

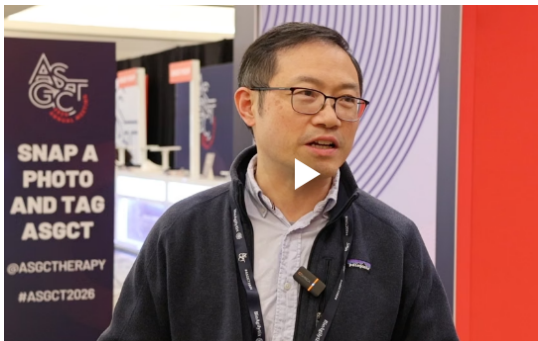
TradeCenter 128 PULSE



July 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.

Advances in Gene Therapy



Rgenta Therapeutics CEO **Simon Xi** spoke to BiotechTV about the firm's RSwitch technology, an oral small molecule that enables gene expression modulation. [Watch this brief segment](#) for a window into the future of gene therapy.

Welcome, New Neighbor



CROSSWAY

HEMOCARE

Crossway Homecare

Home healthcare

300 TradeCenter, Suite 6480

Client Congrats



iCorps Technologies earned a spot on Channel Partners Conference & Expo's 2026 MSP 501, a global ranking of top-performing managed service providers. Read the full announcement for more on how **iCorps** helps organizations build secure, resilient, and future-ready IT environments.

MCLANE MIDDLETON

McLane Middleton announced that 28 of its attorneys will be included in the 2026 edition of *New England Super Lawyers*. Learn more about Super Lawyers, a peer-nominated ranking of high-achieving lawyers from more than 70 practice areas.

Treat Yourself



Beat the summer heat with a signature sweet treat from **Teresa's Ristorante Bar & Pizzeria**. Pictured: an indulgent, warm chocolate chip cookie cup overflowing with vanilla gelato, fudgy brownies, fresh whipped cream, and rich chocolate drizzle.

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 The Portfolio



Lab Ops with Hops: Scaling Operations with the Science C2I Accelerator

Wednesday, July 15, 5:30-7:30 PM
299-A Washington Street, Woburn

Join **C2I Accelerator** and Quartzly for an interactive evening panel over complimentary bites and brews. Seasoned biotech founders and lab operators will share real-world strategies for navigating incubator spaces, avoiding operational danger zones, and scaling infrastructure without sacrificing scientific velocity. Space is limited. [Please register online](#) to attend this complimentary event.



Woburn Walk & Connect
Woburn Chamber of Commerce
Wednesday, July 29, 6:30 PM
Horn Pond parking lot, Woburn

All are invited to take in the fresh air while making meaningful connections at the new Woburn Walk & Connect, held the last Wednesday of each month.

Local Resource

From sprained ankles to sinus infections, **Winchester Hospital Urgent Care** (15 Cummings Park, Woburn) offers high-quality care for all your immediate medical needs. Patients benefit from skilled providers, an easy online reservation tool, and regular business hours seven days a week. Visit the website to learn about this convenient, cost-effective alternative to a lengthy emergency room visit.



The Latest at Cummings

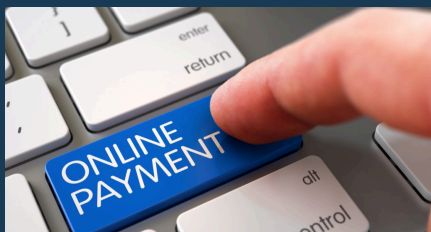
Founder **Bill Cummings** took the stage in Philadelphia alongside many of the other trailblazers spotlighted on *Forbes* magazine's list of "The Greatest Living Self-Made Americans."

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."

Friendly Reminders



start paying rent the easy way.

Pay Rent the Easy Way: Forget checks. Ask about our simplified EFT (electronic funds transfer) enrollment process. Call your account manager at 781-935-8000 to request the form via RightSignature, a secure e-signature service similar to DocuSign, and

Important note: Don't forget to configure your email to **allow all** messages from 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.**

Client firms are responsible for recycling all materials other than standard office paper. Paper and cardboard that will not fit into a standard desk-side wastebasket must be broken down and placed in the cardboard recycling dumpsters located on the loading dock at each building.

Glass, metal, and plastic recyclables should be deposited in the single-system recycling dumpster located on the concrete pad adjacent to the Atrium. Please thoroughly rinse all materials prior to recycling them, and take care when transporting recyclables through the building to avoid staining or damaging the flooring.

Additional resources are available at recyclingworksma.com.

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.



Cummings in the News

*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
The Salem News – June 13, 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 group@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!

Woburn Lab Corner Suite

5,233 SF | Close to Woburn Village



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