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Jendrick of Cummings facilitates 18,000 s/f lease expansion for iQLP - McKenzie of Transwestern assisted on the lease

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Woburn, MA High-tech materials developer iQLP has tripled its commercial space on Commerce Way, expanding to 18,000 s/f. The firm took occupancy of 11,000 s/f of the expansion space in April. Cummings Properties turned over the remaining space on June 1.

Previously, the firm housed both its offices and lab at its 6,000 s/f space at 10 Commerce Way. It has moved the majority of its offices to the adjacent building at 18 Commerce Way and is in the process of building out 17,000 s/f at 10 Commerce to serve as an innovation lab.

The expansion space at 10 Commerce Way was originally separate from the existing facility, which provided an initial hurdle.

Kathryn Jendrick, Cummings Properties

Brian McKenzie, Transwestern

“iQLP needed the ability to move back and forth between the two labs without going outside,” said Cummings Properties account manager Kathryn Jendrick. “Our in-house design and construction teams were able to find a creative solution to make the two spaces contiguous.”

Jendrick worked with Brian McKenzie of Transwestern on the expansion.

A five-year client of Cummings Properties, iQLP focuses on the development of polymer products. In 2011, the company garnered attention from one of its entities, Ionic Materials, which invented a solid polymer electrolyte that enables the creation of a solid-state battery, which is safer, longer lasting and more cost-effective than today’s lithium-ion batteries. While the battery material is not yet commercially available, the company’s technology breakthrough has already received coverage in Axios, The Boston Globe, Bloomberg, Forbes, The New York Times, The Washington Post and Yahoo,, and was featured on an episode of PBS’ Nova.

“We needed to expand our lab space to keep pace with our expansion and capacity for innovation,” said Michael Zimmerman, Ph.D., CEO and founder of iQLP. “We worked closely with Cummings Properties to create the ideal space that will meet our needs as we continue to grow and are extremely happy with the expansion space.”

Cummings Properties’ portfolio of more than 10 million square feet of prime space accommodates offices, healthcare facilities, labs, restaurants, retail storefronts, warehouses, co-working spaces, executive suites, and more. With a portfolio of this size and variety, the firm can meet almost any commercial real estate need from 150 square feet to 300,000 square feet. Its in-house experts in design, construction, and property management offer “one-stop shopping” for leasing clients.

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