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Empower Woburn and Pauli's Online Market join Cummings Properties' Woburn, Mass. portfolio

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Woburn, MA The local food and beverage scene recently welcomed two tasty additions: health tea and shake bar Empower Woburn and lobster roll kit purveyor Pauli's Online Market. These locally owned small businesses join the many food service industry clients that currently locate in Cummings Properties' local portfolio.

Pauli's Online Market is an offshoot of the family-owned Pauli's Restaurant in Boston's North End and J. Pace & Son Italian markets in Saugus and Boston. Its 2,900 s/f facility at 155-T New Boston St. will house its online order fulfillment operation, preparing and shipping Pauli's well-known lobster roll kits across the nation.

The classic eight-roll kit includes all the ingredients diners at Pauli's Restaurant in Boston have come to know, plus preparation instructions.

Cummings Properties leasing director Mike Truesdale worked directly with Pauli's on its expansion.

"The highway accessibility was a big draw for Pauli's," said Truesdale. "The building's ready access to I-93 and I-95 will make it easy to transport fresh product to the facility."

Health drink purveyor Empower Woburn has leased a 1,430 s/f space at 400 West Cummings Park, Suite 1975, after months operating a delivery service and pop-up locations in the area.

Menu items include more than 25 nutrient-infused teas that are colorful in both appearance and name, such as Blue Hawaiian Squeeze, The Poison Apple, Unicorn Juice, and its signature Sunset Paradise tea. Shakes, including Brown Sugar Cinnamon Pop Tart, S'mores, Sugar Cookie, and Thin Mint, contain 200 – 250 calories and 24 grams of protein.

Empower's products are intended to support the immune system, metabolism, digestive health, and muscle restoration.

"Locating in a well-traveled area like the one along Washington Street is a great way for burgeoning small businesses to gain recognition," said Cummings operations manager Erica Wright. "As an on-site amenity in a large, active business park, Empower will benefit from a built-in customer base;

similarly, area employees get to enjoy healthy beverage options just steps from their offices.”

Empower and Pauli’s join a number of food-related businesses with an online and in-person ordering presence in Woburn, including Ninety Nine Restaurants, b.good, Corner Office Gourmet, Strega Italiano, Subway, Family Dinner, Olympia Grille, and Skewer’s Wood Grill.

Cummings Properties manages a portfolio of 10 million square feet of commercial space in 11 suburban communities north and west of Boston. A large majority of all Cummings real estate, including 155 New Boston Street and 400 West Cummings Park, is now owned by Cummings Foundation, with 100 percent of all rental profits supporting hundreds of local charities. The Cummings organization has awarded more than \$280 million to date and is currently considering proposals for \$25 million in funding, to be awarded next June. More information is available at www.cummings.com.