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## **Margulies Perruzzi Architects designs 338,000 s/f office for LEED Silver certification**

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Margulies Perruzzi Architects (MPA) has been selected to design 338,600 s/f of Class A office space for Hobbs Brook Management LLC. The renovation project is aimed at transforming the existing facility and developing the surrounding 153 acres into Northwoods - a new office park development at 1301 Atwood Ave.

Currently under construction, the speculative project will consist of a complete remodel of the current building's exterior, replacement of the mechanical, electrical, and plumbing (MEP) systems, state-of-the-art data connectivity, a new cafeteria, and a full-service fitness center with showers and locker rooms. As an additional amenity for tenants, MPA has also designed a new multi-purpose room with audiovisual capability that can accommodate up to 150 people.

With a goal of achieving LEED Silver certification, MPA is using a unitized metal and glass curtain wall for the building's envelope, providing high thermal efficiency and allowing daylight to filter deep into the building's interior. The creation of three separate lobbies will allow for single or multi-tenant occupancy of the building - with parking off of each access point. The lobbies will also feature a mix of recycled materials and new lighting.

"Working with MPA has always proven to be a successful formula for us," said Donald Oldmixon, first vice president of construction, real estate, and leasing at Hobbs Brook Management LLC. "Having collaborated with the MPA team on several sustainable and award-winning projects in the past, we felt confident in choosing them to lead the design of Northwoods."

The project team also includes general contractor Dimeo Construction; MEP engineers AHA Consulting Engineers; structural engineers Odeh Engineers, Inc.; civil and landscape engineers Vanasse Hangen Brustlin, Inc. (VHB); Lighting Designer HLB Lighting Design; and kitchen consultants Colburn & Guyette. Cushman & Wakefield | Hayes & Sherry is the commercial broker representing the property.

The Northwoods project is expected to be complete in the fall of 2014.

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