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Hobbs Brook R.E. celebrates grand opening of 225 Wyman

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Waltham, MA Hobbs Brook Real Estate LLC (HBRE) has completed its latest life sciences development, 225 Wyman. 225 Wyman is a LEED Gold designed, 507,000 s/f, five-story ground-up development along the Rte. 128 technology belt. HBRE gathered alongside mayor Jeannette McCarthy to officially introduce this new, 96% pre-leased property that reaffirms the city's position as a core market for life sciences, innovation, technology, and R&D.

"225 Wyman represents everything HBRE is about – it's highly sustainable, conveniently located, surrounded by green space, and hyper focused on the tenant experience," said Peter Gottlieb, president and CEO, HBRE. "Today is exciting for us and for our pioneering tenants–ElevateBio BaseCamp, Seqirus, Pegasystems, and TIAA – as they embark on their next chapters at 225 Wyman. It is so fulfilling to provide space to companies that are truly improving the world through innovation. HBRE's mission is to serve as a creative advisor for and caretaker of our tenants'

physical spaces, and we are acutely aware of our critical role in the research, design, and delivery of their products and services."

225 Wyman attracted leading companies to the well-located, fully amenitized, highly sustainable, and designed building months prior to its completion.

Tenants that will soon move into the building include ElevateBio BaseCamp, a R&D and manufacturing company that offers research and development (R&D), process development (PD), and Current Good Manufacturing Practice (cGMP) in cell and gene therapies capabilities; Seqirus, one of the largest influenza vaccine researchers in the world; Pegasystems, a Cambridge-based AI software company; and, TIAA.

225 Wyman's convenient location, seven miles from Cambridge and 12 miles from Boston, is proximate to public transit and a variety of restaurants and open spaces, 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 square feet in the southern portion of the building and 70,000 square feet 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. Gilbane Building Company served as general contractor.

With over 60 companies in neighboring buildings, 225 Wyman is part of a dynamic tenant community that offers an abundant collection of conveniences. The building is one of 15 within HBRE's 2.2-million-square-foot office campus that spans 137 acres along Wyman Street. The campus, formerly referred to as Hobbs Brook Office Park, has a new name: Mainspring Campus. By definition, a Mainspring is "something that plays a principal part in motivating or maintaining a movement, process, or activity." HBRE strives to be this for all its clients/tenants, and the new name encapsulates the company's approach, as well as its focus on community and connection. This approach is partly evidenced through 225 Wyman's approximately 45,000 square feet of combined indoor amenities spaces, which provide unique opportunities to gather, dine, refresh, and digitally connect.

Notable amenities at 225 Wyman include:

a three-acre landscaped courtyard with fully connected outdoor workspaces
a 10,000 square foot boutique fitness center with spa-inspired locker rooms
bike concierge and storage
a five-level parking garage with a covered walkway that connects to the building
outdoor event and brand activation space
an expansive lobby with a coffee bar and space to collaborate
a dining room and café that can accommodate more than 280 people
150-person, tech-ready flexible conference space

Mainspring also provides an express shuttle service to the Alewife Red Line MBTA Station and Commuter Rail station.