



Suite 219-U & Suite 302-T Subleases

900 Cummings Ctr, Beverly, MA 01915



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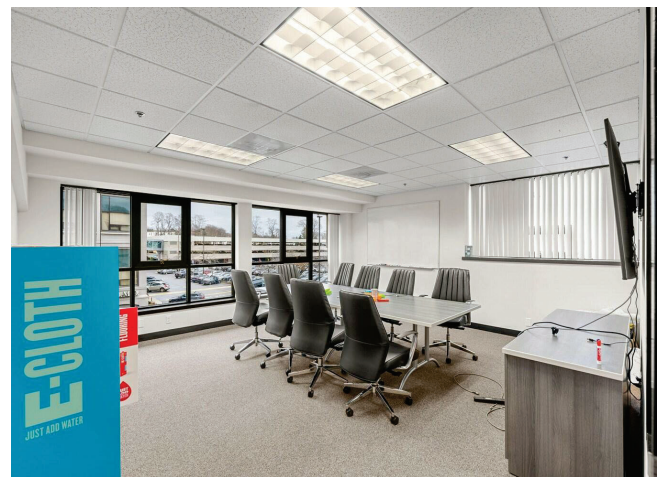
Suite 219-U & Suite 302-T Subleases

\$19.00 - \$20.00 /SF/YR

Ste 302-T: 2,970 SF Value Headquarters Office, Showroom location. Dramatic window line allows abundant natural light. Large conference room, 5 private offices, open area with skylight for showroom or workstations. Kitchen and private restrooms including a shower. Furniture may be available.

Suite 219-U: 1,133 F Office, Health & Wellness Professionals. Reception area, 1 Pond view Office/Conference room, 2 offices, private restroom...

- Easy access from elevator to both suites
- Pedestrian bridge access to Free Garage & 100 Cummings Ctr
- Adjacent to Lower Shoe Pond, boardwalk, nature trails, picnic areas
- Full-service restaurant & numerous campus amenities



Rental Rate: \$19.00 - \$20.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 214,696 SF

Year Built: 1906

Walk Score ®: 85 (Very Walkable)

Rental Rate Mo: \$1.67 /SF/MO

2nd Floor Ste 219-U

Space Available	1,133 SF
Rental Rate	\$20.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office/Medical

Suite 219-U Move-in Ready Sublease/Assignment through 5/14/27; Office, Health & Wellness Professionals; Reception area, 1 Pond View Office/Conference room, 2 Offices, Private restroom, area with counter & sink; Furniture may be available. Lessee Subsidized & Lease extension is available with Owner. Cobroker Incentive \$1.10/sf/yr.

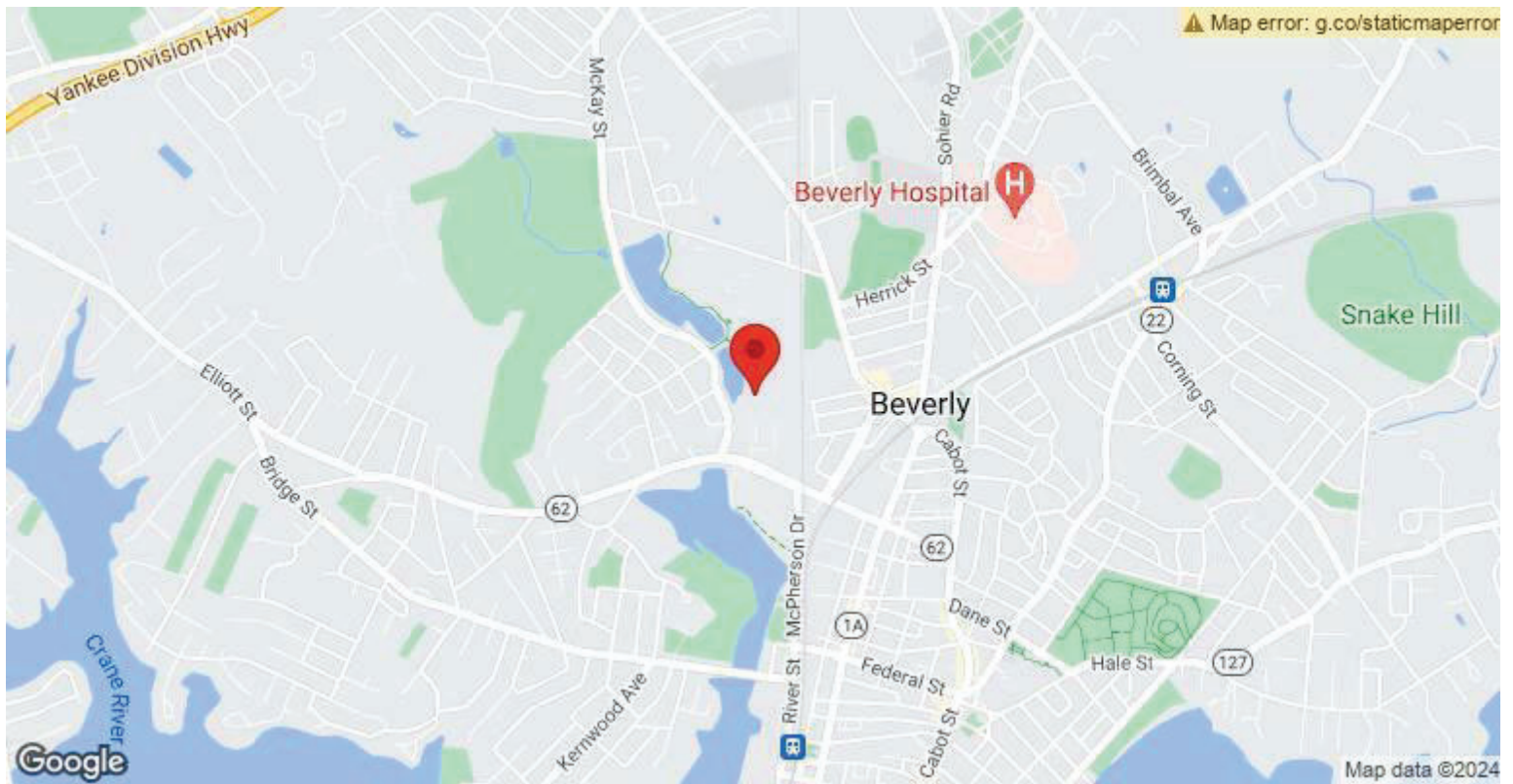
1

3rd Floor Ste 302-T

Space Available	2,970 SF
Rental Rate	\$19.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Sublet
Space Use	Office

Ste 302-T Value Headquarters location for Sublease - Assignment; Easy access from elevator; Dramatic window line allows abundant natural light. Large conference room, private offices, open area with skylight for showroom or workstations; 1 private restroom includes a shower. Furniture may be available. Lessee-Subsidized & Lease extension available with Owner. Cobroker Incentive \$1.25/sf/yr.

2

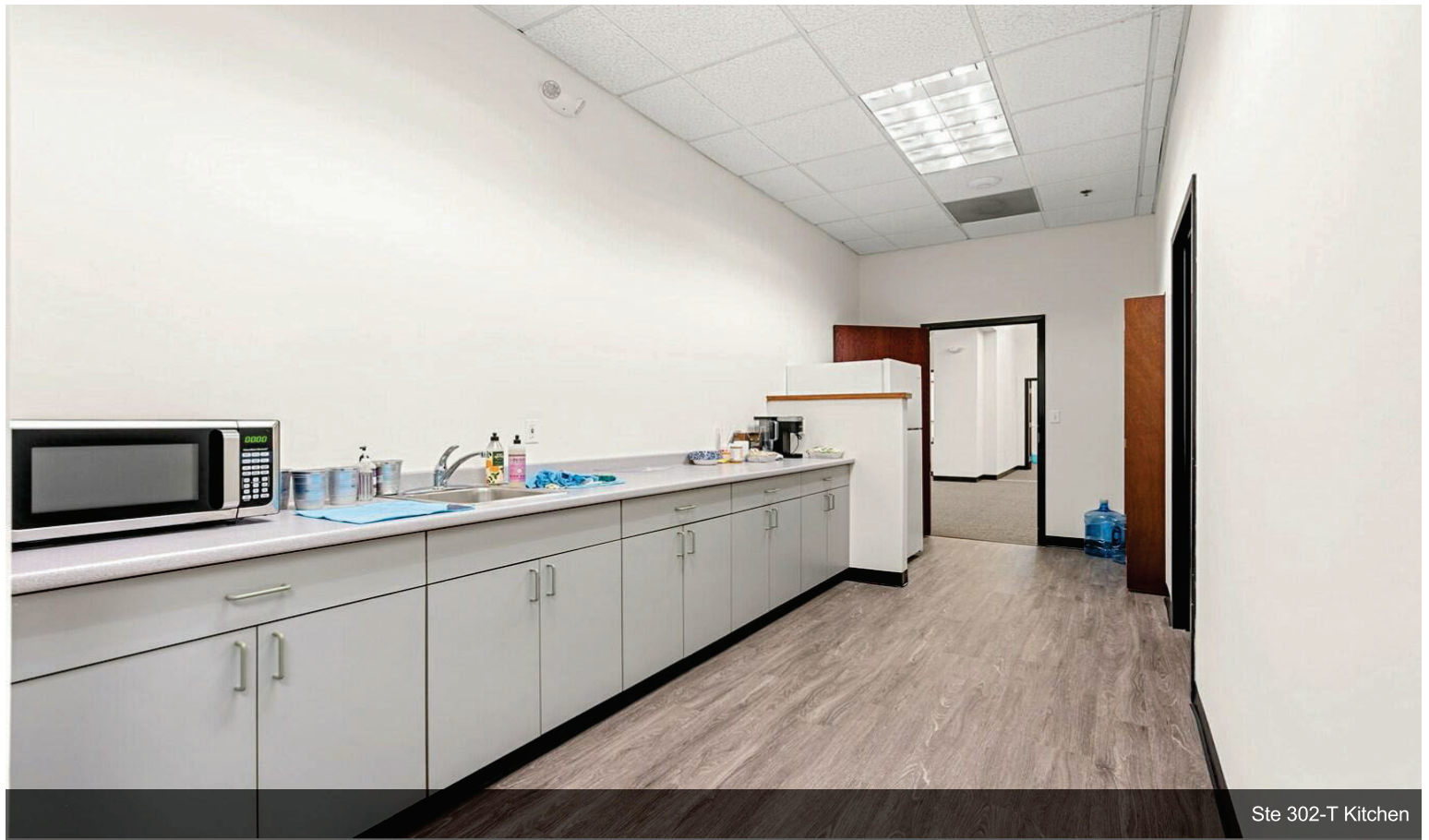


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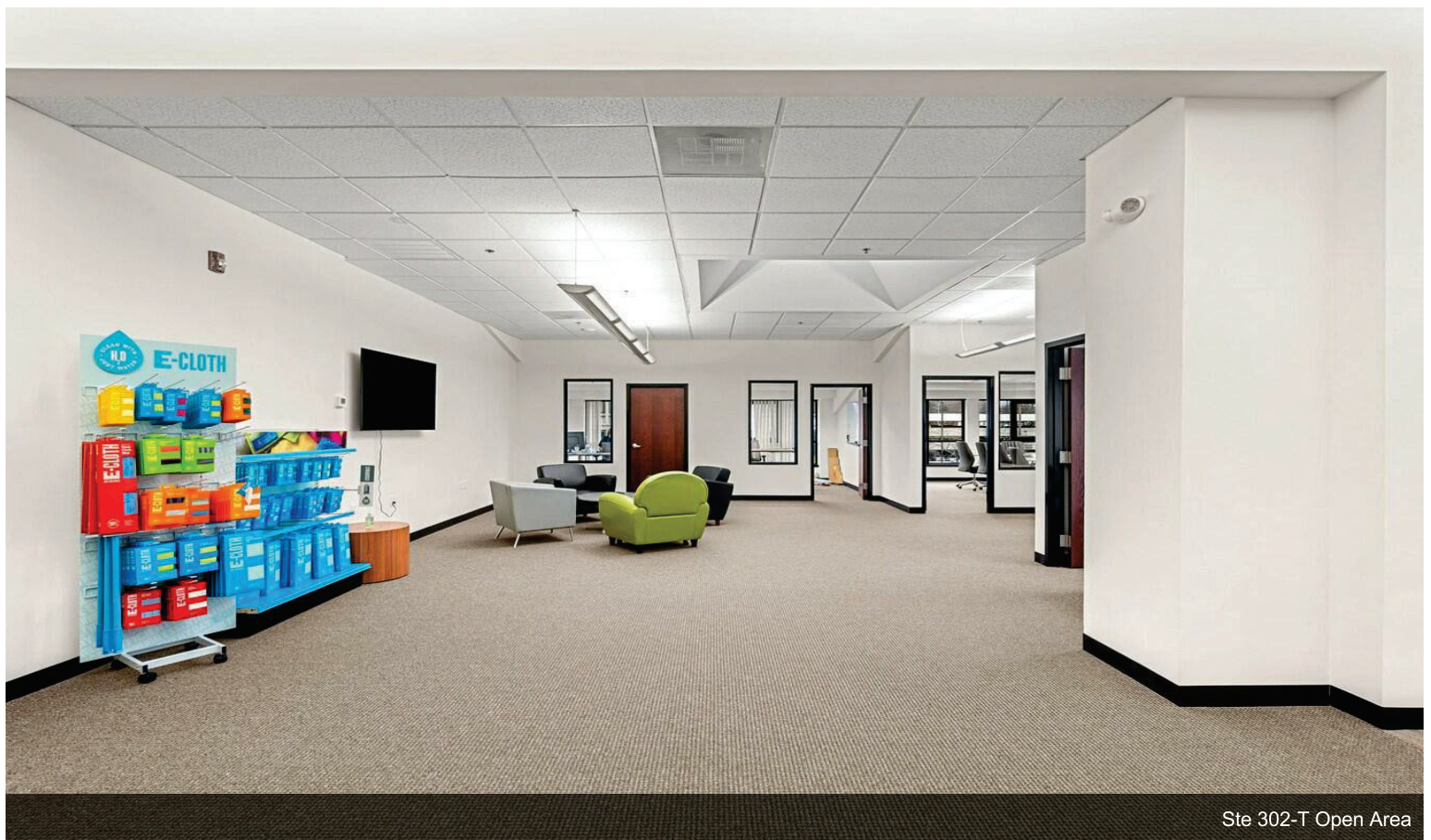
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Property Photos

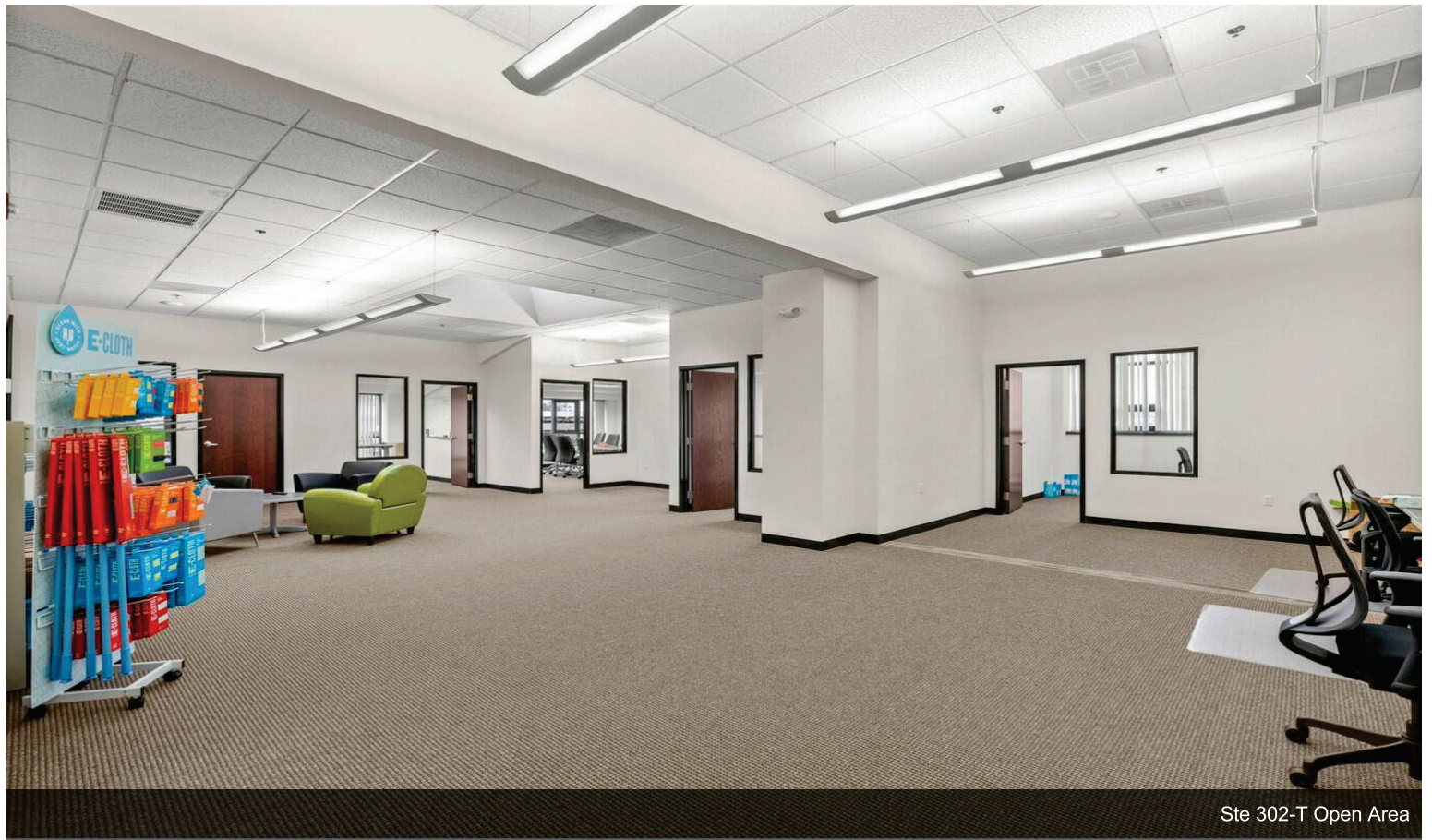


Ste 302-T Kitchen

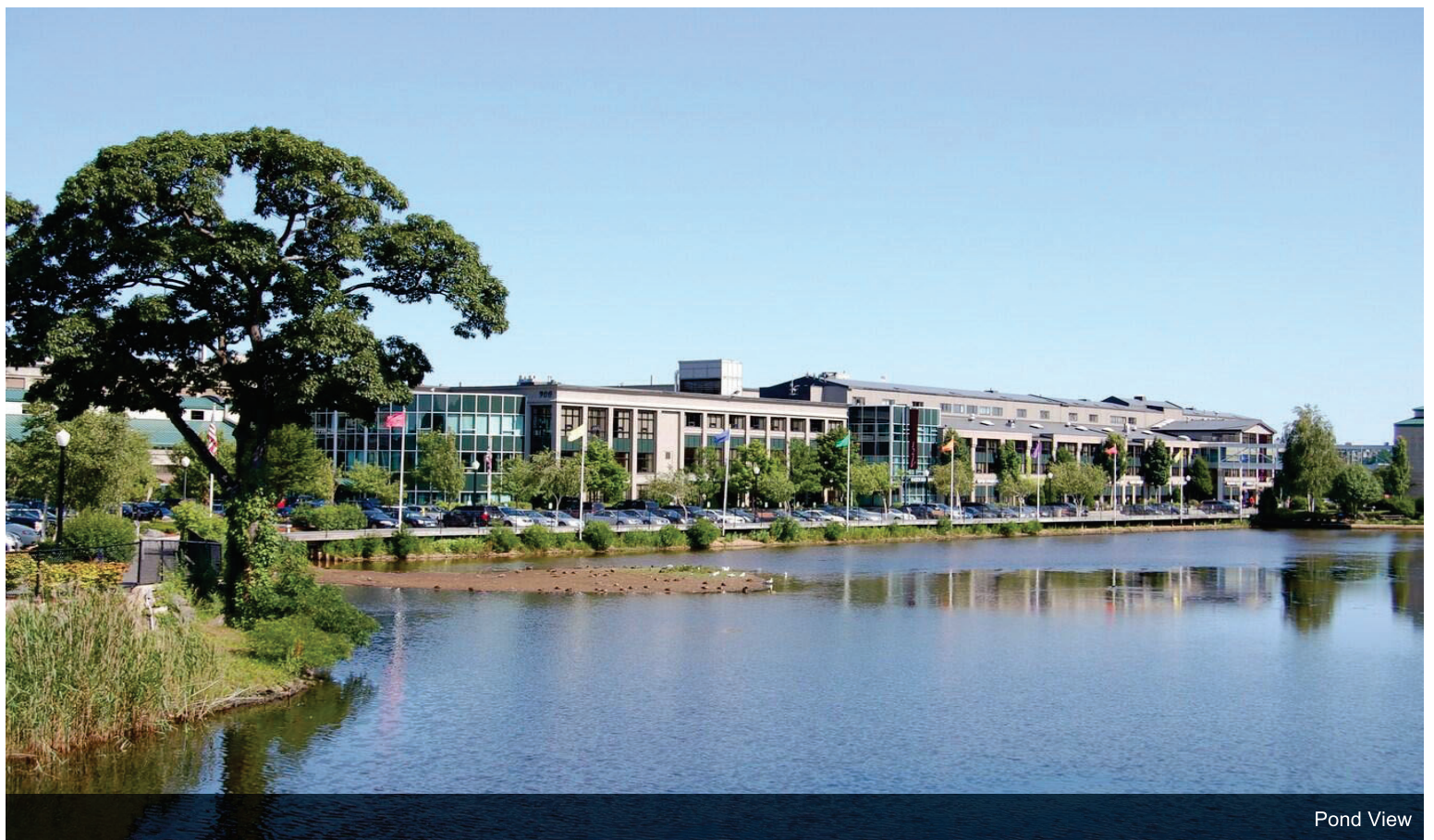


Ste 302-T Open Area

Property Photos



Ste 302-T Open Area

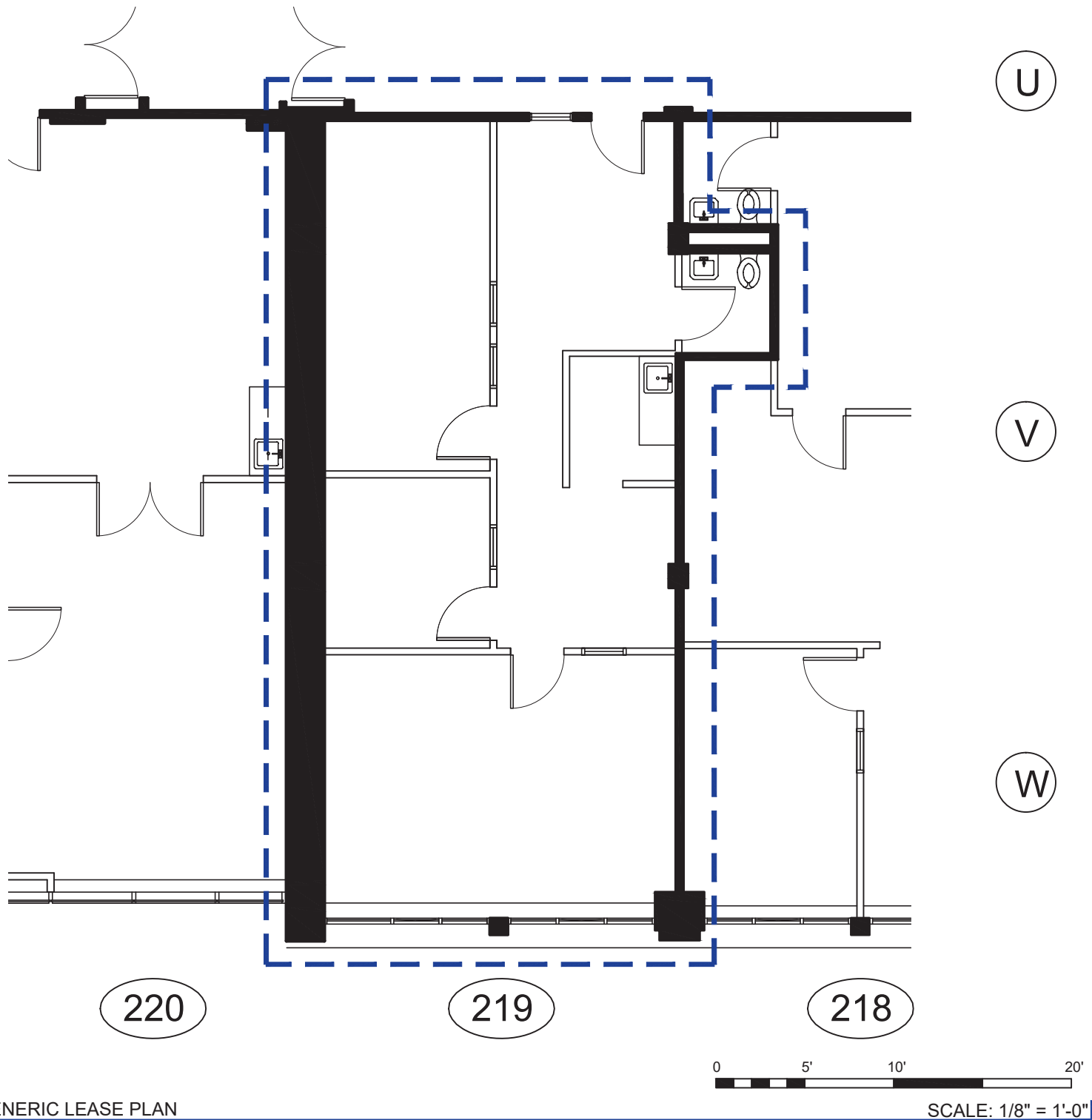


Pond View

Property Photos



Pond View



GENERIC LEASE PLAN

SCALE: 1/8" = 1'-0"

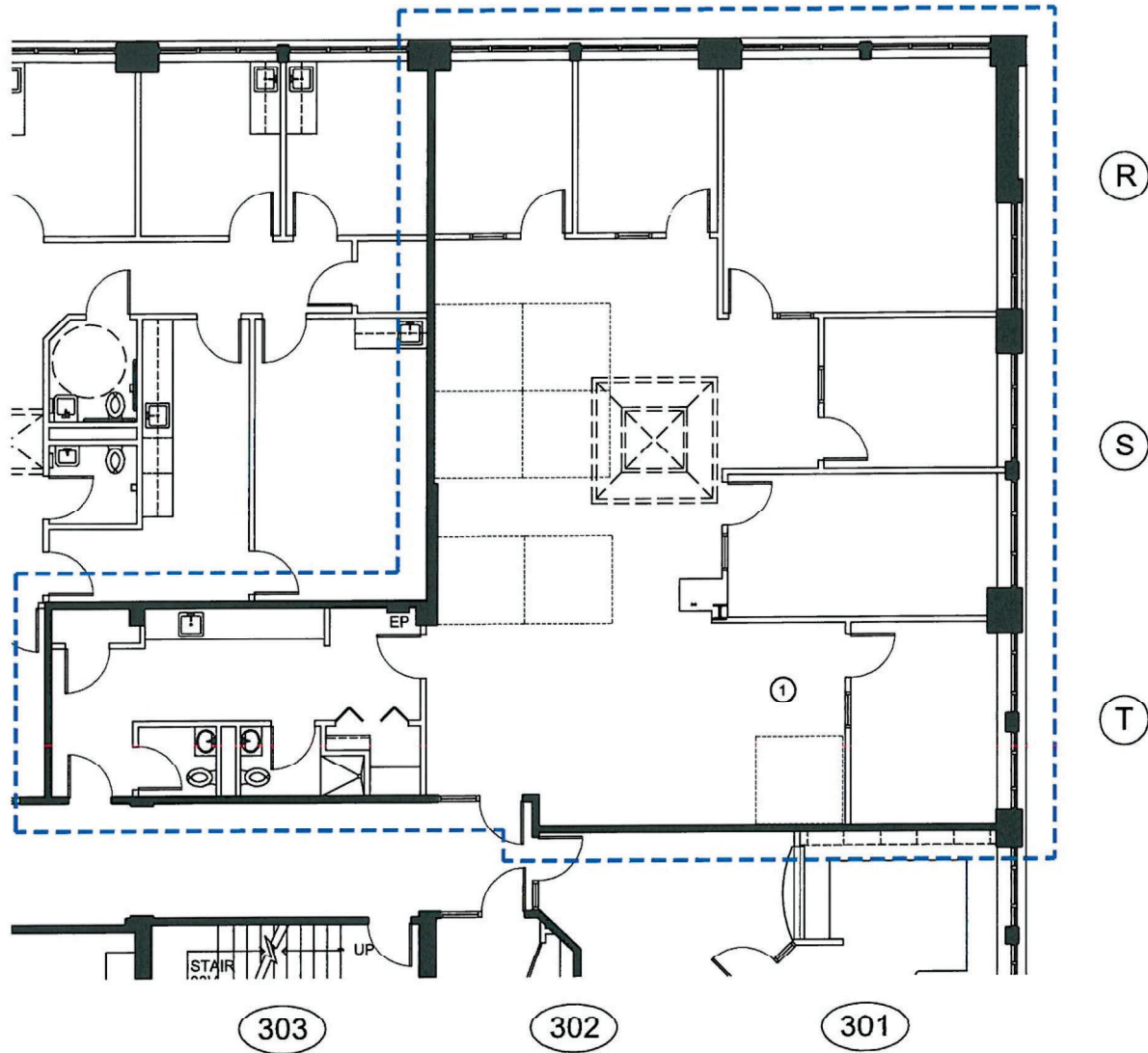
900 Cummings Center, Suite 219-U, Beverly, MA

LSF: 1,133

*Pending plan & LSF verification

General Notes:

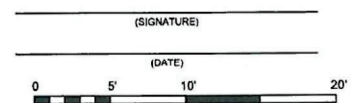
- All specialized construction and/or construction required by code for LESSEE's use is available at an additional expense to LESSEE. No representation is made as to the suitability of above plan/work for LESSEE's use and/or occupancy.
- Work and/or finishes not conforming to LESSOR's Construction Guidelines and Specifications shall be considered non-building standard. All finishes to remain as is unless otherwise noted.
- These drawings are not as-built drawings, all dimensions are approximate, and LESSOR makes no representation as to their accuracy. They are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes: transmission, conversion, media degradation, software error, or human alteration. Accordingly, LESSOR shall not be held liable for any claims, losses, damages, or costs arising out of any such use of these drawings.



Limit of Work:
 1- Demolish existing partition wall. Construct partition wall with "B" door and sidelight window. Rework suspended ceiling and light fixtures, reswitch light fixtures, and patch carpet.

Note:
 - 6'± x 6'± cubicles shown shall be supplied and installed by others at an additional expense to LESSEE.

FINAL PLAN



SCALE: 1/8" = 1'-0"

LEASE PLAN



E-Cloth Inc.

900 Cummings Center, Suite 302-T, Beverly, MA

LSF: 2,970

General Notes:

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