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Hobbs Brook Real Estate signs 125,500 s/f of new leases/renewals at 1301 Atwood Ave.

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Johnston, RI Hobbs Brook Real Estate (HBRE) has executed 125,500 s/f of new leases and extensions at Northwoods, a three-story, 315,710 s/f, class A, LEED Gold-certified office building located at 1301 Atwood Ave. The tenants include:

- Dimeo Construction Company signed a 28,000 s/f lease. The firm served on the project team that transformed 1301 Atwood Ave. from an abandoned site, completing the renovation in 2016 and will commence move-ins to the property in Q2 of 2025.
- Zebra Technologies Corp. signed a two-phased lease at the property for 13,500 s/f.
- Dassault Systèmes has renewed its lease at the property for 84,000 s/f.

“The sustained leasing momentum at Northwoods underscores the value of resilience-focused operations, stable ownership, and the integration of energy-efficient and sustainable building practices. We’re proud to have created such an attractive office space for these industry-leading companies,” said Peter Gottlieb, president and CEO of HBRE.

Located six miles from downtown Providence, Northwoods has a 1,300-car parking (4/1,000 s/f parking ratio) lot equipped with EV charging stations, fitness center, full-service corporate dining facility with a landscaped deck, conference center and year-round tenant engagement programming. The property is on a 150-acre landscaped campus, with walking path, wildflower field and pond.

Cushman & Wakefield/Hayes & Sherry's Matt Fair and Peter Hayes represented the landlord, Hobbs Brook Real Estate, in the transaction. Dimeo Construction Company was represented by CBRE's Alden Anderson, Zebra Technologies Corp. was represented by JLL's Sean Lynch in the firms' respective transactions, and Dassault Systèmes was represented by JLL's Brendan Callahan and Gabrielle Harvey.

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