



***Montvale Avenue, Stoneham***

***Located Directly Off I-93***



## Montvale Avenue

Conveniently located less than 10 miles from downtown Boston, Montvale Avenue is immediately accessible from I-93 and less than two miles from I-95. High-quality interior finishes, a unique architectural design, and free covered parking make this an ideal location for a corporate headquarters or other upscale office requirement. A variety of local amenities – including hotels, restaurants, recreational activities, and professional services are within easy walking distance.



- ***Abuts Interstate 93***
- ***2 miles south of I-95***
- ***9 miles north of Boston***
- ***20 minutes to Logan Airport***
- ***Free garage parking***
- ***MBTA express bus***







Exit 36

Montvale Ave.

41 Montvale

38 Montvale

92 Montvale

Montvale Ave, Stoneham

Unicorn Park Dr

Burbank Pond

Stoneham Arena

Play It Again Sports

Manison St

Maple St

Maple St

Maple St

Cedar Ave

Poplar St

Chestnut St

Ledge St

Glen Rd

W Hancock St

Montvale St

Gilmore St

Lindenwood Rd

West St

Cottage St

Richardson Rd

Poplar Ave

Beech Ave

Pine Ave

Spruce Ave

Main Ave

Fern Path

Willow Path

Lily Ave

Oak Ave

Clive Path

Linden Ave

Rose Path

Heath Path

Oak Ave

Glen Path

Abravise Ave

Sweetbriar Path

Pipe Ave

Birch Ave

Memorial Ave

Brook Ave

Montvale Ave

Montvale Ave

Montvale Ave

Montvale Ave

Montvale Ave

Montvale Ave

Montvale Ave

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# Our Iron Butterflies







**92 Montvale Ave**





Harvard Pilgrim  
Health Care

PERCUSSION

SMITHSONIAN  
MUSEUM OF  
NATURAL HISTORY

NYX SOFTWARE

92 Montvale Ave





CAUTION! Low Clearance

92 Montvale Ave





Cumming's

# LABS FAST

Available now or build-to-suit





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**92 Montvale Ave**





EXIT

EXIT

RESTROOM

92 Montvale Ave





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Agility Orthopedics  
Empowering the movement  
Entrance Across the Hall  
at Suite 1400

1100

**92 Montvale Ave**





92 Montvale Ave



**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 E-L-PATCH COMPANY

38

**Lease**  
Office • R&D • Lab  
781-855-8888

**38 Montvale Ave**





**38 Montvale Ave**



# Energy Efficient Design







41

H. HALLMARK HEALTH SYSTEM  
Stoneham Outpatient Campus

41  
MONTVALE

41 Montvale Ave





Hematology and Oncology Center  
41 MONTVALE AVENUE

41

41  
MONTVALE

**41 Montvale Ave**





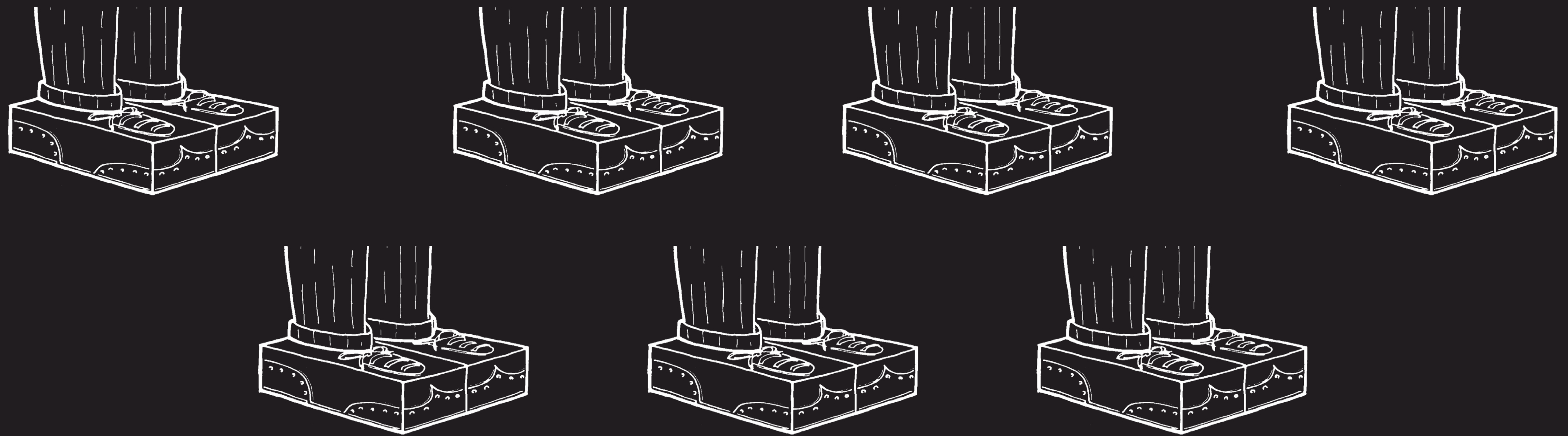
**41 Montvale Ave**





**41 Montvale Ave**





**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.**



# Nearby Amenities



Bank of America®



Montvale Ave



# Why keep commuting?

Relocate to a Cummings Properties suburban location!



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# 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

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







Butaro, Rwanda, March 2013



# Cummings Buildings

## *Power* Charities

*100% of profits go to nonprofits*

