



Suite 305-U Sublease

900 Cummings Ctr, Beverly, MA 01915



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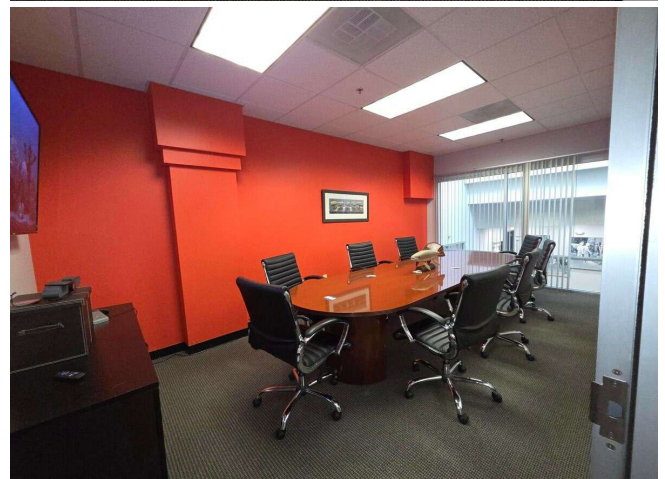


Suite 305-U Sublease

\$21.00 /SF/YR

Suite 305-U plus mezzanine: Reduced to \$21.00/sf/yr. MG for 12 months. Office headquarters, creative office, showroom. Immediate access from elevator, 2 level modern workspace design & functionality; lower & upper reception areas with engineered Mirage Brand maple select wood flooring; large conference room, open areas, 2 private restrooms, kitchen-break room. Large executive office on upper level with access to only balcony on campus. Suitable for Single-family office (SFO). Suite 413-U offers additional 160 sf storage....

- Two covered pedestrian bridges steps from suite accesses garage parking and 100 Cummings Center
- Move-in ready, furniture available
- Adjacent to Lower Shoe Pond, boardwalk, nature trails, picnic areas
- Newly opened Pressed Cafe in building & numerous campus amenities in building and many within walking distance

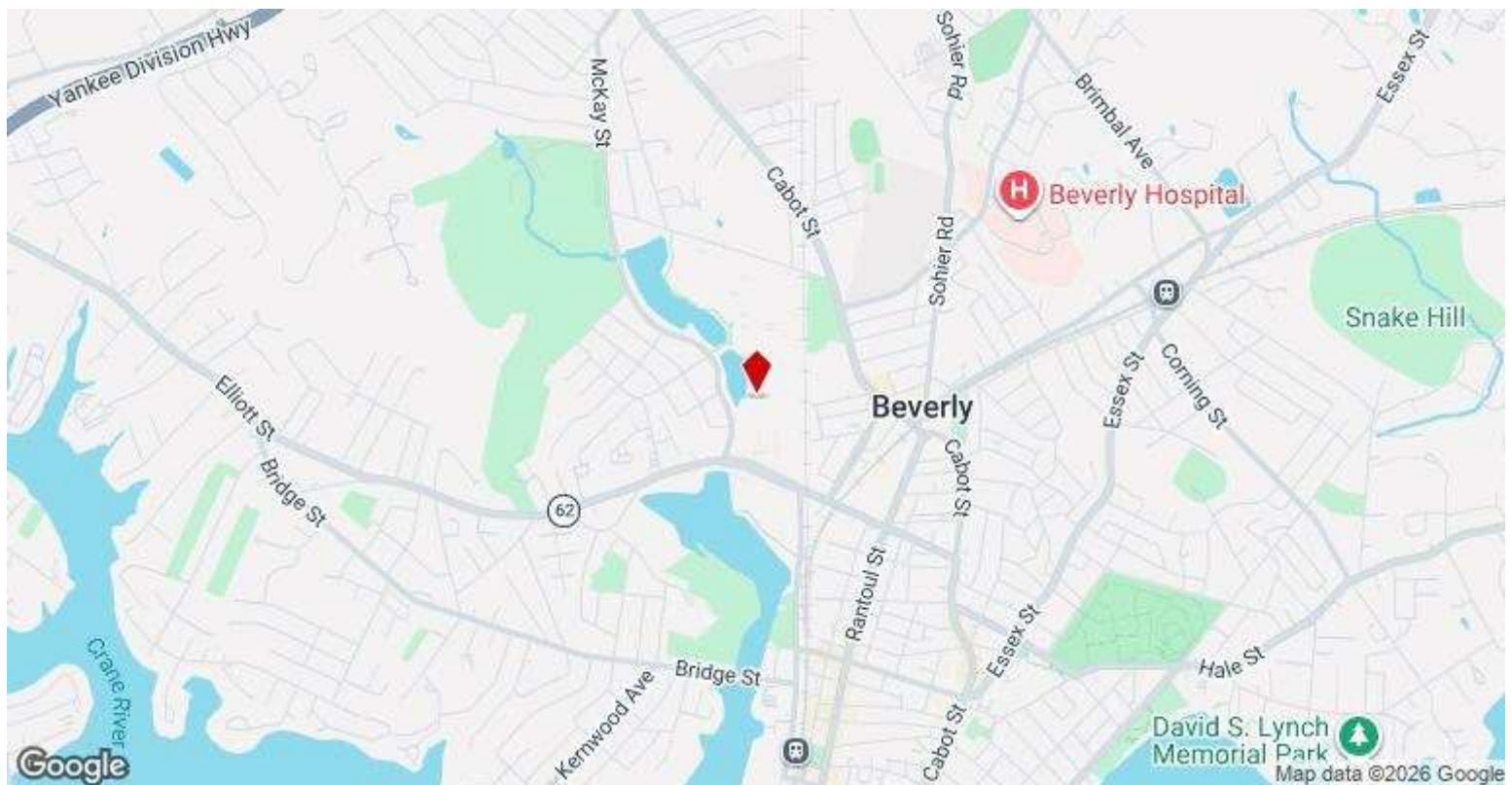


Rental Rate:	\$21.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	214,696 SF
Year Built:	1906
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.75 /SF/MO

3rd Floor Ste 305-U

Space Available	4,485 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Sublet
Space Use	Office

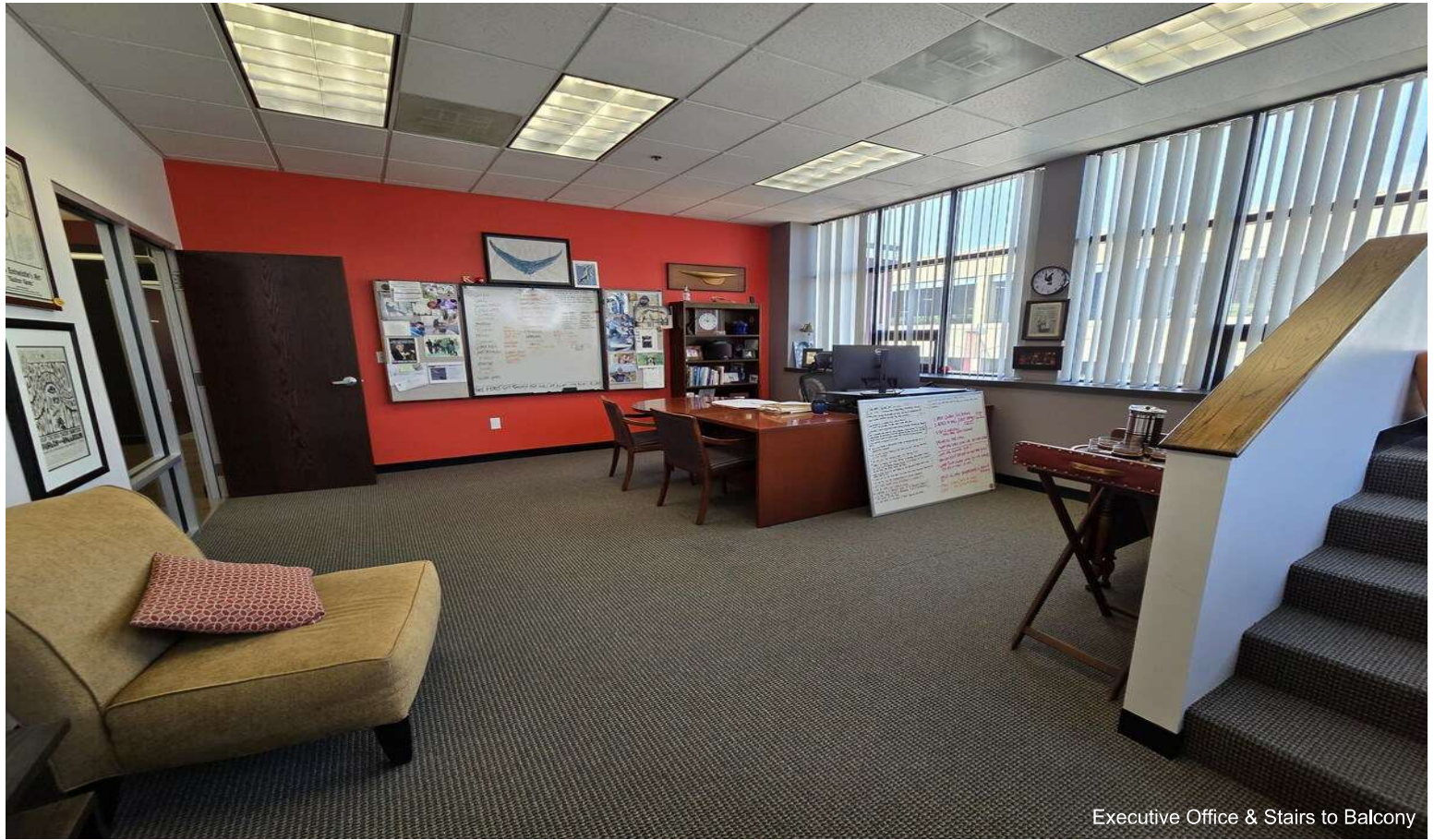
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Property Photos



Executive Office & Stairs to Balcony



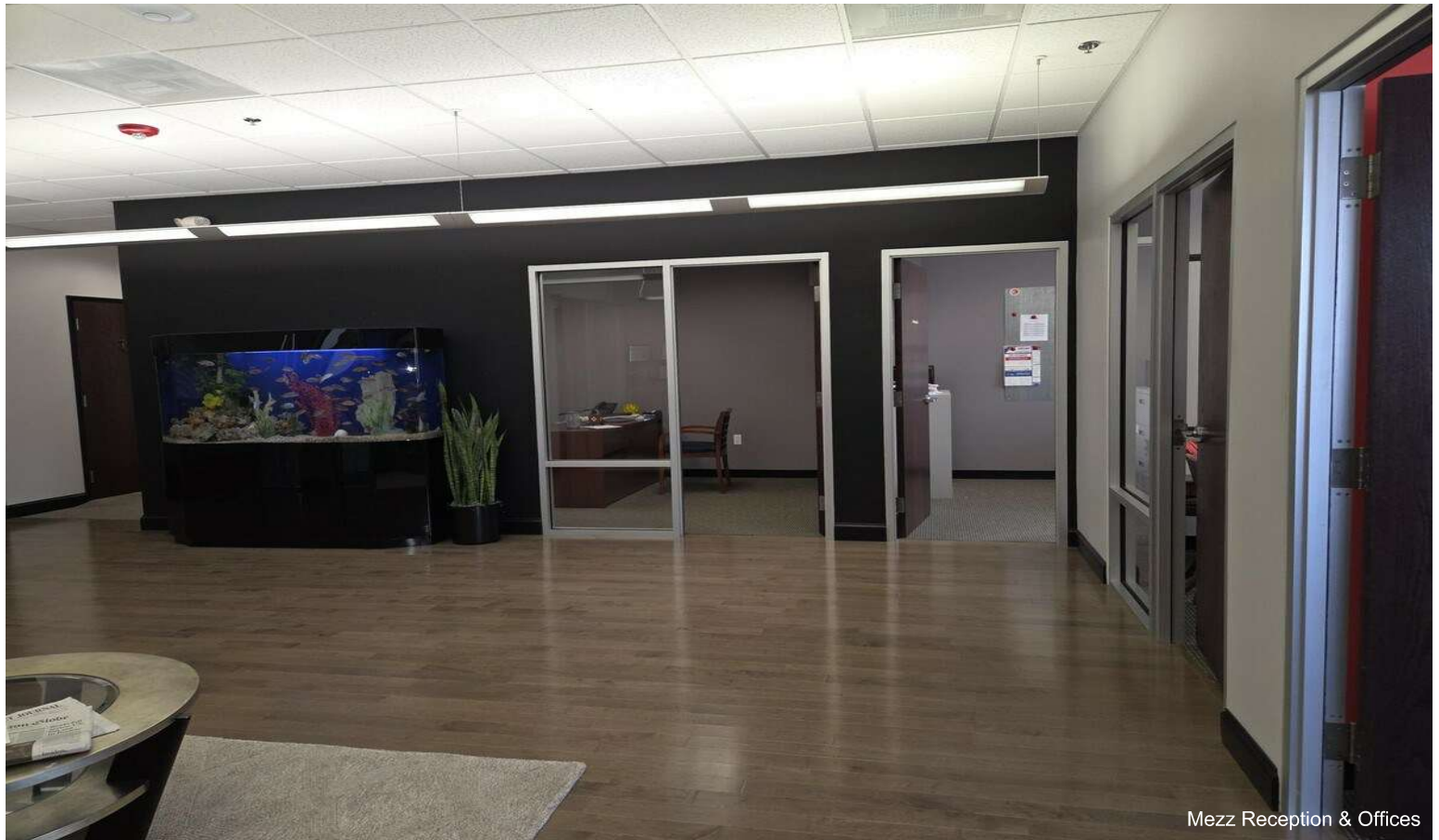
BALCONY

Balcony & Pedestrian Bridge to Garage

Property Photos



Mezz Reception & Board Room

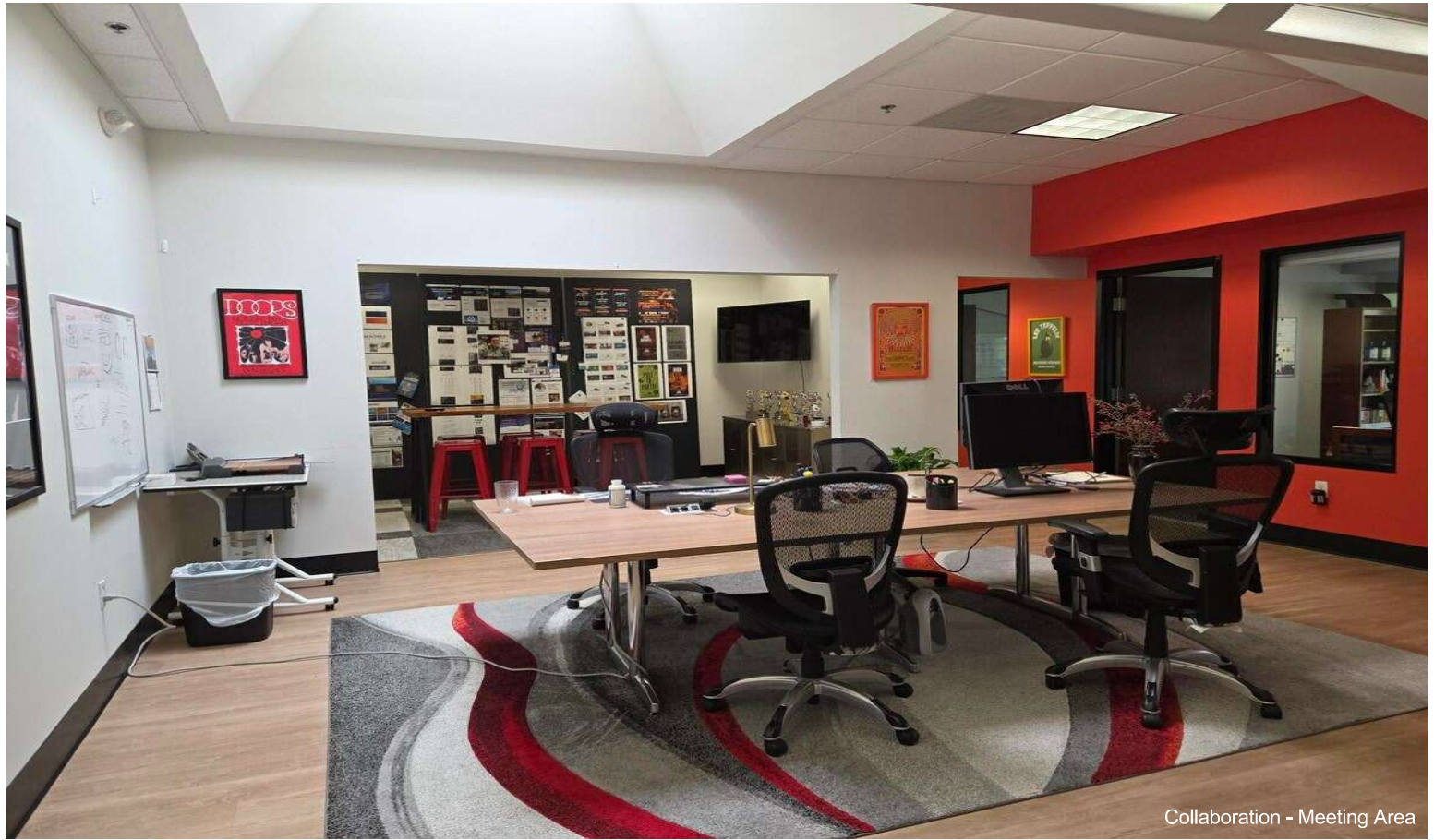


Mezz Reception & Offices

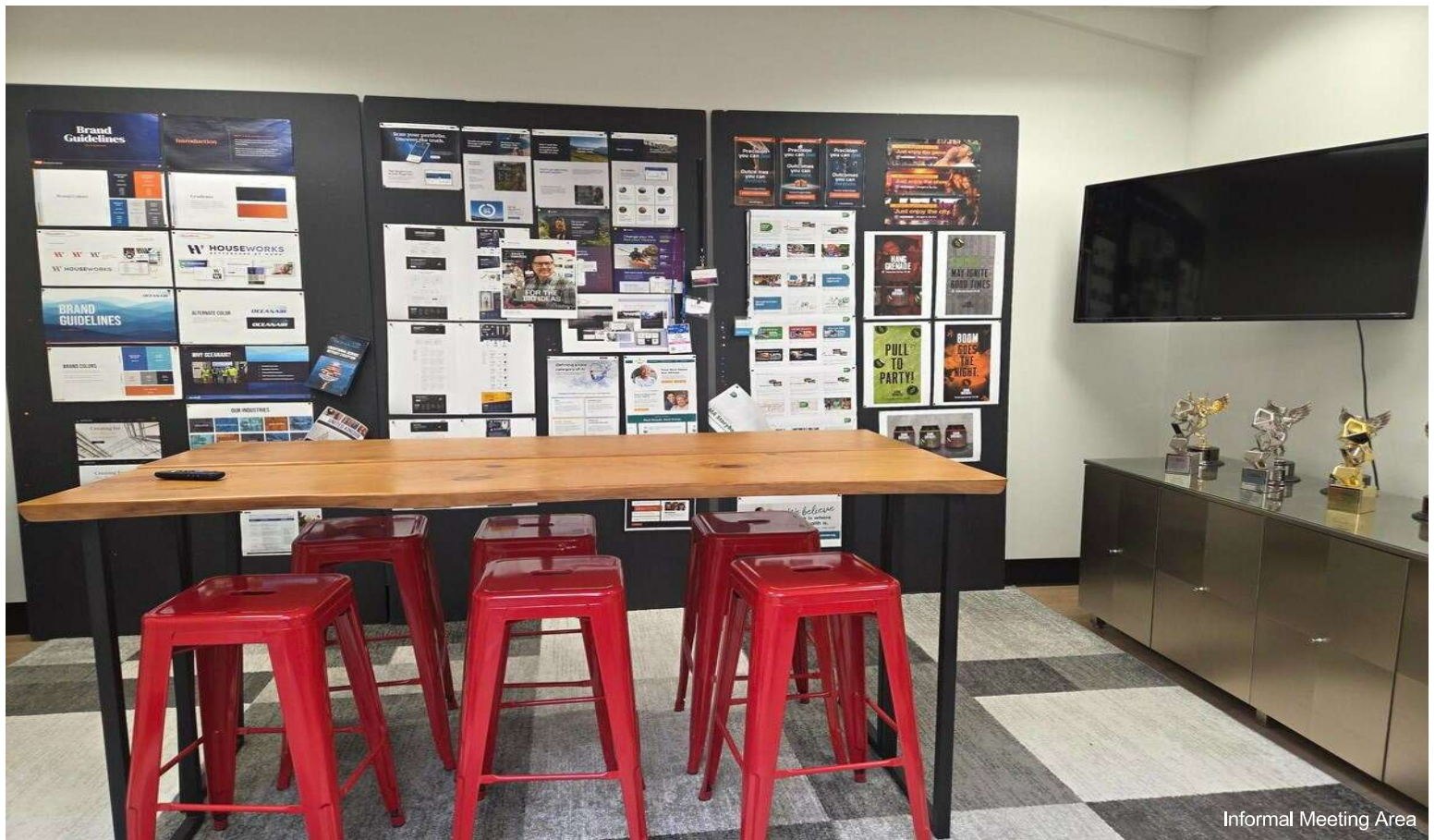
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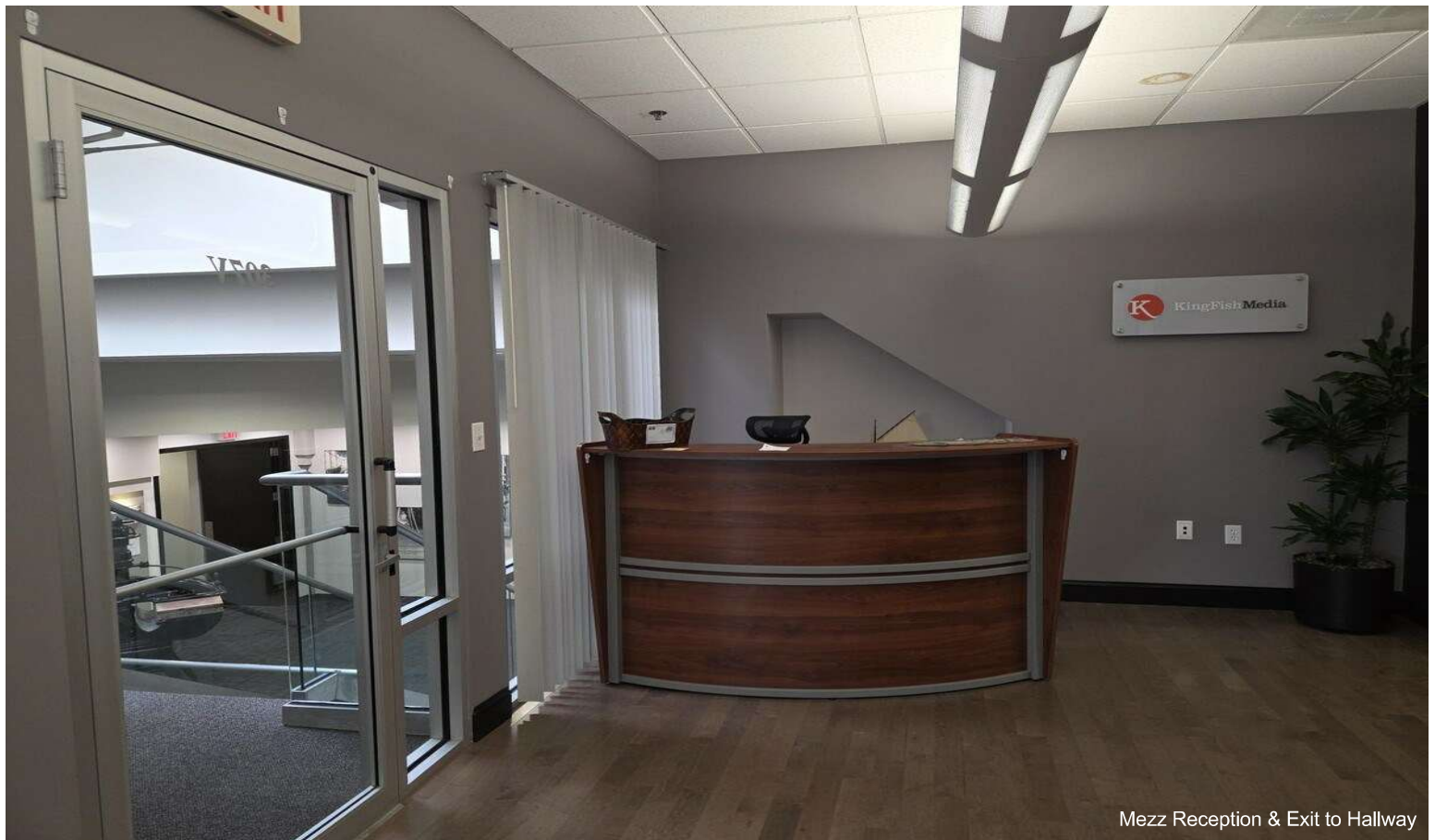


Collaboration - Meeting Area



Informal Meeting Area

Property Photos



Property Photos



Entry to Mezz Level



Balcony View to Pedestrian Bridge and Garage

Property Photos

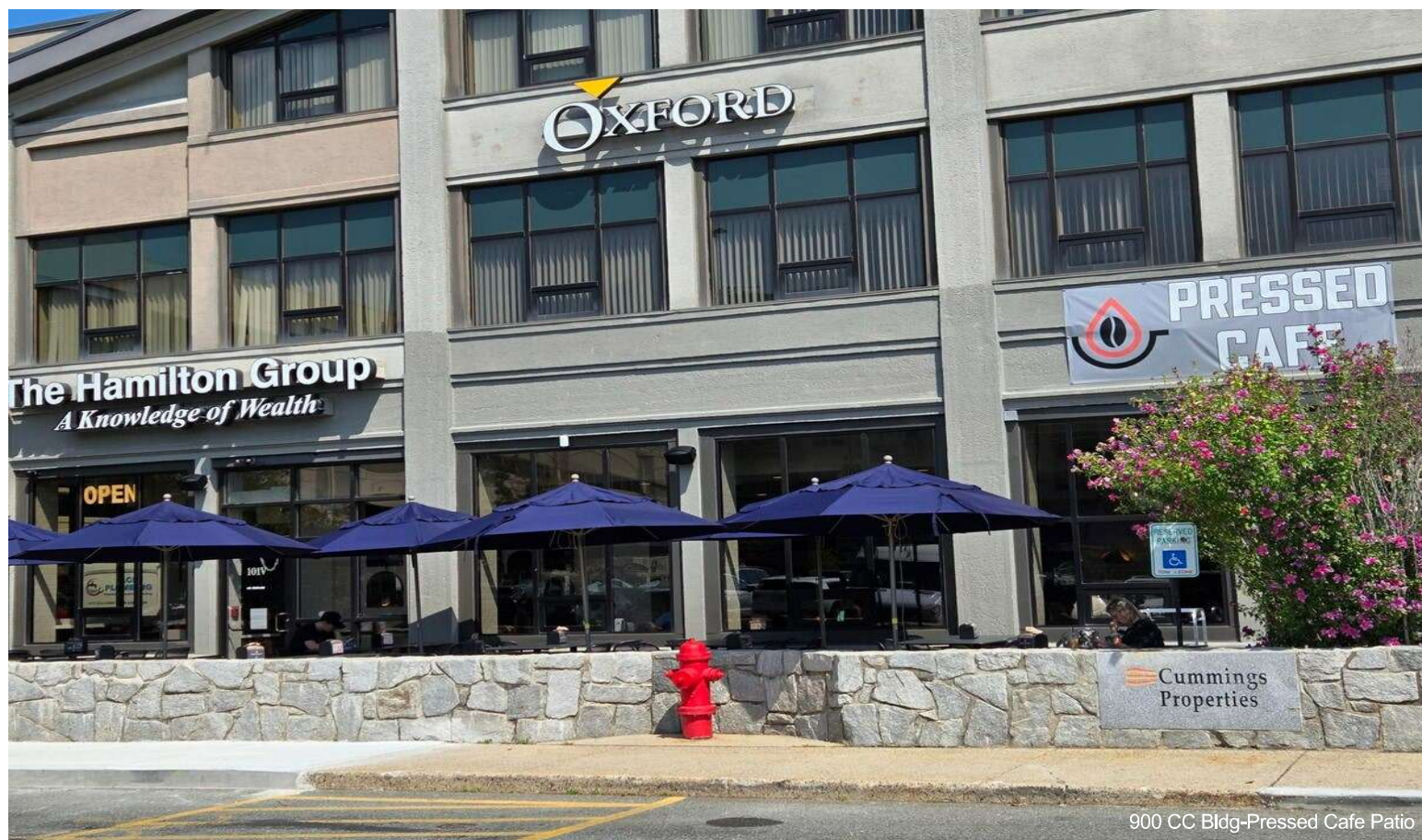


View from Balcony to Lower Shoe Pond



Balcony View from Outside

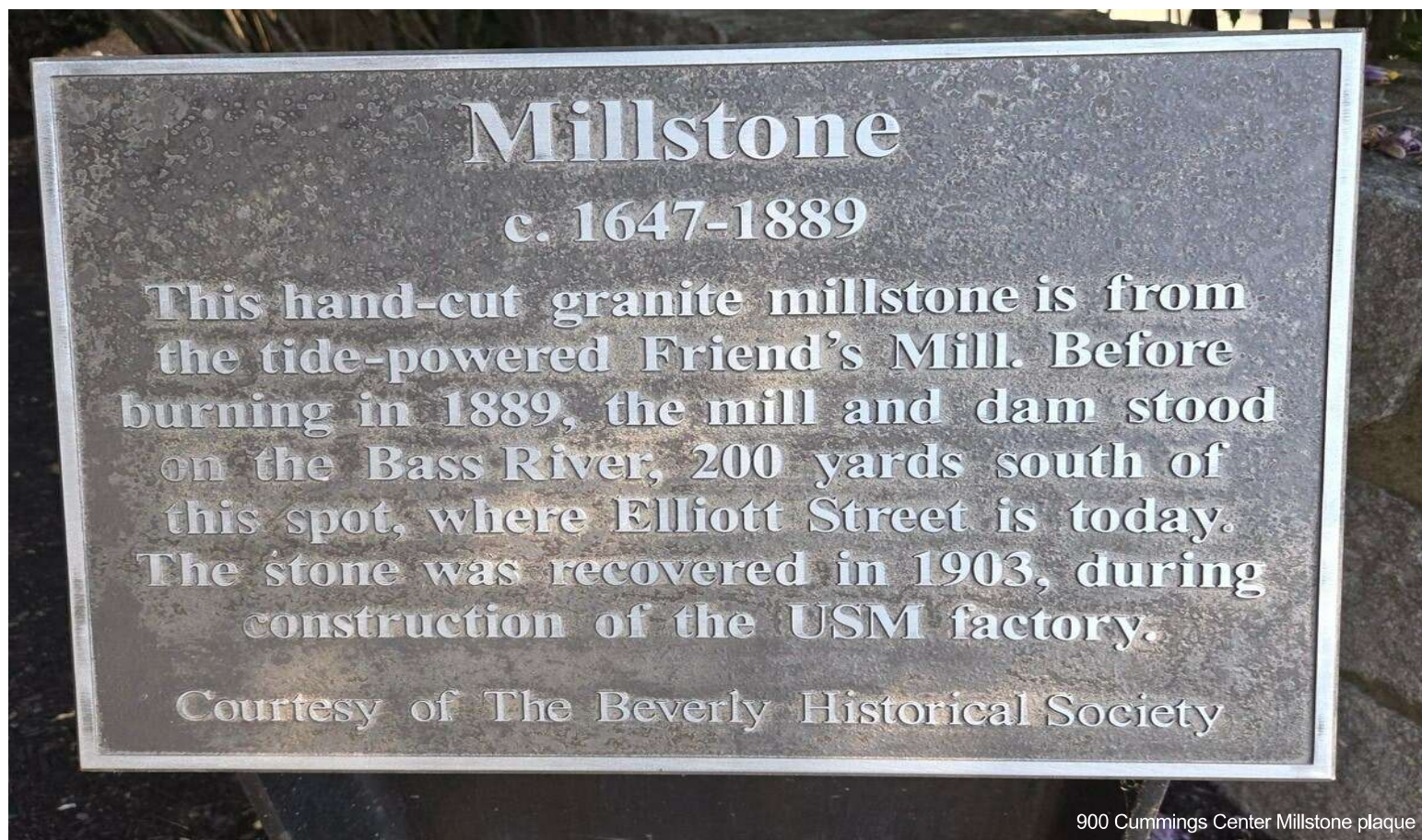
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900 CC Bldg-Pressed Cafe Patio



900 Cummings Center Granite Millstone



900 Cummings Center Millstone plaque



Lower Shoe Pond View