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Hobbs Brook Management selects Margulies Perruzzi for 275 Wyman Street office building

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Margulies Perruzzi Architects has been selected to design a new five-story, 315,000 s/f class A office building at 275 Wyman St. for Hobbs Brook Management LLC. The building, which features a full-service cafeteria, green roof courtyard and 1,025-car parking garage in a campus setting, is the third out-of-the-ground project that MPA has designed for Hobbs Brook Mgmt. MPA is also providing architectural services for the building's tenant, Vistaprint, a global supplier of customized marketing products and services to micro businesses and consumers.

With the goal of achieving LEED Silver certification, MPA designed a sustainable, dynamic base building in an office park setting with views of the Cambridge reservoir. A landscaped green roof courtyard provides a seamless connection between the office building and the parking garage, which is extended below grade for direct access into the building from the basement level. The massing of the building creates two office "wings" (a north wing and a south wing) that are mirrored, flipped, and pulled apart from one another to offer an atrium space with linking bridges. The atrium provides a clear visual connection through the building to the courtyard and a terrace facing Wyman St., connecting the building to the surrounding landscape and offering views from all sides. Angled walls that encompass the lobby, clad with a metal panel detailed with a dynamic asymmetric pattern, further accentuate the separate massing. MPA is using a unitized metal and glass curtain wall system for the building's envelope, providing high thermal efficiency and allowing daylight to filter deep into the building's interior.

For the interior fit-up of Vistaprint's office, MPA is designing an open and collaborative space that places offices and conference rooms on the interior to maximize natural light and views of the landscape for the entire office. The space features an executive office suite, a variety of conference rooms and huddle spaces, a library, a game room, a telepresence room, training suite, data center and a 1,200 s/f network operations center with raised flooring. The highly flexible open office space features movable agile furniture on wheels and adjustable overhead power and data points to enable 100% flexibility in reconfiguration of work areas. Anchoring each end of the building is a lounge adjacent to a kitchen, providing exterior views for common areas. Conference areas anchor the main elevator lobby space on all upper floors.

The project is currently under construction and expected to be complete in June 2015.

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