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## **Hobbs Brook Management LLC begins full interior renovation of 81 Wyman St. in Waltham, Mass.**

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Waltham, MA Hobbs Brook Management LLC has begun a full interior renovation of 81 Wyman St. Hobbs Brook plans to reposition the space, located in the town's technology corridor, into a modern, amenity-rich class A office building.

Originally built in 1989 and purchased from Thermo Fisher Scientific in 2015, the three-story, 80,000 s/f building is located directly off Rte. 128 and highly-visible in the metro-west marketplace. The revitalized property is expected to attract high caliber tenants with open floorplates, floor-to-ceiling windows, and elegant glass entries. The highly-sustainable building, which will feature an abundance of natural light, LED lighting, and all new mechanical, electrical, and plumbing systems built to Hobbs Brook's high standards for sustainability and efficiency, is targeting LEED Silver certification. 81 Wyman also offers surface parking for 244 cars and views with highway exposure.

"We recognized the potential of 81 Wyman to provide vibrant, premium office space and are excited to redevelop this aging asset into a high quality and efficient building," said Bradley Cardoso, AIA, principal architect for Hobbs Brook. "As an owner and manager of commercial properties for 65 years, we insist on superior quality and sustainability at every building we develop. Just like the trusted relationships we nurture with our tenants, we expect our properties to remain long-term investments. Our commitment to excellence, both in our Class A offices built with sustainability in mind and in our dedication to our tenants, is our top priority."

Hobbs Brook Management has been instrumental in repositioning and rebranding aging assets into award-winning buildings since 1952. As an owner and operator of Class A office space in the Boston suburbs, Hobbs Brook Management builds, renovates, and manages all of its properties with an eye towards sustainability, energy efficiency, high-quality building materials, and environmental stewardship. Driven by its commitment to reduce its carbon footprint, Hobbs Brook boasts five buildings in its portfolio with solar arrays, with a sixth solar array currently under construction.

Designed by Providence-based Vision 3 Architects, 81 Wyman is slated for base building completion in the summer of 2018 and will be available for either a single tenant or multiple tenants. Members of the project team include Columbia Construction Company, construction manager; Simpson Gumpertz & Heger, structural engineer; and Cosentini Associates, mechanical, electrical and plumbing engineering.

81 Wyman Street is conveniently situated within the Hobbs Brook Office Park less than 30 minutes

from Boston. As part of the Office Park, tenants will enjoy access to:

- On-site management
- Hobbs Brook Park fitness center
- Forefront Center for meetings and conferences
- 24/7 security
- Shuttle to Alewife MBTA station
- MBTA bus service to Watertown Square
- Area hotels and restaurants

With a long history of delivering comprehensive real estate services to Hobbs Brook Management, Wyman Street Advisors is the exclusive leasing agent for 81 Wyman Street.

Because the most valuable thing they develop is a relationship, Hobbs Brook Management focuses its efforts on satisfying the individual needs of customers that lease within their parks. A service-oriented provider of Class A business solutions to companies large and small, Hobbs Brook builds sustainably, maintains an on-site facilities management staff, and develops or renovates projects for energy efficiency, LEED certification, and the preservation of the local environment. With portfolios in Massachusetts, Rhode Island, Georgia and Illinois, Hobbs Brook offers competitive amenities, on-site catering and dining facilities, fitness centers, and a full-service conference center available to tenants and the public. Hobbs Brook enjoys a steady occupancy rate in the 90th percentile, and holds firm to the belief that tenants should feel secure, well-balanced and prevalent at work.

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