



WYMAN

WHERE INNOVATION UNFOLDS



225 WYMAN

NEWEST BUILDING IN GREATER BOSTON'S INNOVATION AND LIFE SCIENCE COMMUNITY

225 Wyman is perfectly situated in greater Boston's innovation and life science community with immediate access to Route 128 & I-95. Spanning over 6-acres, this 500,000 SF ground-up development was designed to optimize the workplace experience. Features of this thoughtfully designed campus offer tenants:

FLEXIBLE COLUMN-FREE FLOOR PLATES 55,000 SF UP TO 136,000 SF	CUSTOM WORKPLACE DESIGNS FOR LAB + OFFICE CONFIGURATIONS	3-ACRE LANDSCAPED COURTYARD WITH FULLY CONNECTED OUTDOOR WORKSPACES
10,000 SF BOUTIQUE FITNESS CENTER WITH SPA-INSPIRED LOCKER ROOMS	150-PERSON FLEXIBLE CONFERENCE CENTER SPACE	ON-SITE FAST-CASUAL DINING WITH SEATING FOR 280+
EXPRESS SHUTTLE SERVICE TO ALEWIFE RED LINE MBTA STATION + COMMUTER RAIL STATION	BIKE CONCIERGE AND STORAGE	PRIMARY GARAGE PARKING WITH COVERED WALKWAY CONNECTOR



- HOBBS BROOK IS THE **LARGEST LANDLORD** IN WALTHAM, MA WITH OVER **\$1 BILLION AUM**
- 225 WYMAN WILL BE INTEGRATED INTO THE WELL-ESTABLISHED **137 ACRES / 1.9M SF CAMPUS**
- **DYNAMIC TENANT COMMUNITY** WITH OVER 60 COMPANIES IN NEIGHBORING BUILDINGS
- LONG-TERM OWNER AND MANAGER WITH A FOCUS ON **SUSTAINABILITY AND TECHNOLOGY**





CAMBRIDGE
RESERVOIR

128



WYMAN ST

25

South
Garage

North
Garage

404

EXIT 27

175

275

333

303

81

Parking
Garage

275
Garage

185

343

LINCOLN ST

610
S

610
N

590

265

245

TOTTEN POND RD

WINTER ST

HOBBS BROOK CAMPUS
137 ACRES / 1.9M SF

UNRIVALED CONVENIENCE
WITH 5 POINTS OF ACCESS

7 MILES TO
CAMBRIDGE

12 MILES TO
BOSTON

ACCESS ROUTES

1

Route 128/I-95 South Bound
via Exit 28: Trapele Road

2

Route 128/I-95 South Bound
via Exit 27B: Winter Street

3

Route 128/I-95 North Bound
via Exit 27B: Wyman Street

4

Lincoln Street access

5

Route 2 access



29 A/B

52 A/B

Hayden Ave

Spring St. / 53



54 A



2

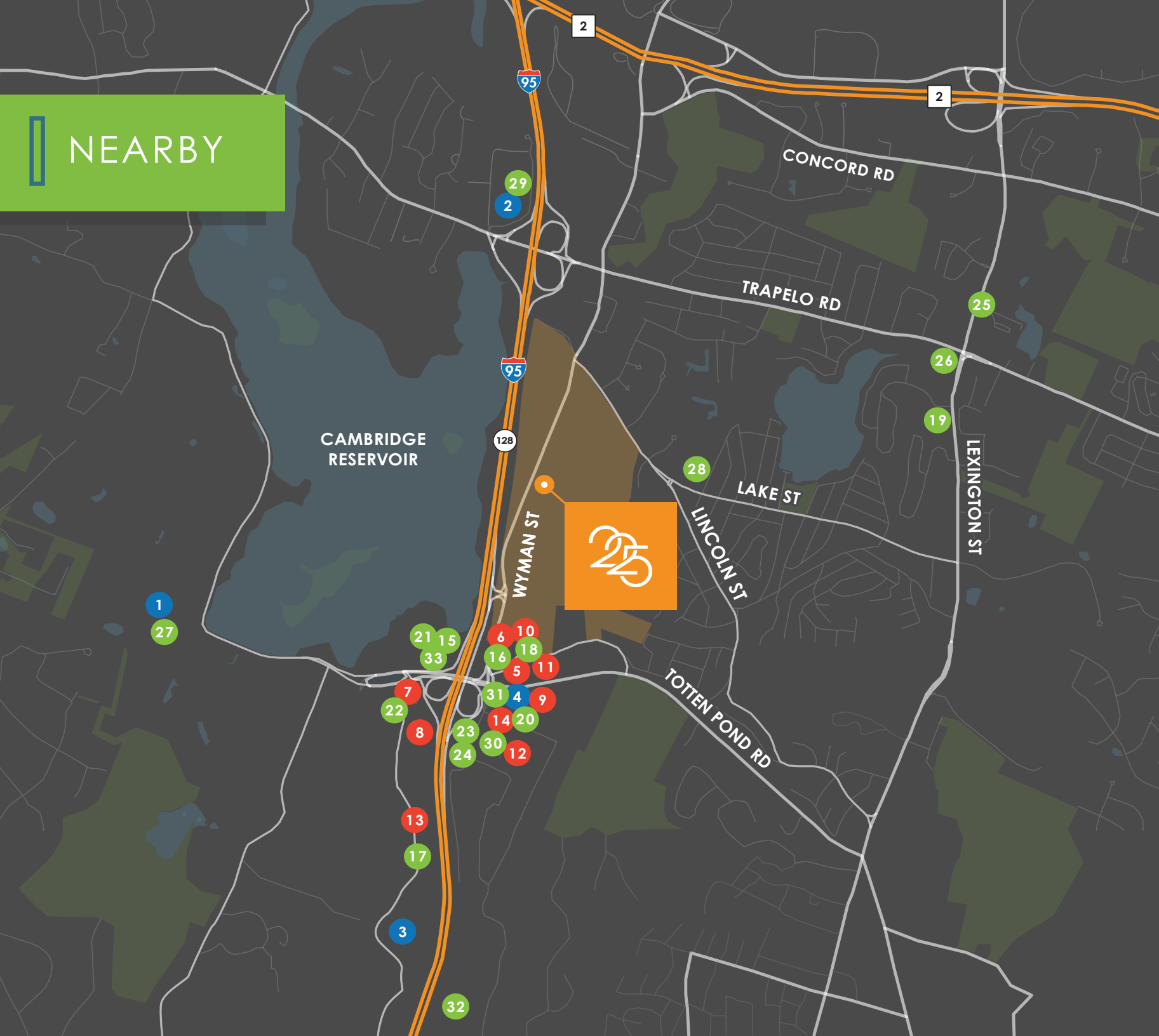


128



LIFE SCIENCE CLUSTER CORE SUBURBAN

NEARBY



FITNESS

1. BOSTON SPORTS CLUBS
2. BOSTON SPORTS CLUBS
3. CROSSFIT ONE NATION WALTHAM
4. ORANGETHEORY FITNESS

HOTELS

5. BEST WESTERN-TLC HOTEL
6. COURTYARD BY MARRIOTT BOSTON
7. EMBASSY SUITES
8. HAMPTON INN-BOSTON
9. HILTON GARDEN INN BOSTON/WALTHAM
10. HOLIDAY INN EXPRESS
11. HOME SUITES INN
12. HYATT HOUSE-BOSTON/WALTHAM
13. RESIDENCE INN
14. WESTIN WALTHAM BOSTON

RESTAURANTS

15. BERTUCCI'S
16. THE BISTRO
17. CONVERGE
18. COPPER HOUSE TAVERN
19. GRASSFIELD'S FOOD & SPIRIT
20. GREAT AMERICAN GRILL
21. GREEN PAPAYA
22. GRILLE AT HOBBS BROOK
23. THE LOCAL KITCHEN & DRINKS
24. OSTERIA POSTO
25. PANERA BREAD
26. PAPA GINO'S
27. PHINIX MEDITERRANEAN GRILL
28. PIZZI FARM
29. REBECCA'S CAFE
30. RELISH BURGER BISTRO
31. RUTH'S CHRIS STEAK HOUSE
32. NOT YOUR AVERAGE JOE'S
33. UMI RESTAURANT INC

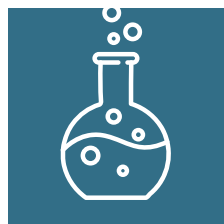
Significant branding/signage opportunities for an anchor tenant



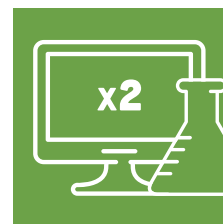


The active main lobby at 225 Wyman welcomes tenants and guests

WALTHAM BY THE NUMBERS



Waltham is the **core life science market** outside of Cambridge



Waltham has the **highest combined office and lab inventory** out of any other Boston suburb



Waltham was voted **#1 place to live in Massachusetts** by Money Magazine in 2018 and #13 in the country



Waltham boasts the **highest percentage of millennials with a Bachelor's degree** among any cities or towns along Route 128



More people are relocating to Waltham, MA than any other suburban residential destination



Within 3 miles from 225 Wyman, **24% of people are 20-34 years old** and the most common age group is 25-34 years old

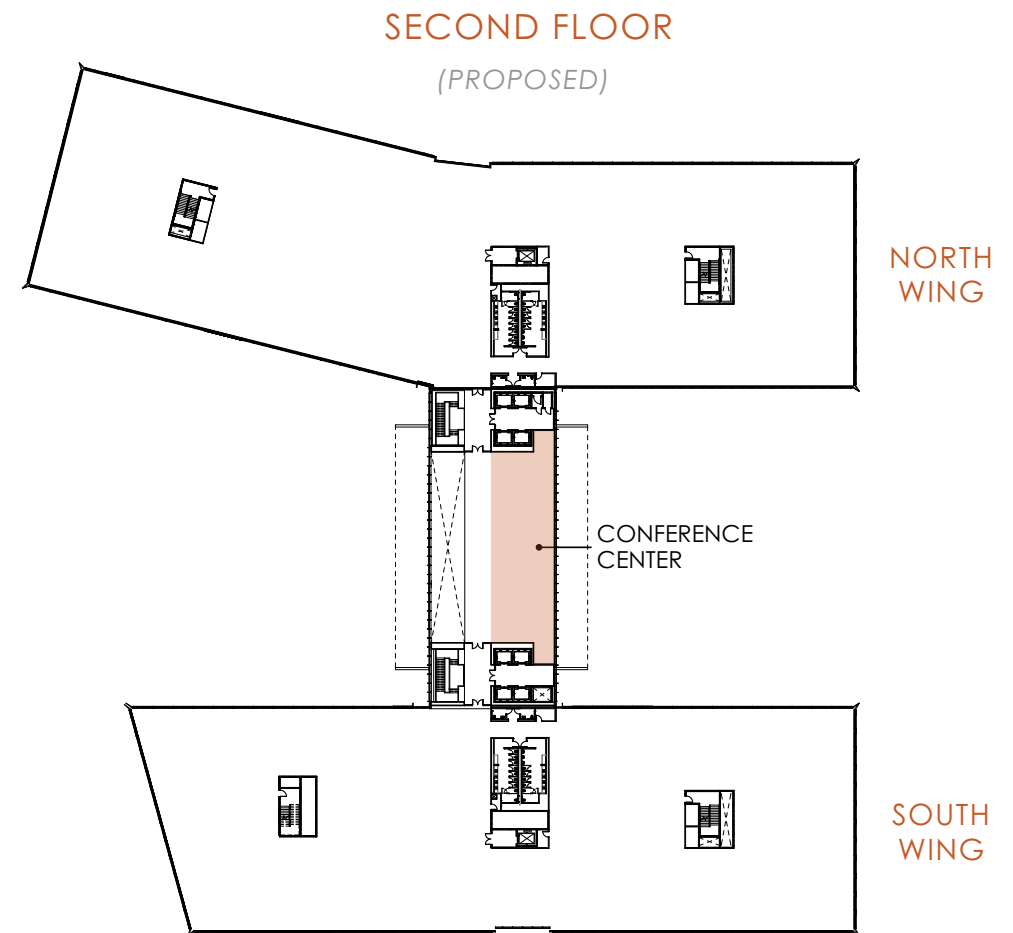
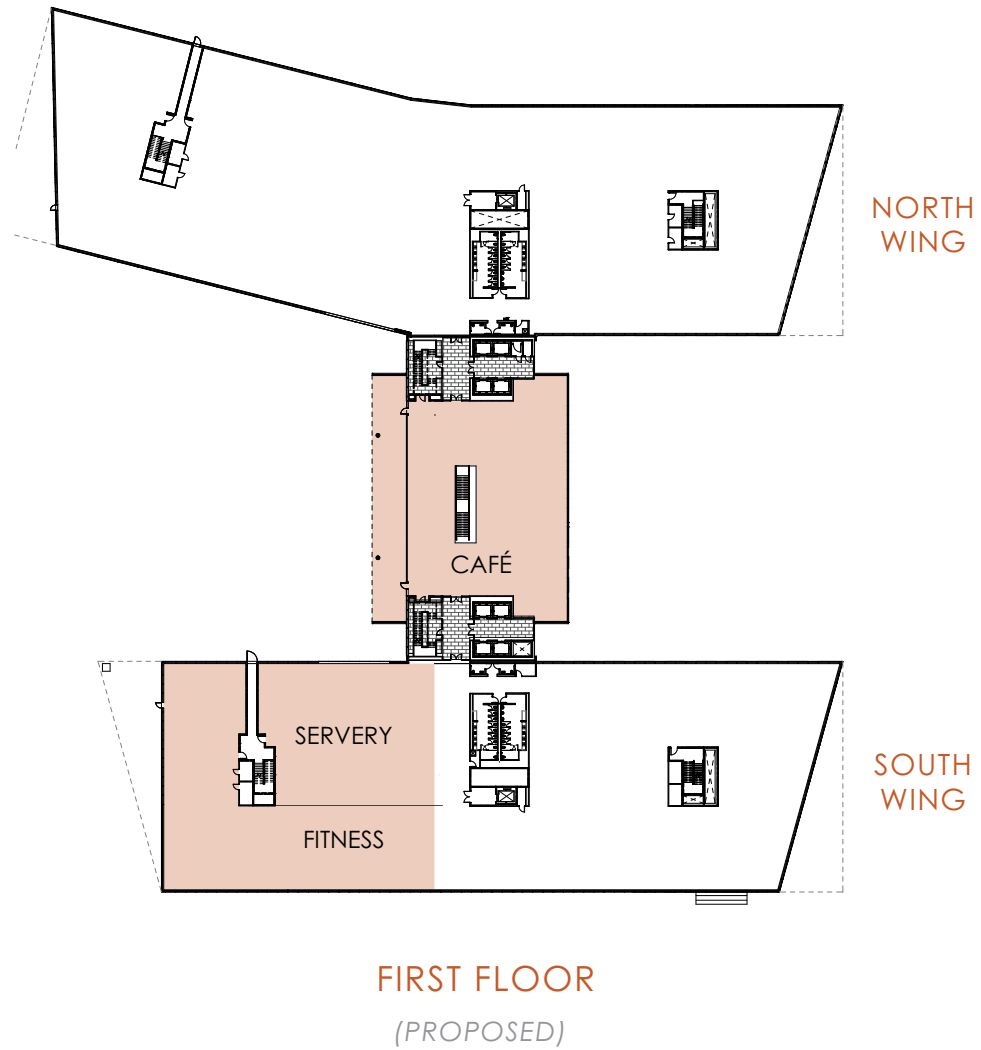
Innovative thinking happens in a creative space



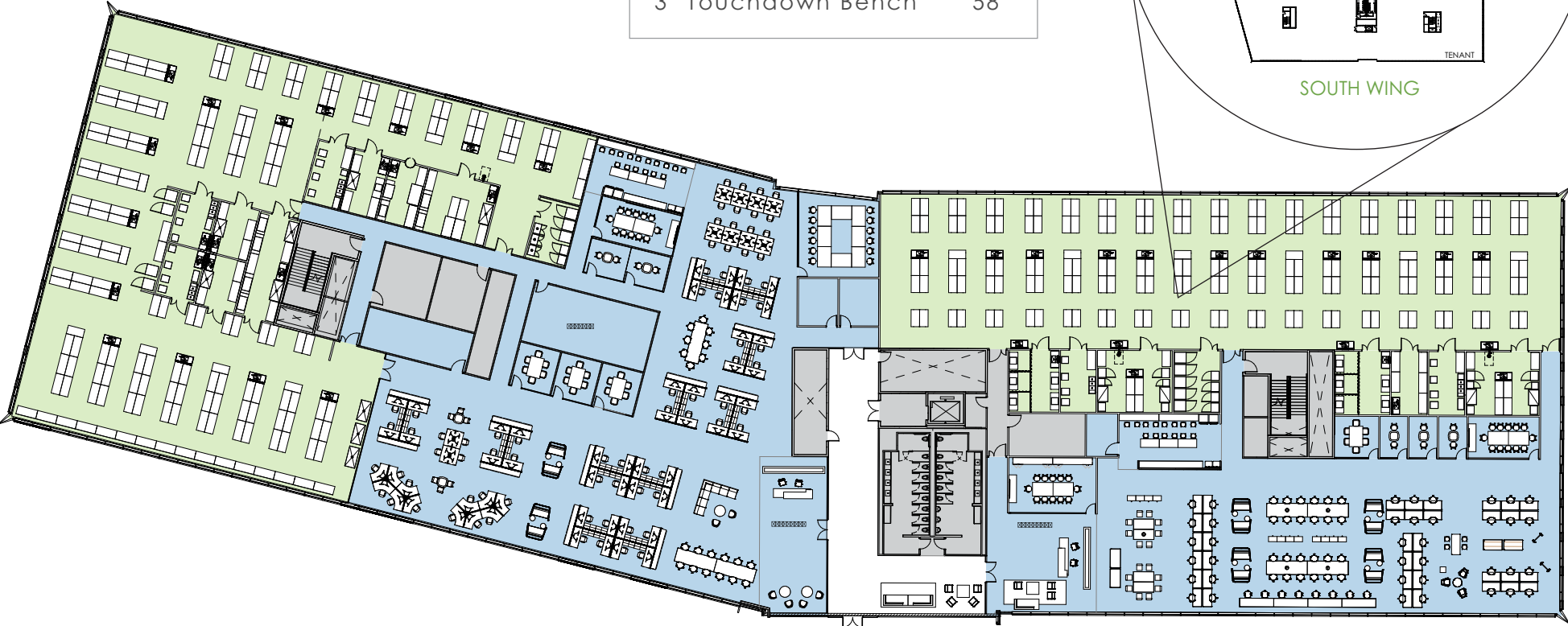
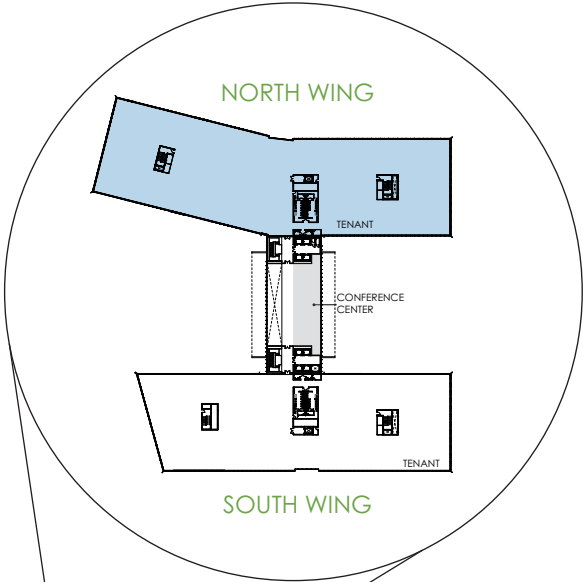


3-acres of activated outdoor space
including courtyard, walking trails and more

AMENITY FLOOR PLANS



LABORATORY SPACES		INDIVIDUAL WORKSPACES	
Lab Support Room	18	6'x6' Workstations	56
Open Lab Space	2	5' Bench Stations	58
		3' Touchdown Bench	58



● LAB
 ● OFFICE

LAB FIT PLAN | NORTH WING



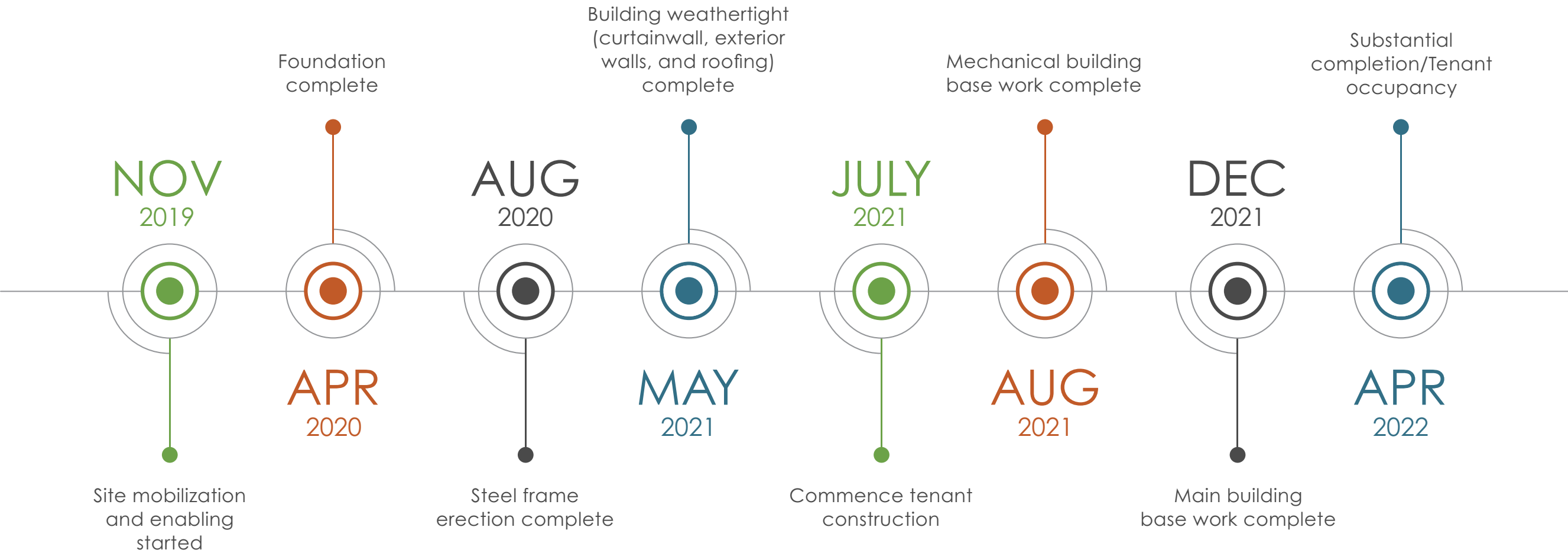
LAB BUILDING SPECIFICATIONS

GENERAL

SUSTAINABILITY	• Targeting LEED Gold
ON-SITE AMENITIES	• Cafe, fitness center, conference center, activated outdoor space
STRUCTURAL	• 150 lbs per square foot
ELEVATORS	• Eight (8) passenger elevators • Two (2) service elevators, 5,000 lbs
EMERGENCY POWER	• Space and accommodations for tenant-provided standby generator and equipment
TELECOM/TECH	• Building fiber ready – space and accommodations for tenant-provided tel/data systems • Current providers available: Comcast, Verizon and RCN
SHUTTLE SERVICE	• Shuttle to Alewife Station – Cambridge and Riverside Station – Newton via the 128 Business Council
LOADING	• Full loading dock service area
PARKING	• Located in adjacent garage with covered walkway to building 3.35/1,000 SF • Garage Parking: 1,495 • Surface Parking: 220 • Electric charging stations

LAB

LAB DESIGN	• Engineered to accommodate 60% lab to 40% office ratio
FLOOR-TO-FLOOR HEIGHTS	• Level 4: 14'-9" • Level 1-3: 14'-3" • Ground Level: 16'-0"
COLUMN BAY SPACING	• 33' x 44'
ELECTRICAL	• 4,000 amp service at 480/277 volt, 3-phase • 3,000 amp bus duct risers through each floor • 25 watts/SF in laboratories
HVAC	• Central air handling systems provide conditioned air via eight (8) 200 ton, 35,000 cfm units • Labs designed to accommodate up to 2 cfm/sf ventilation • Building designed to accommodate chilled beams or fan coil units for sensible cooling • "N+1" redundant fume hood exhaust fan system • Air handling systems all include energy recovery
PLUMBING	• Dedicated lab waste risers for future Tenant pH neutralization systems • Natural gas service







EXPANSIVE
AND
ACTIVATED
LOBBY



FLEXIBLE
FLOOR PLATE
55,000 SF UP
TO 136,000 SF



10,000 SF
BOUTIQUE
FITNESS
CENTER



WYMAN



3-ACRE
ACTIVATED
LANDSCAPED
COURTYARD



FULLY
CONNECTED
OUTDOOR
WORKSPACES



280+
SEATING
DINING
AND CAFÉ





WYMAN

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Gensler