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Erland Construction completes cafe renovation at 601 Edgewater Dr. for Hobbs Brook Real Estate

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Wakefield, MA Erland Construction, in partnership with Margulies Perruzzi Architects, has completed the renovation of the cafe at 601 Edgewater Dr., a 155,000 s/f, five-story office building that is part of The Edge Campus, for Hobbs Brook Real Estate (HBRE). The updated space offers a modern, welcoming environment that enhances the employee experience, transforming it into a full-service amenity available to all tenants on the campus.

The scope of work included upgraded finishes, millwork, lighting, acoustical ceiling tiles, and sprinkler heads, along with significant modifications to the building's mechanical, electrical, and plumbing (MEP) systems. A new outdoor patio adjacent to the cafe was also added to provide additional seating and a flexible gathering space.

Erland worked closely with HBRE to maintain building operations throughout the renovation, implementing a detailed phasing plan that prioritized safety and minimized disruption to employees and visitors. The finished space was delivered in accordance with the standards of FM, a global leader in commercial property insurance and the parent company of HBRE, underscoring Erland's commitment to quality and precision.

"We're proud to have partnered with Hobbs Brook Real Estate on this renovation," said Ben McConchie, corporate, commercial group manager at Erland Construction. "Their dedication to creating forward-thinking, high-performing spaces aligns with our approach to construction. The revitalized cafe is now a vibrant, functional space that supports both collaboration and comfort."

This renovation marks Erland's first collaboration with Hobbs Brook Real Estate.

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