



PULSE

TradeCenter 128

February 2026

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

Client Advances in Body and Brain

SanogeneBio announced the first human trial of SGB-7342, a novel treatment targeting obesity, in China. Read about the firm's latest advancements in RNAi-based therapeutics.



Spear Bio will partner with the Global Alzheimer's Platform Foundation on a study to advance the detection of biomarkers supporting improved diagnosis of Alzheimer's disease and related dementias.



To Do This Weekend



Luxury Resale Experience

Age-Less Weigh-Less

Saturday, February 7, noon-3:00 PM

300 TradeCenter Drive, Suite 4790

Shop iconic designer pieces and exclusive beauty offers, savor mimosas and hors d'œuvres, *and* help put food on the table for local families. All ticket sales benefit The Greater Boston Food Bank and include a \$35 event credit

toward any purchase or treatment for you. Treat yourself to tickets with a purpose.

Food for Thought



To offset the winter freeze, Apple Spice Café will soon add select paninis to its rotating daily menu of hot soups, lattes, and espressos. Visit the website to learn about hot and cold catering options for the entire office. Delivery and set-up are included.



Joyce and Bill Cummings traveled to Rwanda to celebrate with the first class of graduating physicians and surgeons at University of Global Health Equity (UGHE). During the ceremony, the pair was immensely honored to receive the inaugural Paul E. Farmer

"Bending the Arc" Award in recognition of their contributions to advancing the mission and legacy of late global health champion **Dr. Paul Farmer**. Joyce, Bill, and several UGHE leaders were also privileged to share an evening with **His Excellency Paul Kagame**, president of the Republic of Rwanda, and **First Lady Jeannette Kagame** at their residence in Kigali.

Cummings Foundation co-founder **Bill Cummings** (right) and executive director **Joyce Vyriotes** joined friends from Franklin Cummings Tech for an open house at the historic institution's new campus in Nubian Square. Read this exceptionally well-penned article from *The Boston Globe* for an engaging look at Boston's only technical college.



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

Tips & Tricks



High Function Fitness

shared this timely shoveling warm-up routine on its [Instagram account](#).

Check out [the gym's schedule](#) to learn about convenient group training classes and open gym sessions in the mornings and evenings. Personal training is also available.



Craig Rabe, of Woburn leasing client [First Class Networks](#), calls out social media cyber scammers through [this informative LinkedIn post](#).

Friendly Reminders



Snow Parking: When snow removal or plowing is underway, all after-hours parking must be in the garage, as this allows the dedicated members of Cummings' Snow Team to clear the more than 1,000 surface parking spaces and travel ways on the TradeCenter 128 campus. Please park against the interior walls of floors two and higher to stay clear of any blowing/drifting snow and cleanup operations. Any vehicle preventing the thorough removal of snow WILL be towed at the owner's expense. We appreciate your compliance with our [Winter Parking and Towing Regulations](#).

Smoking Law Reminder: In accordance with [Massachusetts' Smoke-free Workplace Law](#), smoking, vaping, and e-cigarette use are prohibited at all



times *anywhere* inside Cummings' garages or buildings as well as *within 30 feet* of any building entrance.

Please also remind all after-hours staff that building entrance doors *may not* be propped open at any time, including for employees leaving the building for a smoke break. [Learn more](#) about anti-tobacco legislation.



No Room for Files? Are your files becoming unmanageable? If you find yourself struggling to make room for extra boxes of inactive files or merchandise, keep in mind that there are inexpensive storage spaces available in many of our buildings. Whether a client is looking to store items for the full term of a lease or just a short time, we'll be happy to find a little extra space. Please call your account manager to discuss available options to help declutter your office.

Cummings in the News

*Some of the publications below may require a subscription.

[Diamond, of Cummings Properties, Shares 2026 Industry Outlook](#)
New England Real Estate Journal - January 30, 2026

[Joyce and Bill Cummings Receive Paul Farmer Award in Rwanda](#)
KW Times - January 26, 2026

[American Surgical Company Leases 20K SF at Cummings Center](#)
Banker & Tradesman - January 25, 2026

[Franklin Cummings Tech Opens New \\$75M Campus Building](#)
MassLive - January 22, 2026

[Bakes for Breast Cancer to Receive Cummings Foundation Leadership Gift](#)
MassNonprofit News - January 20, 2026

[Cummings to Start Leasing at Middlesex Turnpike Site in Bedford](#)
The Bedford Citizen - January 13, 2026

[Cummings Employees Direct \\$520,000 to Local Nonprofits](#)
The Wakefield Daily Item - January 5, 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 **Lisa** at lvs@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!

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