass, are available to all client firms. **No sorting is required.** Both plastic and glass can be placed in these containers, which are located near the trash compactors at 100 Cummings Center's 116 and 144 loading docks (see map) and in the loading dock at 50 Dunham Ridge (see map).

Additional resources are available at [recyclingworksma.com](http://recyclingworksma.com). Please direct any related questions to your account manager at 978-922-9000.

**Halls Are Not for Calls:** Please encourage employees and visitors to refrain from making and taking cell phone calls in common area hallways and restrooms, as voices carry and may disturb surrounding businesses.

If taking a call in a common area cannot be avoided, please be courteous and moderate the volume of the conversation.



**Building and Campus Access:** Cummings has a long-standing practice of placing reasonable limits on access to common entrances of buildings during “off hours.” While all resident firms have key access to the buildings and their own premises 24 hours per day, 7 days per week, building common entrances are typically unlocked as follows:

Dunham Ridge: Monday through Friday, from approximately 6:00 AM to 8:00 PM

Cummings Center: Monday through Saturday, from approximately 6:00 AM to 9:00 PM, and Sundays, from approximately 7:00 AM to 5:00 PM

Each evening, the secondary entrances to Cummings Center (i.e., the gates at Balch and McKay streets) are closed, and access to the entire facility is directed through the Route 62/Elliott Street entrance.

Resident firms may provide keys to building entrances and/or their premises to as many employees as desired.

## Cummings in the News

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\*Some of the publications below may require a subscription.

[Yacobian, of Cummings, Reviews 2026 Real Estate Trends](#)  
*New England Real Estate Journal* – June 26, 2026

[Largest Commercial Developers in Mass.](#)  
*Boston Business Journal* – June 26, 2026

[Beantown Benevolence: Boston Donors to Watch](#)  
*Inside Philanthropy* – June 17, 2026

[Cummings Foundation Awards \\$4M to North Shore Nonprofits](#)

Highbar Physical Therapy Expands North of Boston

*Boston Real Estate Times – June 1, 2026*



**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](mailto:newsbrief@cummings.com). *Submissions may be edited for length and style.*

## Earn Cash for Client Referrals

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**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!

# Woburn Lab Corner Suite

**5,233 SF | Close 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.*



[Client Directory](#)

[cummings.com](http://cummings.com)

[Service Call  
Request](#)

[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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