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Cummings Properties' TradeCenter 128 named Project of the Year

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At a January 20th gala at the Newton Marriott, Cummings Properties was honored with the Project of the Year Award from Boston/SF News. Based on nominations by about 6,000 readers, the award recognized the company for its single-source design, financing, construction, and management of TradeCenter 128.

Design manager Jim Trudeau accepted the award on behalf of the commercial real estate firm. "We're so pleased to receive this honor. Everyone at Cummings is proud of this flagship property that fully reflects the company's 40 years of in-house development expertise," Trudeau said.

While tenant firms began occupying the building in 2008, the final phase of construction was completed in late 2010. According to Trudeau, the 600,000 s/f office complex is 95% leased.

From an environmental perspective, Cummings Properties made every effort to ensure high levels of energy efficiency for the building. TradeCenter 128 is LEED pre-certified at the Gold Level, reflecting its environmentally friendly design and construction. The project involved dozens of green upgrades, such as premium efficiency lighting and HVAC systems, and water-saving fixtures, as well as community-beneficial features, including onsite public transportation and recycling programs. With its vast glass façade, TradeCenter 128 has become one of the most recognizable structures along the entire length of I-95.

Its memorable design elements, including a soaring, glass-enclosed atrium; three-story, drive-through gateway arch; granite lobbies; and continuous ribbon windows, have made it a prestigious business address.

Adding to the business park's allure is its handsomely landscaped 18-acre campus. Frequently used by both employees and local residents, the meticulously maintained grounds include many both new and mature trees, a tranquil pond, walking paths, and picnic areas.

The crowning jewel of the project's conservation efforts is a 1,250-panel, 250-kilowatt solar installation. These panels generate most of the common area lighting used throughout the 18-acre complex.

According to Trudeau, "In addition to being good for the environment, green business practices benefit our clients through lower utility costs, and improved air quality and lighting."

Notably, Cummings Properties undertook this major project in the midst of the recent economic downturn. While other speculative commercial projects stalled, awaiting a more favorable leasing environment, or stopped altogether due to a lack of financing, TradeCenter 128 began construction. With some of the needed support businesses reluctant to commit to a new venture in the uncertain economy, Cummings conceived, developed, and established two independent businesses it deemed integral to the project. As a result, the suburban business park now includes the popular Beacon Grille restaurant, a 350-seat, upscale eatery and function facility, and TradeCenter

Executive Suites, a 30,000 s/f executive office suites center offering short and long-term office rentals and support services.

Cummings Properties, a full-service development, property management, and construction firm, leases and manages 10 million square feet of prime commercial space in 10 greater Boston communities. It received a MassSavers Business Award in November 2010 in recognition of several major energy efficiency projects.

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