



CELEBRATING
55 YEARS

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Hines, O’Leary and McNamara of C&W handle 77,000 s/f in subleases

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Waltham, MA According to Cushman & Wakefield, Digital Guardian and ServiceNow have both signed sublease agreements for a combined total of 77,000 s/f at 275 Wyman St. The site currently serves as a North American office for Cimpres, the world leader in mass customization, and its well-known brand Vistaprint.

Digital Guardian was represented in its 44,000 s/f sublease by Keith Gurtler of Avison Young, while ServiceNow was represented in its 33,000 s/f sublease by Jim Abarta and Bill Lynch of Colliers International. Cimpres was represented in both transactions by Brian Hines, Michael O’Leary and Kevin McNamara of Cushman & Wakefield.

275 Wyman St. is a five-story building constructed in 2015 and consists of 300,000 s/f of class A office space. The building is owned by Hobbs Brook Management, was designed by Margulies Perruzzi Architects and was built by Commodore Builders.

“High quality buildings in Waltham continue to experience solid success, and we expect it to remain that way,” said Hines, vice chair at Cushman & Wakefield. “This is not only a great space in a much sought after building, but it’s also in a location with a lot of top-notch amenities with easy access to the highway and Boston.”

The building features a full-service cafeteria, a landscaped courtyard, a 1,025-car parking garage, and is located within a campus setting in the Hobbs Brook Park.

It was designed 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. Internal building features include impromptu meeting spaces on each floor to encourage collaboration, a game room, mothering rooms, and a cutting-edge fitness center that includes a room outfitted for spin classes. A library was designed to accommodate silent work space for Cimpres and Vistaprint team members, outside of the collaborative environment.

The building is adjacent to Interstate 95 and conveniently located 12 miles from Boston.

“We moved back to Waltham in 2015 and have enjoyed not only our state-of-the art campus, but also the vibrant local community,” said Albert Plans of Cimpres. “We are delighted to share our space with Digital Guardian and ServiceNow and hope they find 275 Wyman a place to grow and

call home, like we did.”

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