



***Cabot Road, Woburn***

***Located Directly Off I-93 and I-95***

## Cabot Road

The modern glass-and-brick buildings at Cabot Road are conveniently located at the intersection of I-93 and I-95, just minutes from Boston and Cambridge. This sought-after location offers ample parking as well as easy access to MBTA rails and buses, Logan Express, and many retail amenities. Supported by solar power and designed to meet LEED certification standards, the properties boast energy-efficient spaces suitable for both office and R&D users.

- ***Less than a mile to Interstates 93 and 95***
- ***10 miles north of Boston***
- ***20 minutes to Logan Airport***
- ***Free on-site parking***
- ***Numerous nearby amenities***



# Cabot Road & Commerce Way

Exit 37C

Commerce Way



35 Cabot Rd.

8 & 12 Cabot Rd.

34 Commerce Way

10 & 18  
Commerce Way

Exit 36



Washington St.



CALLOWAY LABS

AMGEN

8

8 Cabot Road, Woburn

# Our Iron Butterflies



# POWERED BY THE SUN



The 30,000-watt solar panel array mounted on the roof and facade at 8 Cabot Road generates almost one-third of the energy used by the building's common area systems. This facility is part of Cummings' three-megawatt solar portfolio.

**8 Cabot Road, Woburn**

Enjoy the comfort, convenience, and cost-saving features of energy-efficient construction by leasing with Cummings Properties. Cummings maintains its properties in the most sustainable manner with its integrated design/build/manage approach.



**1 OF 14**  
**CUMMINGS**  
**SOLAR FACILITIES**

**10,000 +**  
**SOLAR**  
**PANELS**

**3 MILLION**  
**KILOWATT HOURS**  
**PER YEAR**

**8 Cabot Road, Woburn**



# Energy Efficient Design





**8 Cabot Road, Woburn**



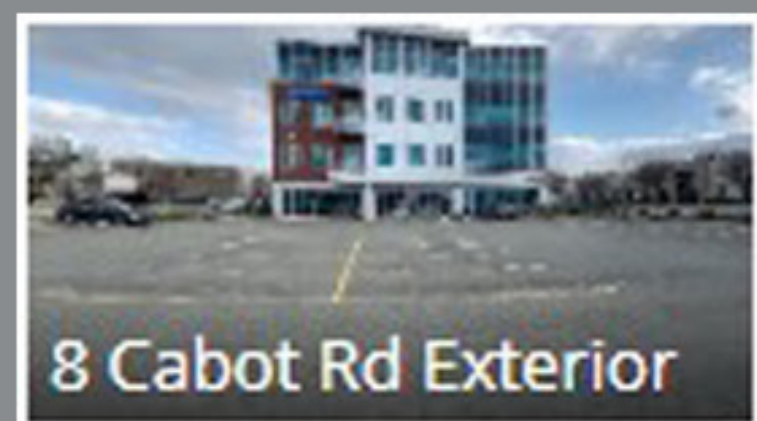
**8 Cabot Road, Woburn**



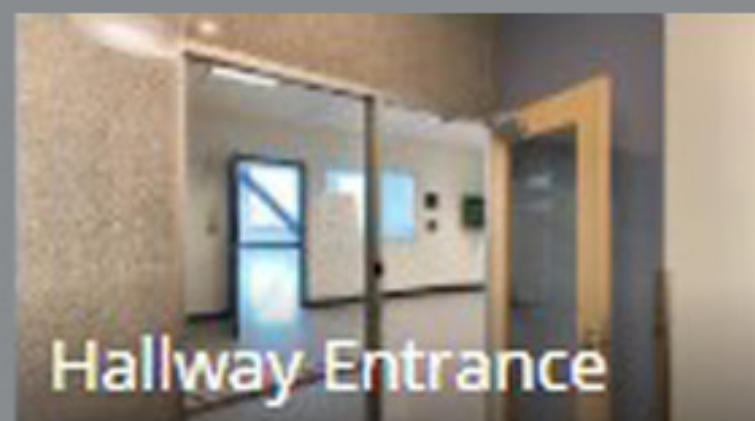
**8 Cabot Road, Woburn**

# Take a Virtual Tour!

Click the button below to view a 360° virtual tour of a featured space at Cabot Road.



8 Cabot Rd Exterior



Hallway Entrance



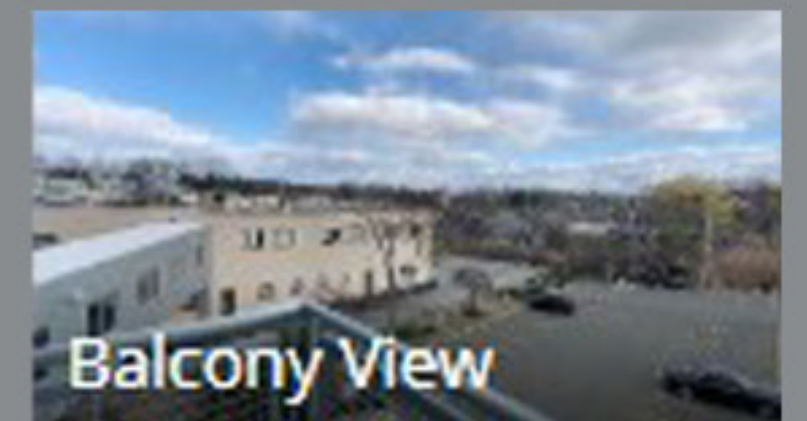
Entry Area



Lab/Tech/Open Area



Lab/Tech/Open Area



Balcony View





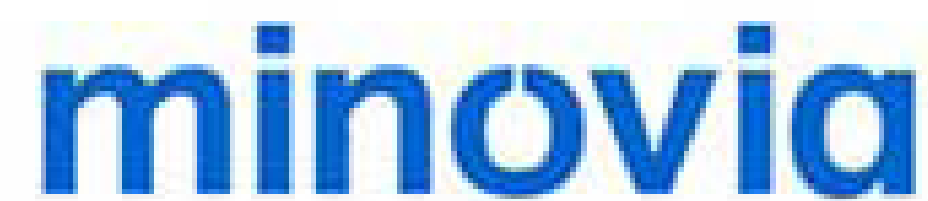
Cumming's

# LABS FAST

Available now or build-to-suit



# Join these and other tech/science firms at Cummings Properties:





**12 Cabot Road, Woburn**





12

**12 Cabot Road, Woburn**



**12 Cabot Road, Woburn**



**12 Cabot Road, Woburn**



**12 Cabot Road, Woburn**



**12 Cabot Road, Woburn**



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PHARMARON

12

12 Cabot Road, Woburn



**35 Cabot Road, Woburn**



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**35 Cabot Road, Woburn**





**35 Cabot Road, Woburn**



**35 Cabot Road, Woburn**



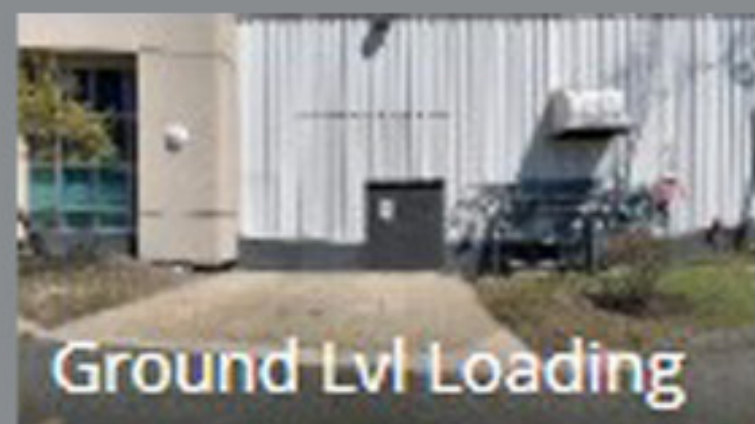
**35 Cabot Road, Woburn**

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12-B Cabot Rd



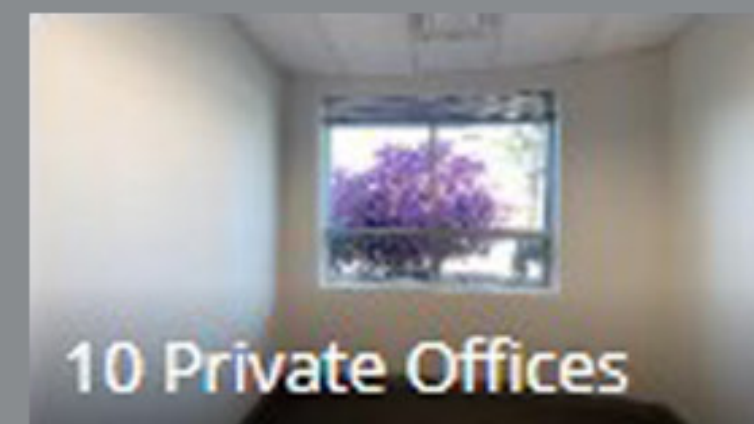
Ground Lvl Loading



Receiving Area



12-B Entrance



10 Private Offices



11 Chem Fume Hoods



**Bold Types**



*Chris Morris for The Boston Globe*

## **Top secret Top Chef shooting location revealed**



Top Chef  
Secret Set Location  
12 Cabot Road, Woburn

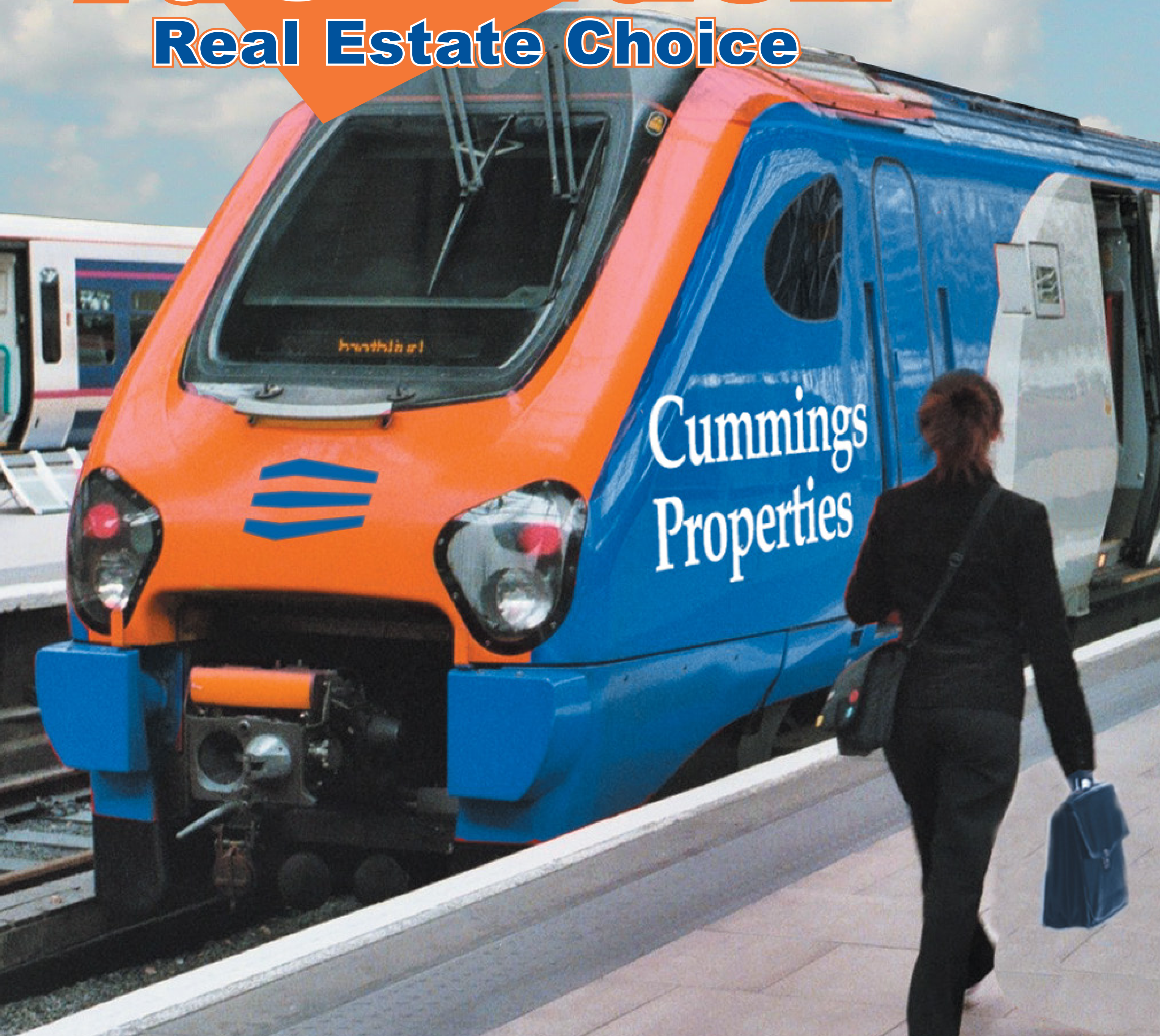


12 Cabot Road, Woburn

**Cummings Properties operates its own 342-person year-round staff including all maintenance and construction trades. It also employs full-time locally based leasing managers, architects, engineers, in-house attorneys, etc., to better serve you.**

# *The* **Fast Track**

**Real Estate Choice**



If time is essential, call the development company with the resources to get most any business up and running *fast*. Cummings Properties' in-house leasing, design, construction, and property management services and permitting expertise eliminate delays in delivering space.



781-935-8000



Cummings.com



# Nearby Amenities

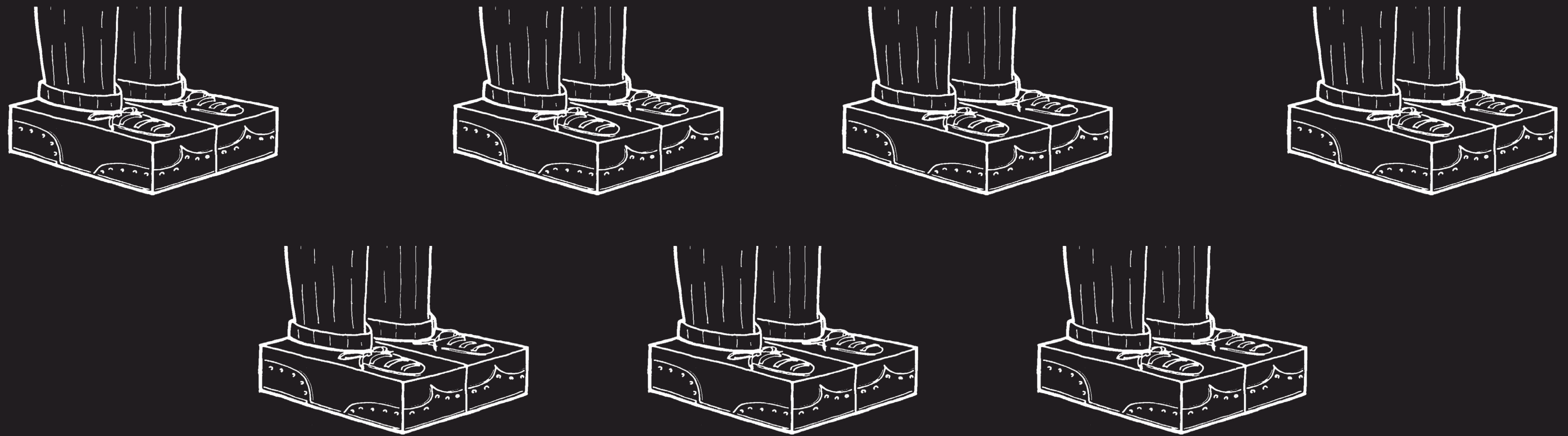


boston sports clubs



Bank of America





**We've got all the square feet you need!**

**Cummings Properties currently operates more than 10 million square feet of its own commercial space in 10 metropolitan Boston communities.**

# Cumming's Foundation



*Tufts/Cumming's School of Veterinary Medicine*



*OneWorld Boston*



*Institute for World Justice*



*New Horizons Retirement Communities*

# Service! Service! Service!



# Because you deserve it!

# Cummings Buildings

## *Power* Charities

*100% of profits go to nonprofits*





Butaro, Rwanda, March 2013

# Cummings Buildings *Power* Charities

More than *\$450 million* awarded to date  
to Greater Boston-based nonprofits alone.

