

Ste 3490 Office & Ste 4550 Lab/Off. Subleases

500 Cummings Ctr, Beverly, MA 01915



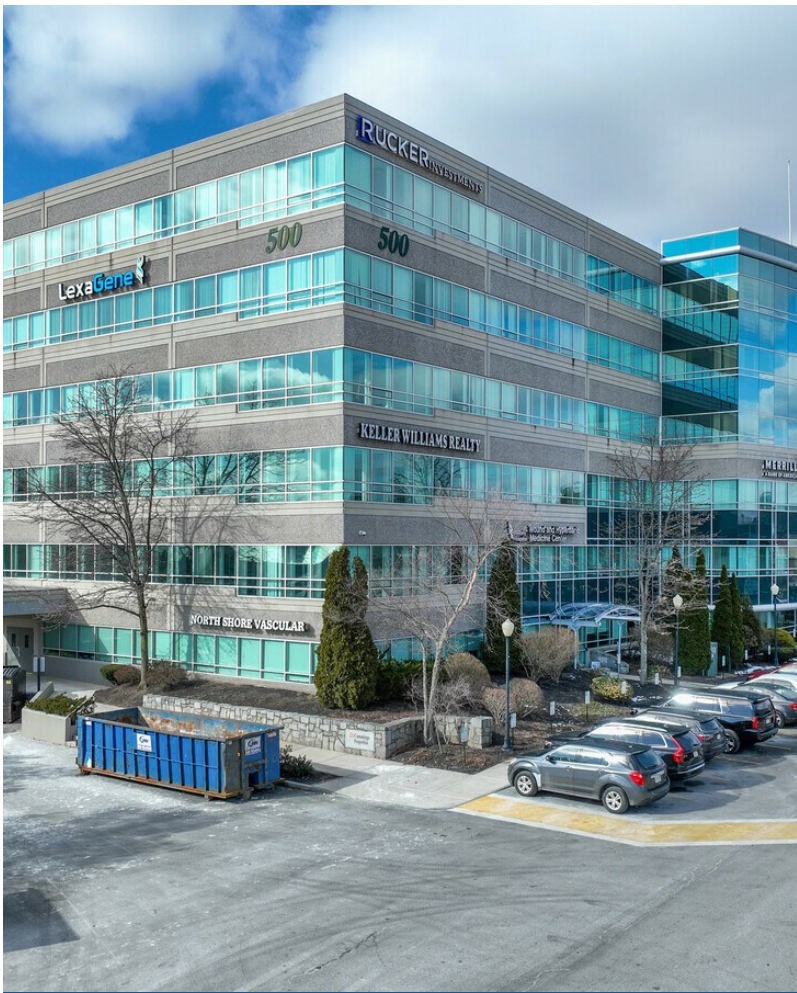
Wronka, Ltd.

Commercial Real Estate Advisors



Marianne Wronka

Wronka, Ltd. Commercial Real Estate Advisors
400 Tradecenter Dr, Suite 5900, Woburn, MA 01801
mwronka@wronkaltd.com
(781) 229-2233 Ext: 201



Ste 3490 Office & Ste 4550 Lab/Off. Subleases

\$19.50 - \$26.00 /SF/YR

Two premier suites available for Sublease in this Class A building renowned as the “Crown Jewel of the Cummings Center campus” with uninterrupted water views and ample on-site and nearby amenities.

Suite 3490 is a great opportunity for premium executive office space, ideal for a wide variety of professional businesses, featuring elegant professional workspace design and functionality, with many high-end custom finishes and millwork designed by prominent North Shore architects. An expansive window...

- Suite 3490: First class, premium executive office space, ideal for a wide variety of professional businesses.
- Suite 4550: Dynamic 8,000 to 17,581-square-foot suite for life sciences, R&D, engineering, and manufacturing biosafety level 2 lab/biology.
- Lessee-subsidized and Lease extension available with Owner
- Immediately available; move-in-ready



Rental Rate: \$19.50 - \$26.00 /SF/YR

Min. Divisible: 5,833 SF

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 323,765 SF

Year Built: 2003

Walk Score ©: 62 (Somewhat Walkable)

Rental Rate Mo: \$1.63 /SF/MO

3rd Floor Ste 3490

Space Available	5,833 SF
Rental Rate	\$19.50 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office

Suite 3490 is a great opportunity for premium executive office space, ideal for a wide variety of professional businesses, featuring elegant professional workspace design and functionality, with many high-end custom finishes and millwork designed by prominent North Shore architects. An expansive window line and floor-to-ceiling interior glass office walls offer ample natural light. All 8 offices, including 4 corner offices and boardroom face outside for beautiful year-round seasonal views of the Shoe Pond. There are two kitchens, and two private bathrooms including a shower. There is also a second entry to a large room with flexible uses, such as a gym or relaxation room. Lessee-Subsidized and Lease extension available with Owner.

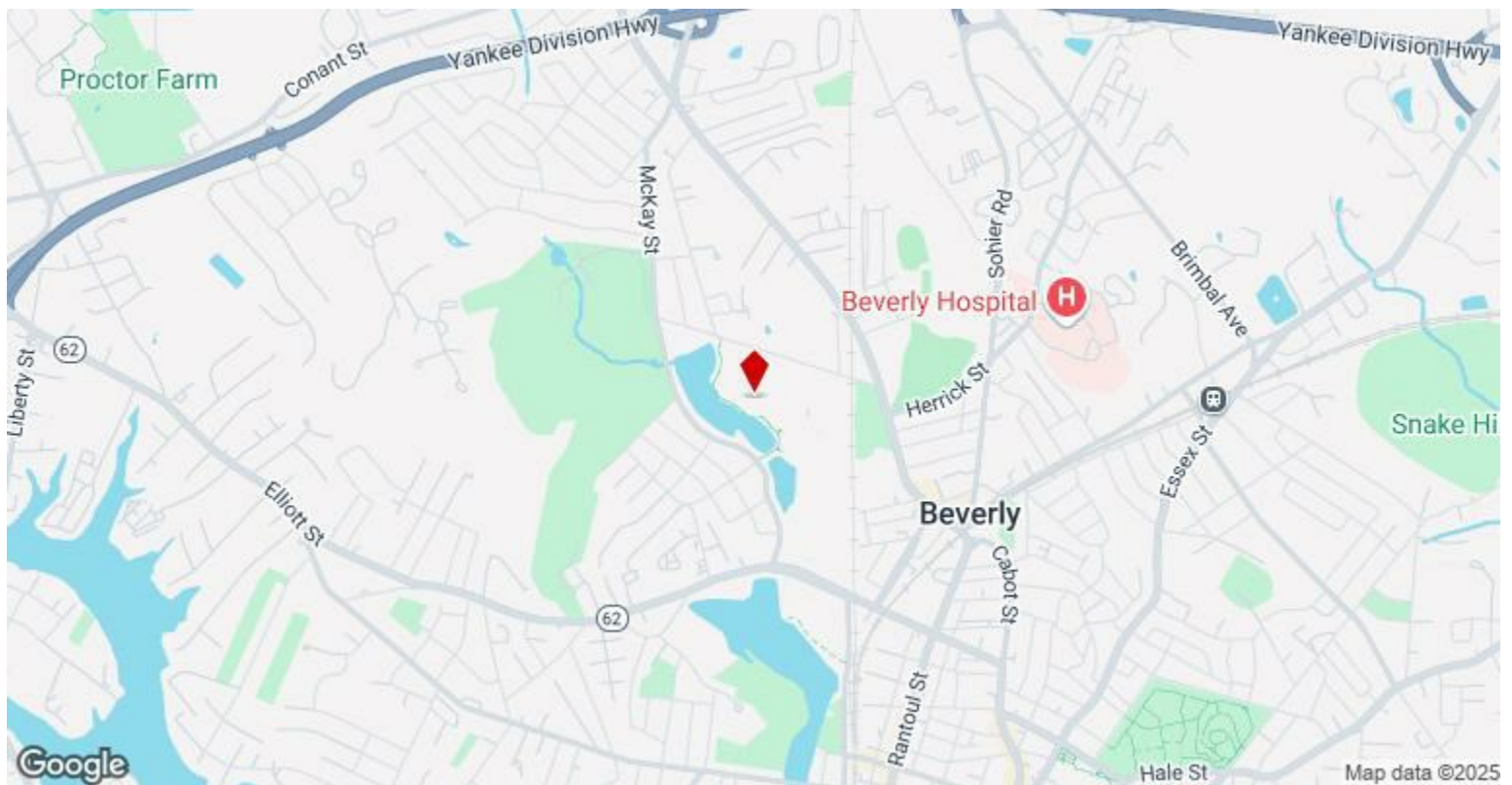
1

4th Floor Ste 4550

Space Available	8,000 - 17,581 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Space Type	Sublet
Space Use	Office/Medical

Suite 4550: Turnkey suite divisible between 8,000-17,581 square feet with flexible space size and occupancy options. Premium headquarters location for life sciences. Value lab/engineering/biology area: two labs with controlled air (BSL-1 and a BSL-2 with key card access), clean lab, biosafety level 2; three engineering/R&D rooms, shipping & receiving, and loading elevator dock access. Fit out with offices, conference/board rooms, workstations, a large kitchen/break room, and eight private bathrooms. Lessee-Subsidized & Lease extension available with Owner. Call for Cobroker Incentive.

2



500 Cummings Ctr, Beverly, MA 01915

Two premier suites available for Sublease in this Class A building renowned as the “Crown Jewel of the Cummings Center campus” with uninterrupted water views and ample on-site and nearby amenities.

Suite 3490 is a great opportunity for premium executive office space, ideal for a wide variety of professional businesses, featuring elegant professional workspace design and functionality, with many high-end custom finishes and millwork designed by prominent North Shore architects. An expansive window line and floor-to-ceiling interior glass office walls offer ample natural light. All 8 offices, including 4 corner offices and boardroom face outside for beautiful year-round seasonal views of the Shoe Pond. There are two kitchens, and two private bathrooms including a shower. There is also a second entry to a large room with flexible uses, such as a gym or relaxation room.

Suite 4550 is a Turnkey laboratory in the heart of this premier Beverly Life Sciences Cluster Bio Hub. This medical office is fit for life sciences, R&D, engineering, and manufacturing biosafety level 2 lab/engineering/biology. Suite 4550 includes two labs with controlled air (BSL-1 and a BSL-2 with key card access), a clean lab prime for biosafety level 2, and three engineering/R&D rooms with shipping and receiving loading elevator dock access.

Both suites are Lessee-Subsidized & Direct Lease extension is available with Owner.

Accessibility is a breeze, with abundant surface parking and a multi-level parking deck, offering 900 spaces steps from the main entrance. Establish your business at the reputable and flexible 500 Cummings Center, where convenience enriches efficiency. Beverly is a historic seaside community with dining, service, and shopping amenities surrounding 500 Cummings Center. This sought-after community features a vibrant restaurant scene and a rich arts and culture district near major highways and bus routes. The property is five minutes from the MBTA Montserrat Station Line Commuter Rail. MBTA Route 451 (North Beverly to Salem Depot) bus stop in front of building 900.

Property Photos



Ste 3490 Entrance Photo



Ste 3490 Boardroom

Property Photos



Ste 3490 Entry-offices

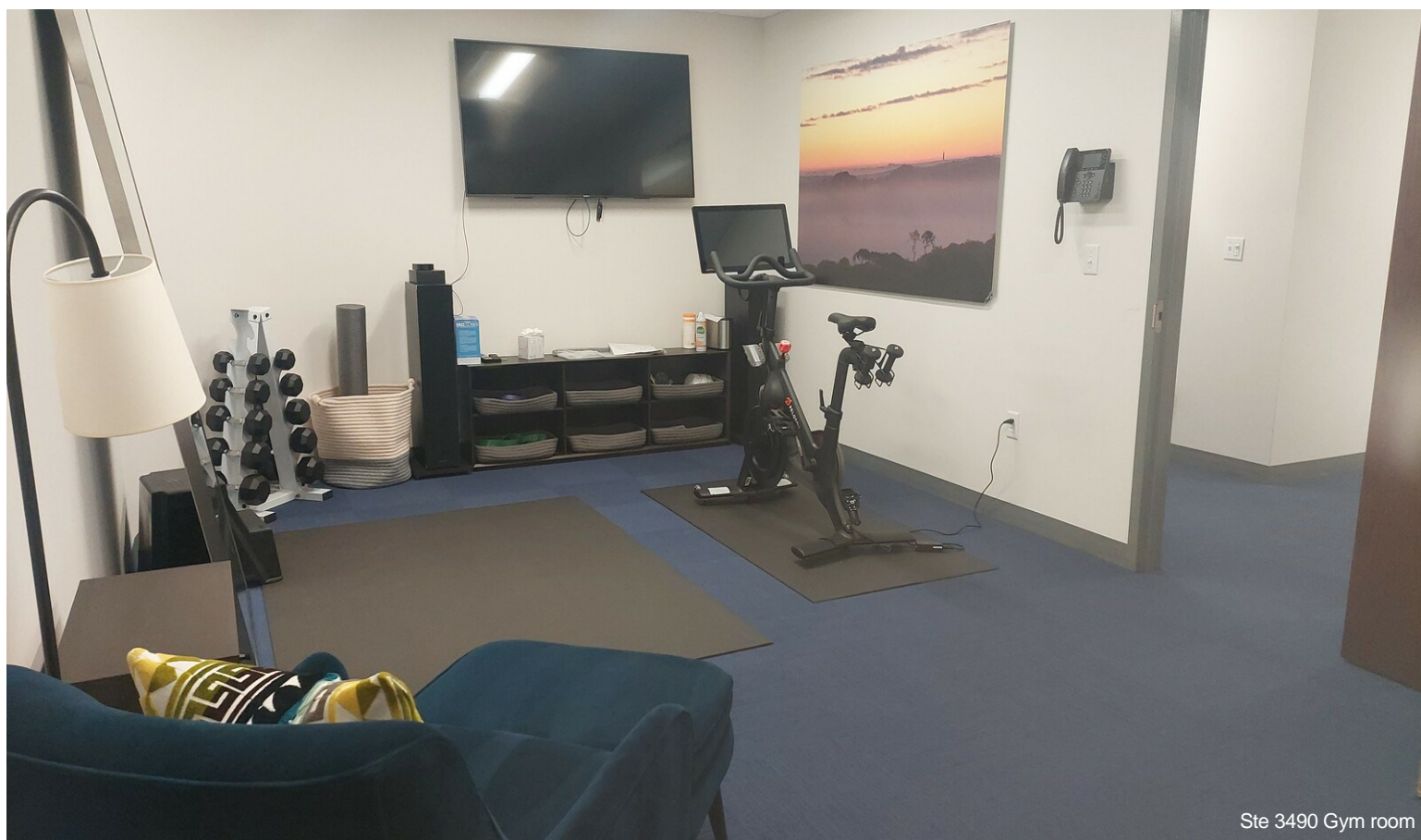


Ste 3490 Executive 2nd Corner Office

Property Photos



Property Photos



Property Photos

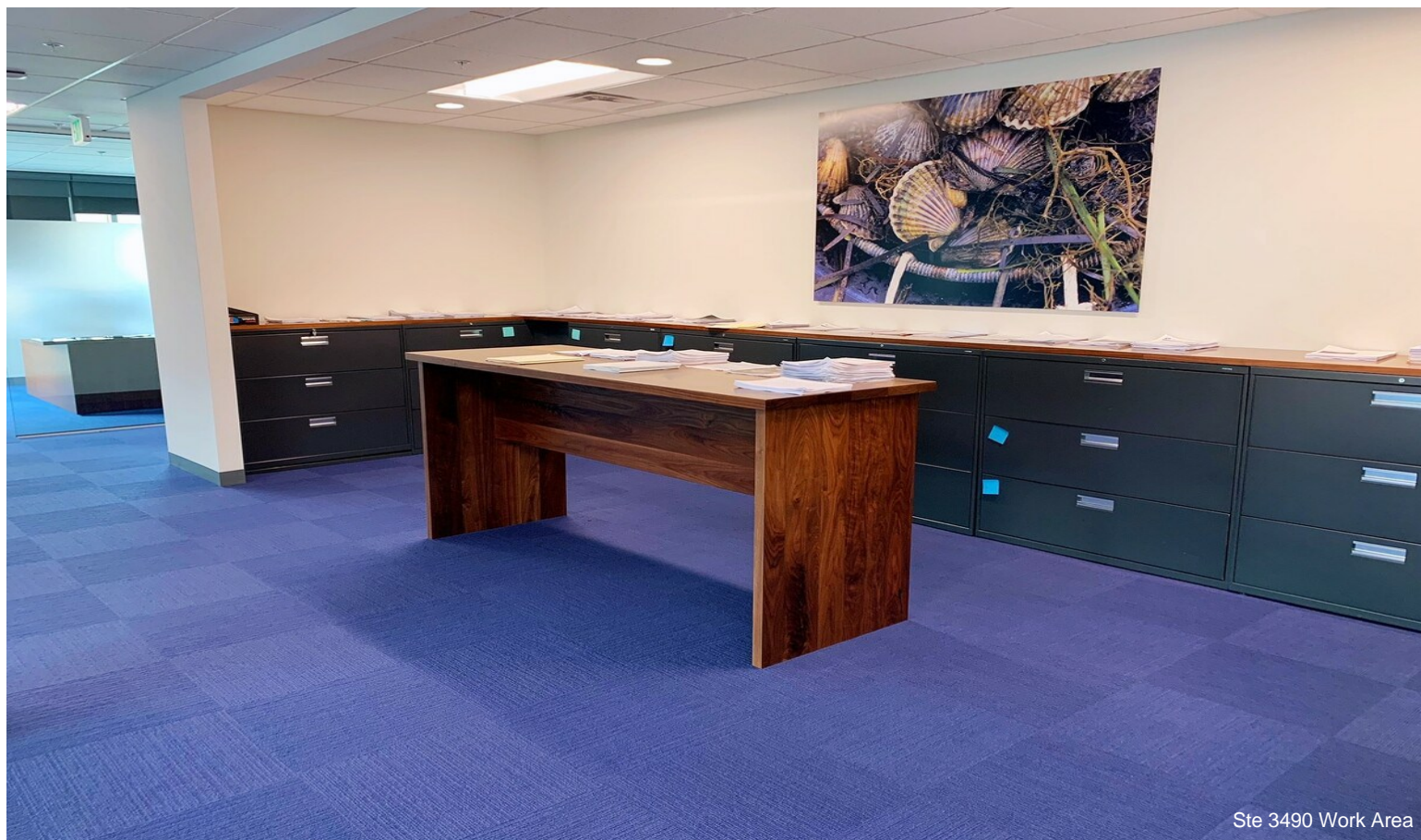


Ste 3490 Library



Ste 3490 Executive Office

Property Photos



Ste 3490 Work Area



Ste 3490 Kitchen

Property Photos

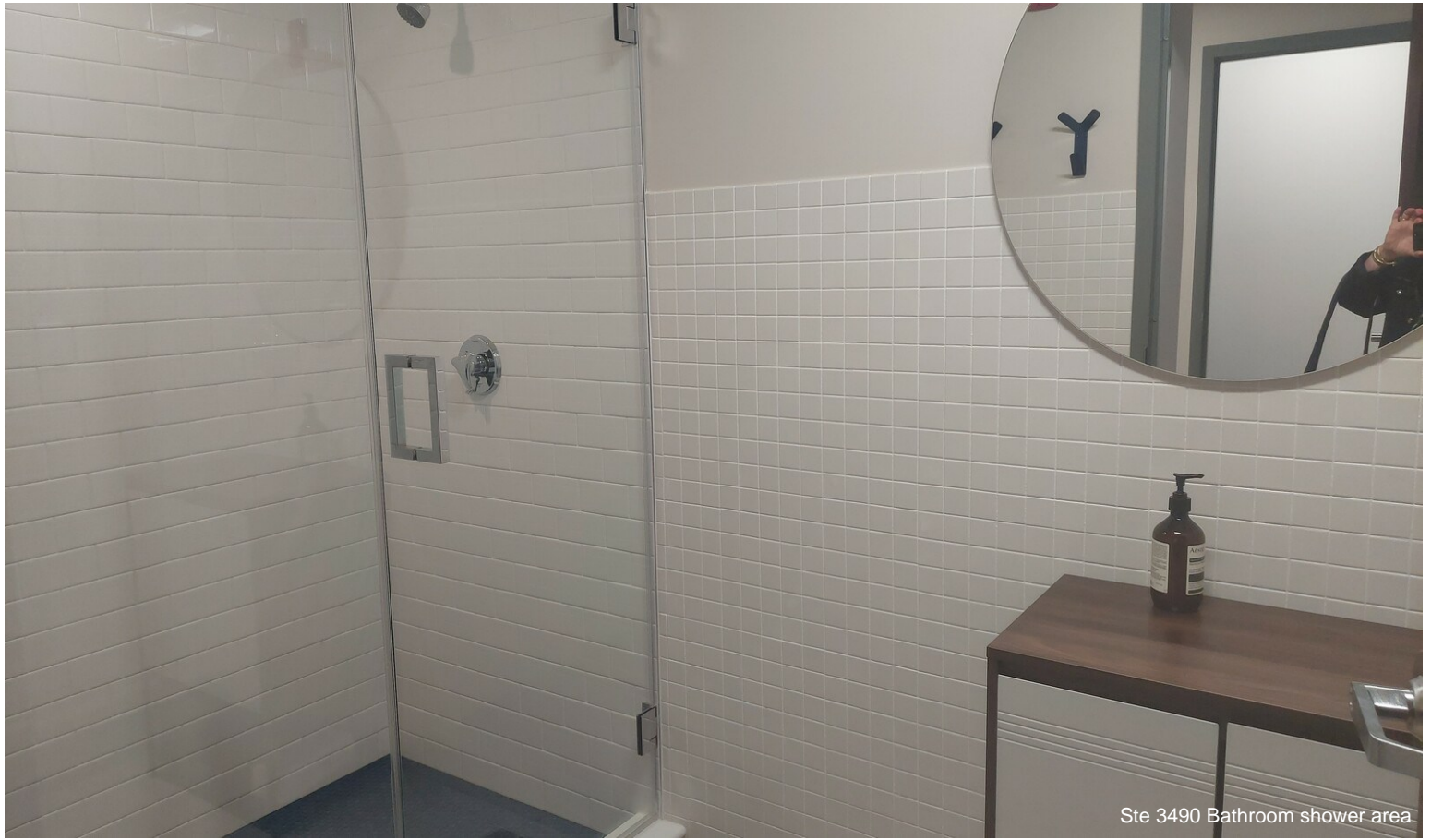


Ste 3490 Reception

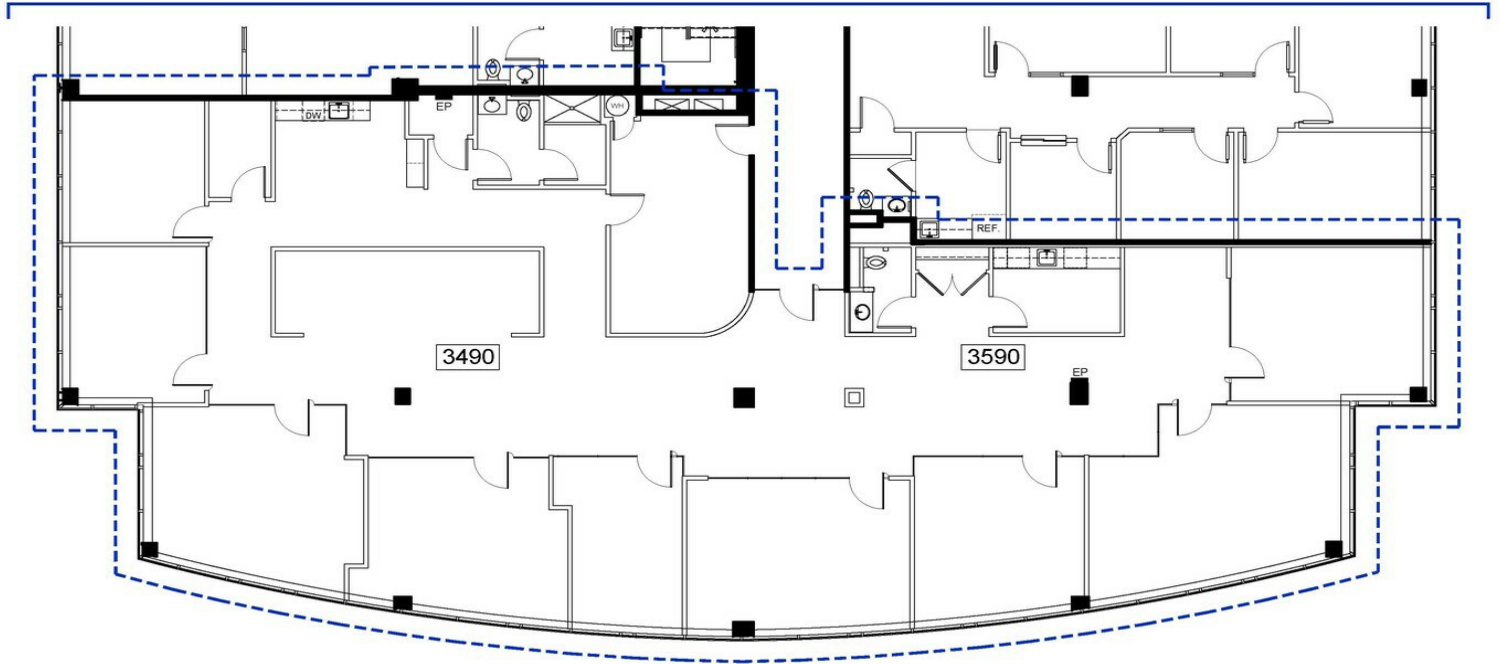


Ste 3490 Bathroom

Property Photos



Ste 3490 Bathroom shower area



GENERIC LEASE PLAN

SCALE: XX" = 1'-0"

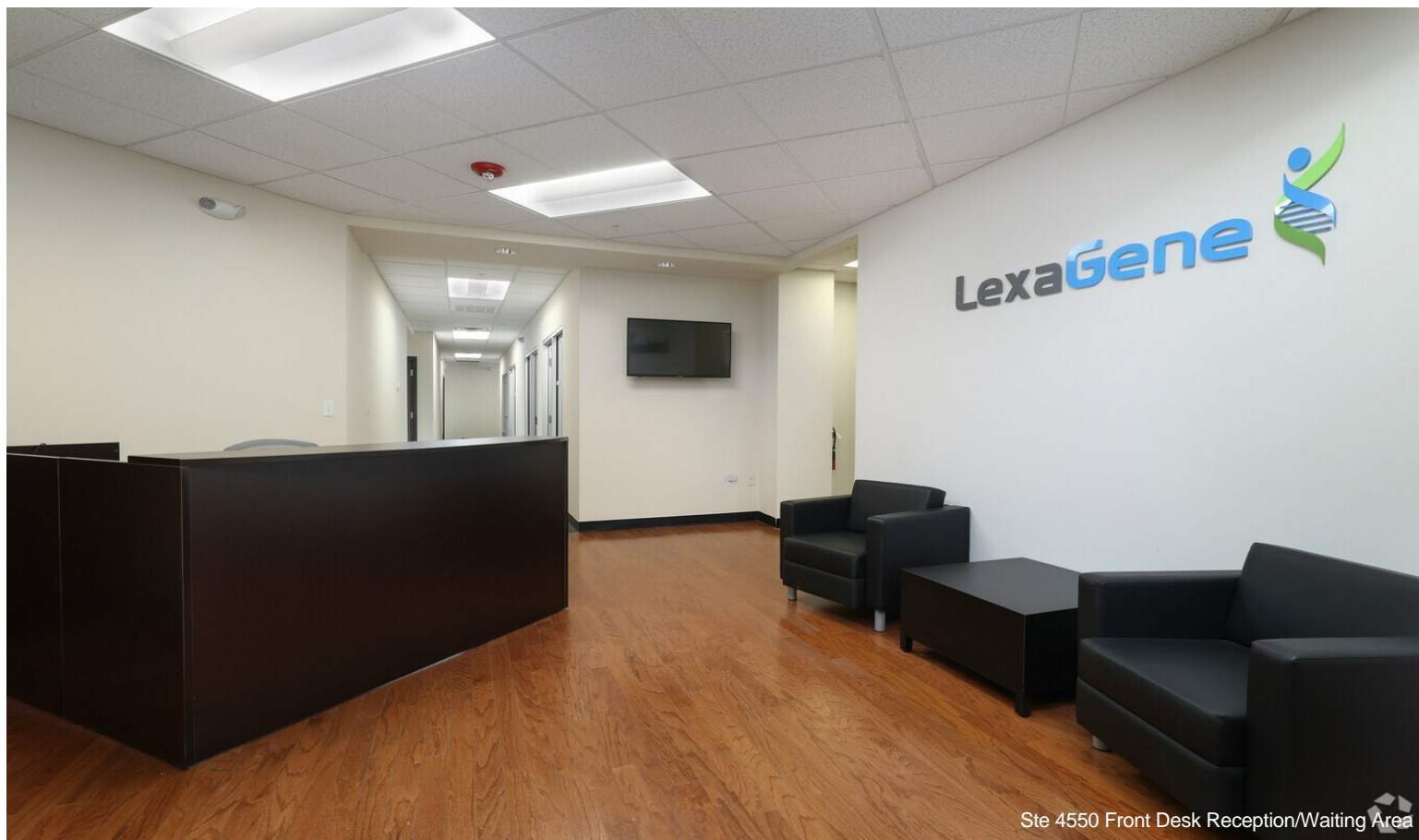
500 Cummings Center, Suites 3490 & 3590,
Beverly, MA

LSF: 5,853±

*Pending plan & LSF verification

General Notes:
 1. 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.
 2. 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.
 3. 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.

Property Photos



Ste 4550 Front Desk Reception/Waiting Area



Ste 4550 Executive Office with Comfortable Seating

Property Photos



Property Photos



Property Photos



Ste 4550 Incredible Views from the Workstations



Ste 4550 Spacious Kitchen/Break Room

Property Photos

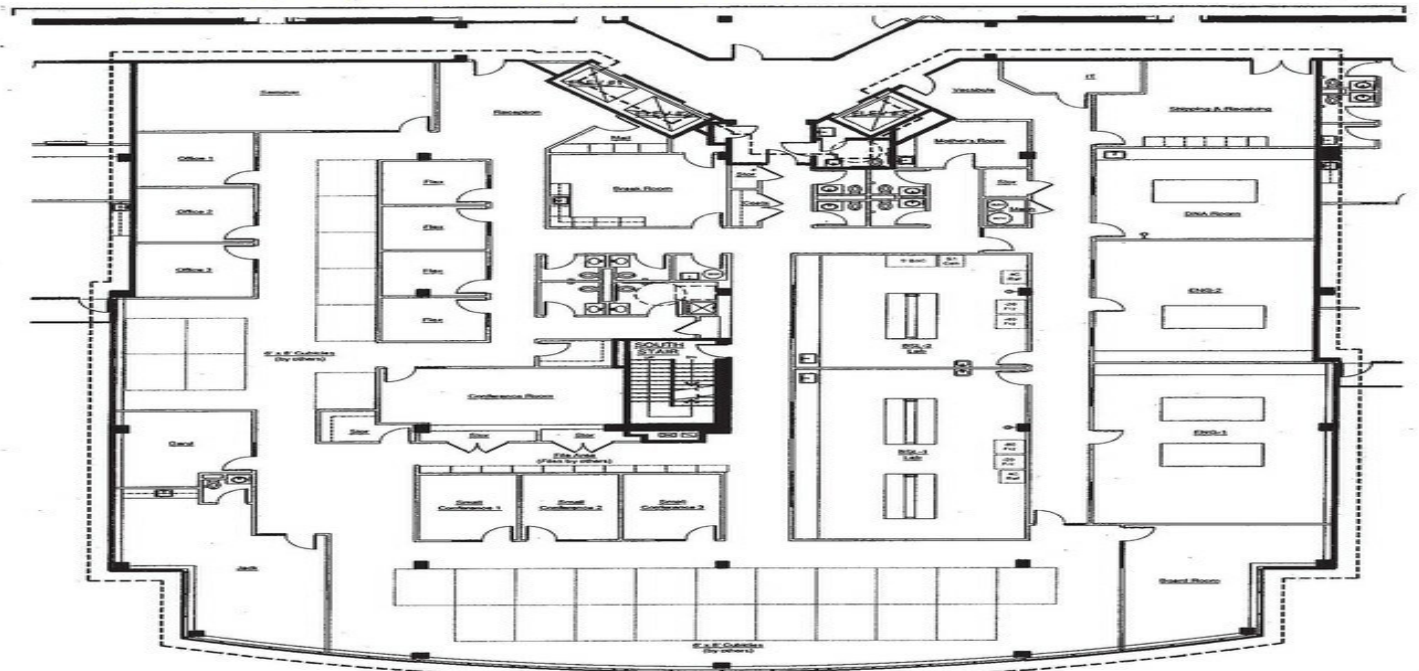


Property Photos



Ste 4550 Office with Ample Storage

Presented by Wronka Ltd Commercial Real Estate Advisors



FINAL PLAN

Property Photos



500 CC Loading Dock Access



500 CC Atrium-Style Lobby

Property Photos

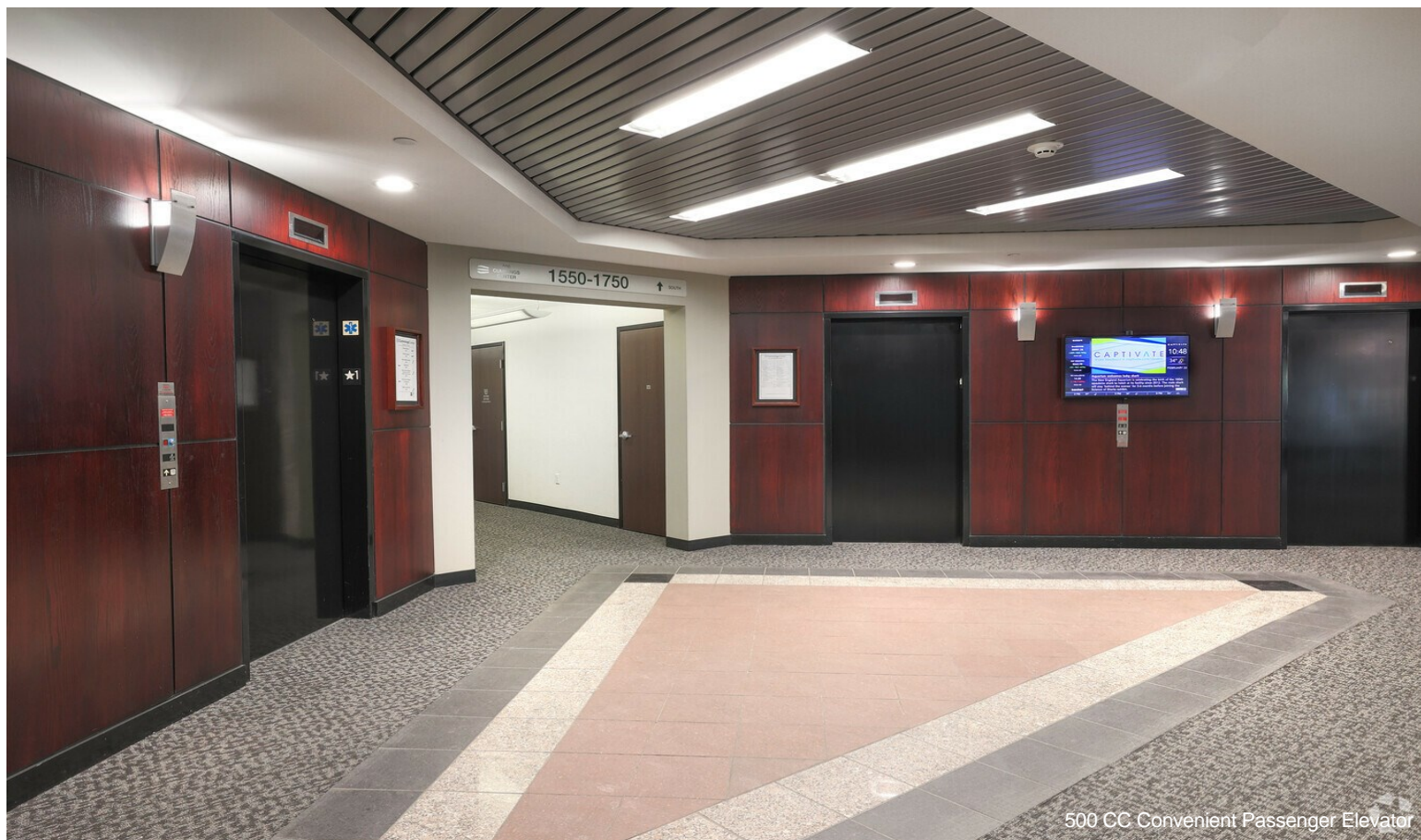


500 CC Lobby Fountain and Directory



500 CC Lobby Store Serving Starbucks Coffee

Property Photos



500 CC Convenient Passenger Elevator



500 CC Covered Parking Garage with Lighting

Property Photos



500 CC Entrance & Walkway to Garage



500 CC Captivating Views of the Shoe Pond