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Hobbs Brook Real Estate signs ZoomInfo to 100,000 s/f lease at 275 Wyman - a five-story LEED Gold Certified office building

May 07, 2021 - Front Section



Waltham, MA According to Hobbs Brook Real Estate LLC, 275 Wyman will soon become the East Coast office for ZoomInfo, a global leader in go-to-market intelligence solutions. The deal represents the area's second largest lease during 2020.

275 Wyman is a five-story LEED Gold Certified office building located along the Rte. 128 technology corridor, 10 miles west of Boston. The 314,000 s/f building is one of 15 based within Hobbs Brook's 2.2 million s/f office campus along Wyman St. ZoomInfo will occupy the entire fourth and fifth floors of the building, which totals 226,000 s/f. The firm is currently working remotely and plans to move into its new space this summer. ZoomInfo employees are planning to return to the office in a hybrid approach.

275 Wyman is designed by Margulies Perruzzi Architects, built by Commodore Builders, and developed, owned, and operated by Hobbs Brook.

ZoomInfo was drawn to 275 Wyman's amenities, including:

- A 7,000 s/f gym with weights, stationary bikes, cardio equipment, and a studio for classes, plus locker rooms with showers;
- A 4,000 s/f full-service cafeteria with many healthy options and outdoor seating;

- An 8,000 s/f conference center with dividers;
- A six-level parking garage with a covered walkway that connects to the office;
- An additional café with outdoor seating; and
- An expanded reception area.

ZoomInfo takes over the Wyman St. workspace from the building's current primary tenant, Cimpress, parent company to Vistaprint, which will relocate to ZoomInfo's current 73,000 s/f office space at 170 Tracer Ln. early this summer.

The new office is ZoomInfo's second largest behind its global headquarters in Vancouver, Washington.

"We are absolutely thrilled to welcome ZoomInfo to our portfolio, and we look forward to contributing to and supporting their growth," said Sam Schaefer, CEO, Hobbs Brook. "This was a complex transaction with a unique set of challenges. We want to thank all of the teams who were involved for their help in achieving an outstanding result."

During the evaluation process for its office expansion, ZoomInfo considered 15 different locations in Greater Boston and toured four buildings before securing its move to 275 Wyman. ZoomInfo signed a lease for 226,000 s/f at the building and will occupy in a multi-phased approach.

"As we look to attract even more talent to join our rapidly growing team, our office space must reflect how much we value our employees, their work styles, and lifestyle preferences," said Henry Schuck, ZoomInfo's Founder and CEO. "Hobbs Brook's 275 Wyman is ideal for its highly convenient location, the ability to accommodate future growth, and a variety of desired building and neighborhood amenities. We are proud to bring our largest East Coast office here."

"This is a substantial, noteworthy deal involving the exchange of two tenant locations to accommodate both their current real estate strategies," said Michael O'Leary, Executive Director of Cushman & Wakefield. "Thanks to a great deal of teamwork and diligence among Hobbs Brook, ZoomInfo and Vistaprint, we were able to complete a seamless transaction with a structure that rarely happens in commercial real estate, accommodating two companies following different yet relevant real estate trends."

"ZoomInfo looked at many offices before landing on this one and we can attribute that to Hobbs Brook's innovative approach to providing hospitality and service throughout their buildings," said Tyler McGrail, Senior Managing Director of Newark Knight Frank who represented ZoomInfo. "It was a pleasure to work with Hobbs Brook and Vistaprint to make this a smooth transaction for all."