



nerelj

Hobbs Brook Mgmt. completes 85,000 s/f office bldg. renovation

December 02, 2008 - Owners Developers & Managers

Hobbs Brook Management LLC has completely renovated an 85,000 s/f office building at 590 Lincoln St. with the intention of leasing the space to an anchor tenant. Astra Tech has leased the entire building.

Hobbs Brook routinely updates and renovates its buildings as needed. The property at 590 Lincoln St. was built 50 years ago and was due for renovations, owing to the minimal number of windows, inefficient heating and cooling equipment and an outdated facade. During construction, Astra Tech, a medical device company began looking for 100,000 s/f of space in which to expand, chose to relocate to 590 Lincoln St. The previous tenant who had been leasing 590 Lincoln St. building prior to the renovation relocated to 245 Winter St., also located within the Hobbs Brook Office Park.

"The existing building was constructed in the 1960s for warehouse and research purposes with small windows popular at that time and an HVAC system that was outdated and inefficient compared to today's standards," said Donald Oldmixon, first vice president and director of real estate, construction and leasing for Hobbs Brook. "With these renovations we have constructed a class A office building replacing an obsolete property. â€”The new space is consistent with the rest of our properties."

The design improvements provided by ADD Inc. include an entirely new exterior envelope, common areas and landscaping resulting in a fully contemporary class A office building. â€”The industrial shell of the existing building was demolished down to its basic column, beam and slab structure and then completely reconstructed. Demolition performed by AJ Martini included removing the roof system, facade and mechanical systems. Construction improvements include seismic, structural, ADA and shell and core upgrades, a new curtain wall and metal panel system, a new roof structure, elevators, new lobbies and all new mechanical systems.

"Our goal as a property owner and manager is to become the chosen location for new businesses in Waltham," said Thomas Dusel, president and chief operating officer for Hobbs Brook. "We're extremely pleased to retain Astra Tech at our 590 Lincoln St. location. Our on-site resources and proximity to Boston and Rte. 128 really make us the perfect location for this growing medical device company."

ADD Inc. provided architectural and interior design services for the building rehabilitation and A.J. Martini of Winchester, Mass. served as the construction manager. Hobbs Brook Office Park, currently consisting of nine buildings totaling over 1.2 million s/f, is owned and operated by Hobbs Brook.