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## Hobbs Brook Real Estate LLC signs two new leases at 225 Wyman

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Waltham, MA Hobbs Brook Real Estate LLC (HBRE), a pioneering developer, owner and operator of premier office and life science space, has signed two new leases with leading life science companies at its latest redevelopment currently under construction, 225 Wyman. ElevateBio BaseCamp LLC, a R&D and manufacturing company that offers research and development (R&D), process development (PD), and Current Good Manufacturing Practice (CGMP) manufacturing capabilities, and Seqirus, one of the largest influenza vaccine providers in the world, will join Pegasystems, a Cambridge-based software company, at 225 Wyman once it is completed this spring.

225 Wyman is now 90% leased before its delivery. Its lab space is 100% committed and there is only 54,189 s/f of office space available for lease. This impressive leasing momentum speaks to the high-quality office and lab building HBRE is delivering, as well as the strength and attractiveness of the local market and demand for lab space in Boston's suburbs.

225 Wyman is a LEED Gold designed, 507,000 s/f, five-story ground-up development located along

the Rte. 128 technology belt. The location, seven miles from Cambridge, and 12 miles from Boston, also represents the largest life science hub outside of Cambridge. It is proximate to public transit and surrounded by retail, a variety of restaurants and open space, including the Cambridge Reservoir. Designed by Gensler in close collaboration with HBRE, the building is uniquely engineered to accommodate a 60% lab to 40% office ratio. 225 Wyman offers flexible, column-free floor plates up to 55,000 s/f in the southern portion of the building and 70,000 s/f in the northern portion of the building. This design ensures the space is equipped to support the most progressive and sophisticated life science and office tenants.

“Every square foot of this project was thoughtfully designed to create the optimal human experience – from the unique shape of the building to the expansive floor-to-ceiling windows,” said Jerome Kyllingstad, vice president and director of asset management at Hobbs Brook Real Estate. “Waltham is the ideal location to develop a building that prioritizes natural amenities and outdoor space. It now has the highest combined office and lab inventory in the Boston suburbs. We are thrilled to welcome leading life science companies like ElevateBio and Seqirus to the 225 Wyman community.”

The building is one of 15 within HBRE’s 2.2-million s/f office campus that spans 137 acres along Wyman St.

To help provide a more seamless commute for tenants and their employees, an express shuttle service to the Alewife Red Line MBTA Station and Commuter Rail station will be available from the campus. With over 60 companies in neighboring buildings, 225 Wyman is part of a dynamic tenant community that offers an abundant collection of conveniences.

“Interest in the Waltham market continues to grow exponentially - it is now a core life science market with proximity to Cambridge,” said Don Domoretsky, managing director at JLL. “The latest leases with ElevateBio BaseCamp and Seqirus, for a combined total of 297,032 square feet, expands HBRE’s life science footprint in the Boston suburbs. The continued leasing momentum at the building with Pegasystems and others also reflects the high demand for research space that offers an innovative and integrative approach to employee well-being and sustainability.”

Companies and their employees are increasingly drawn to buildings that incorporate features that seamlessly integrate the comforts of home and healthy practices into the workday. HBRE’s Wyman Street campus features approximately 45,000 square feet of combined indoor amenities spaces, providing unique locations to gather, dine, refresh, and digitally connect.