



PULSE

TradeCenter 128

December 2024

This monthly newsletter is prepared primarily for and about Cummings Properties' leasing clients at TradeCenter 128 in Woburn. [Sign up here](#) to enjoy the latest client news, events, special offers, and more.

Client Congrats



Foster and Eldridge earned a Tier 1 ranking from *Best Law Firms* for regional medical malpractice defense. This annual publication, now in its 15th edition, engages a multi-step peer review process to spotlight exceptional practices located throughout the U.S. Learn more via LinkedIn.



McLane Middleton announced that eight of its attorneys were honored among *Boston* magazine's 2024 Top Lawyers, a directory of regional attorneys selected via peer nomination and advisory board review. View this year's honorees in the full article

Welcome, New Neighbors



Apple Spice Box Lunch and Catering

300 TradeCenter, Suite 1460
Lunch box delivery and catering



Guidelight

Guidelight Health of Massachusetts

300 TradeCenter, Suite 3680
Behavioral day programs

Unison US OPCO

To Do List



Free Estate Planning Seminars Monteforte Law

Thursday, December 5 & 12, noon

Tuesday, December 10, 9:00 AM

300 TradeCenter, Suite 6750

Attendees will enjoy complimentary refreshments while learning the essentials of wills and trusts. Register online to reserve your spot.



FinAccurate

Year-end Tax Savings Strategies FinAccurate

Thursday, December 19, 6:00-8:00 PM

300 TradeCenter, Suite 4780

This free seminar will cover 18 savvy strategies to help you maximize your deductions before the year ends. Learn more and reserve your spot online.

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 Vyriotes, 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*.

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.**



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.

Spirit of the Season: 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.

Neighbors in the News: 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*.



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 Shoebert 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.

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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.