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## **Cummings Properties general contractor for 63,000 s/f speculative office building**

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Cummings Properties is developing a speculative office building and serving as the project's general contractor. The total all-in cost of this building will be \$2.8 million to completion.

It will be a 63,000 s/f office building on its North Rd. campus.

The property is owned by the Cummings Foundation, a philanthropic organization.

Acknowledging the risk of starting a building without clients, Eric Anderson vice president of leasing explained his firm's rationale and said, "Our complex at 142 North Rd. has been 100% occupied for several years, which supported this site as an ideal business location."

According to Anderson, 144 North Rd. is suitable for almost any industry.

He pointed out the practicality of the location, mentioning the on-site day care, a Montessori school, and nearby restaurants, hotels, and shops.

Situated on Rte. 117, the building will be ready for fall occupancy.

According to the in-house architect, chairman Mike Pascavage AIA, the building's design includes continuous horizontal bands of windows which provide natural light and views.

Cummings has also incorporated energy conservation measures into this facility.

Pascavage pointed out that 144 North Rd. is designed to meet LEED certification.

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