



WYMAN

WHERE INNOVATION UNFOLDS





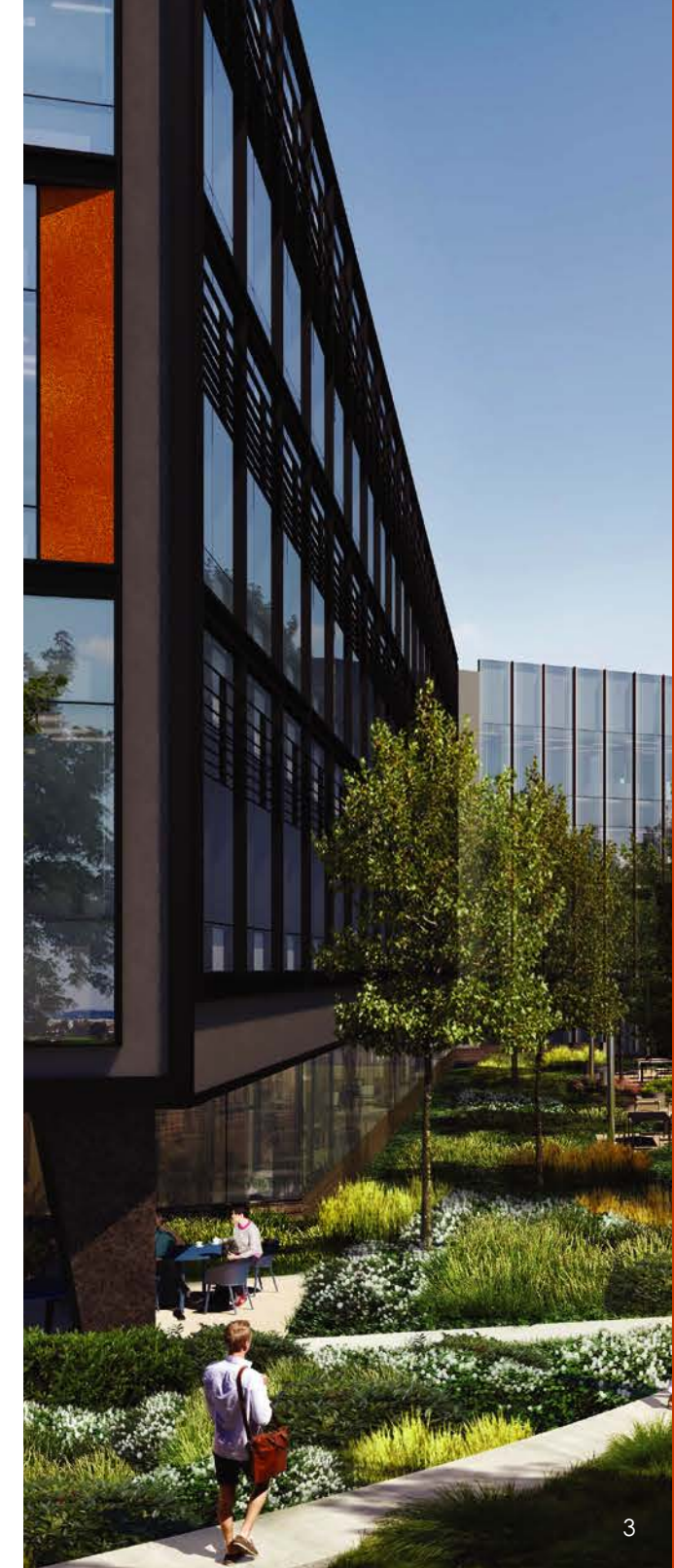


# 225 WYMAN

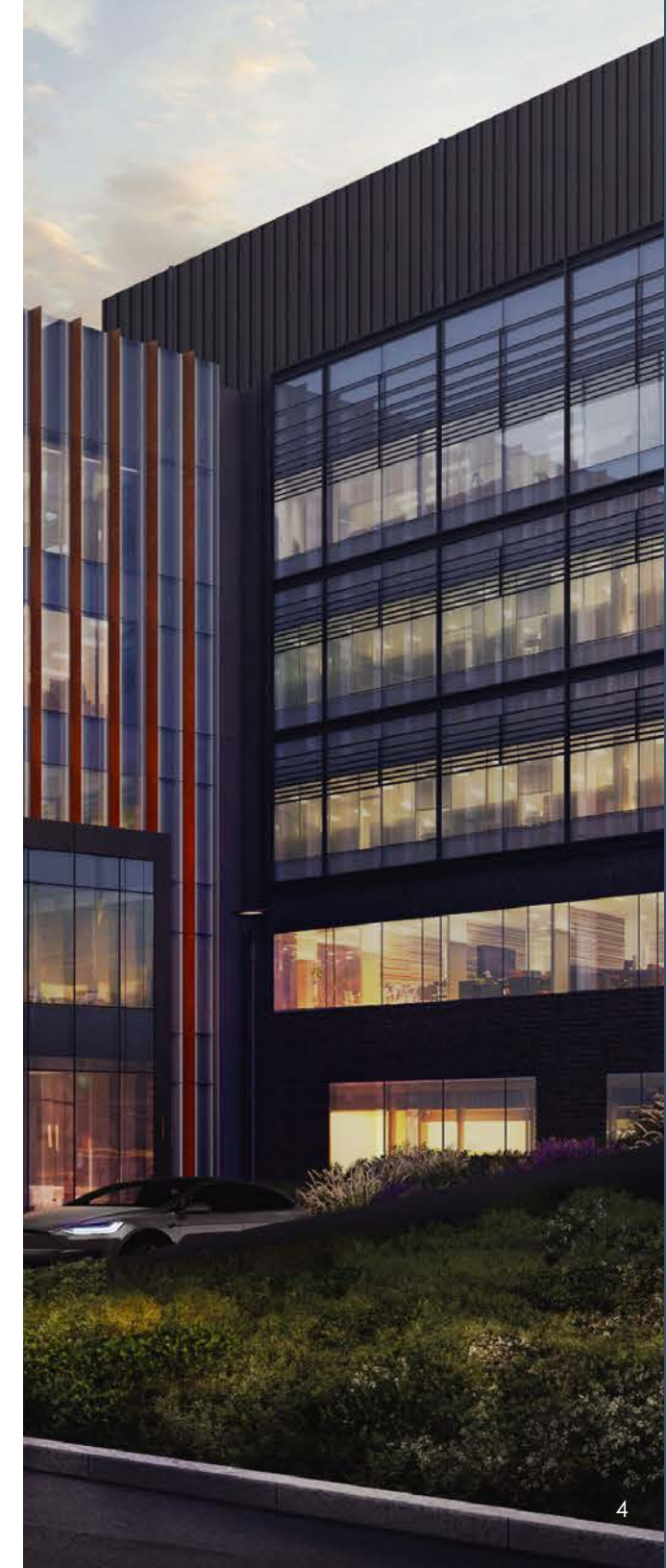
## NEWEST BUILDING IN GREATER BOSTON'S INNOVATION AND LIFE SCIENCE COMMUNITY

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



South  
Garage

North  
Garage

404

EXIT 27

175



275

303

333

81

Parking  
Garage

275  
Garage

185

LINCOLN ST

610  
S

610  
N

590

343

TOTTEN POND RD

WINTER ST

265

245

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



ORIONIS BIOSCIENCES IMMUNOGEN  
 amag Alkermes  
 SOBI PerkinElmer  
 Accellient Partners arrakis  
 MACS Miltenyi Biotec Radius  
 Dyne Celgene  
 Akrevia THERAPEUTICS TESARO

29 A/B

52 A/B

Hayden Ave

Spring St. / 53

54 A

2

128



AstraZeneca Syndax  
 Dragonfly THERAPEUTICS ENTASIS  
 MORPHIC THERAPEUTIC sRNAlytics

exosome<sub>x</sub> NetBio  
 PALLEON PHARMACEUTICALS PHARMETRICS  
 SANOFI GENZYME Visterra AstraZeneca

SANOFI GENZYME  
 Bioerativ  
 Blossom Therapeutics

microchips BIOTEC RENASCENT HYALEX  
 TEPHA MEDICAL DEVICES KERATIN BIOSCIENCES CURIS  
 pulmatrix Hemanext nbd nano  
 CYTEIR THERAPEUTICS FRESENIUS MEDICAL CARE epis

MERCK CoNCERT Pharmaceuticals Inc. FREQUENCY THERAPEUTICS  
 Kaleido LogicBio  
 ACCENT THERAPEUTICS  
 KEROS Dicerna pharmaceuticals



elevatebio  
 deciphera  
 BostonDynamics

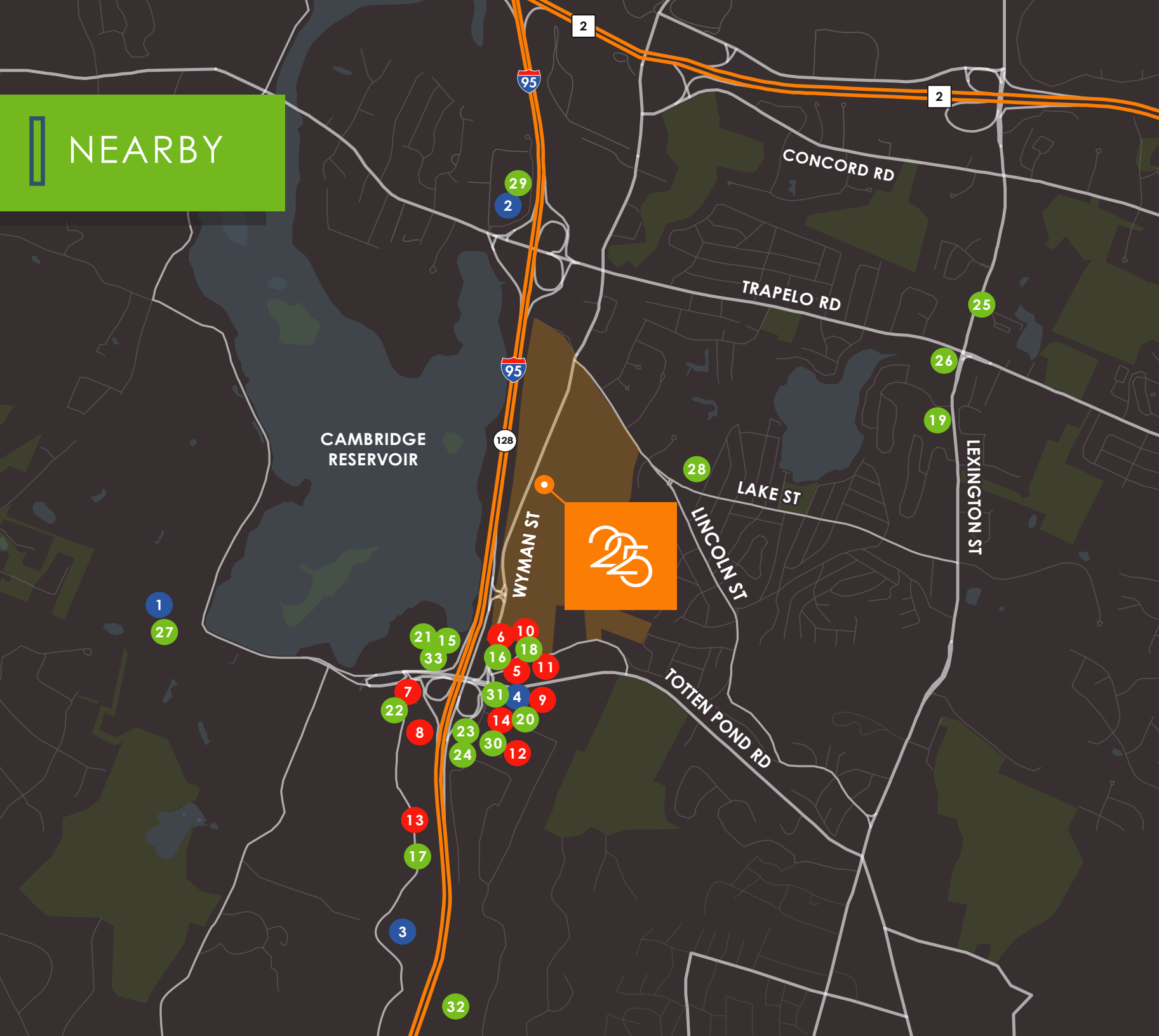


TO ALEWIFE RED LINE MBTA STATION

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





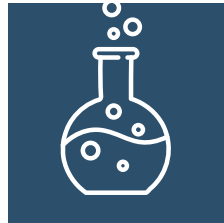


The active main lobby at 225 Wyman welcomes tenants and guests





# 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





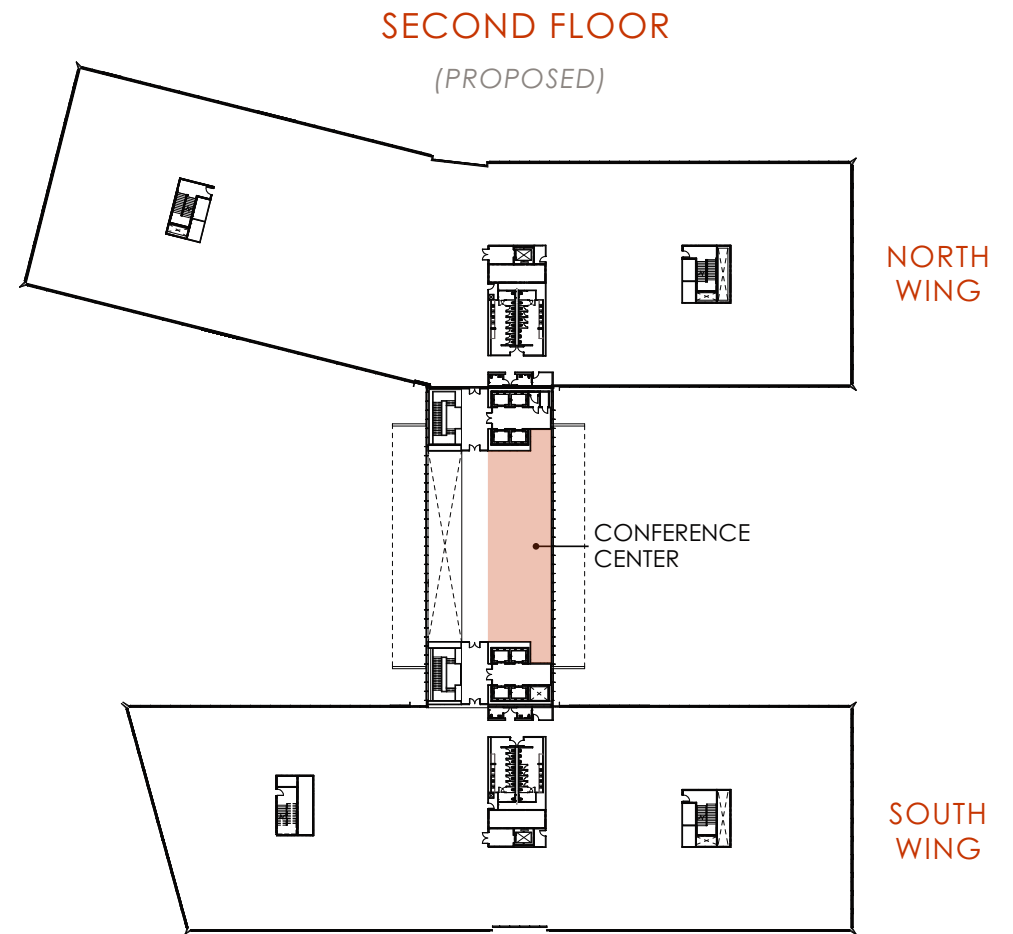
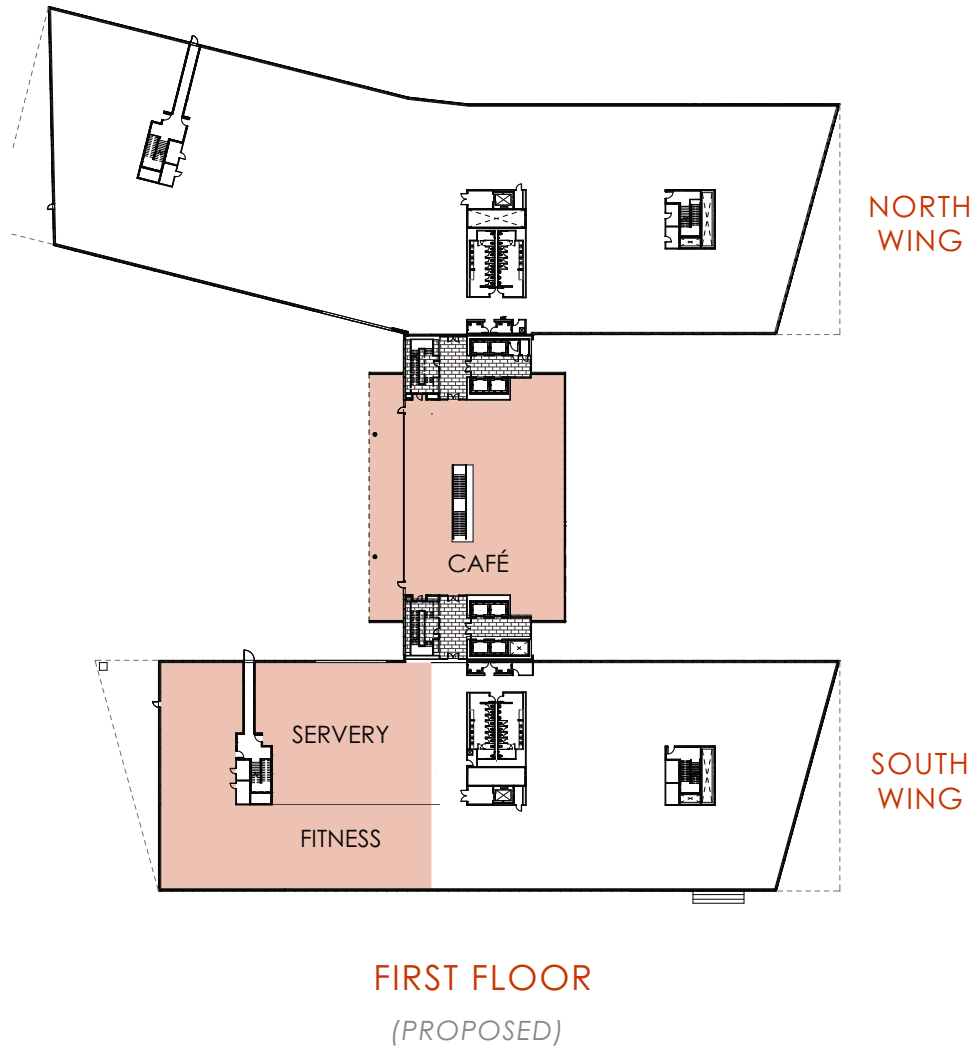


3-acres of activated outdoor space including courtyard, walking trails and more





# AMENITY FLOOR PLANS



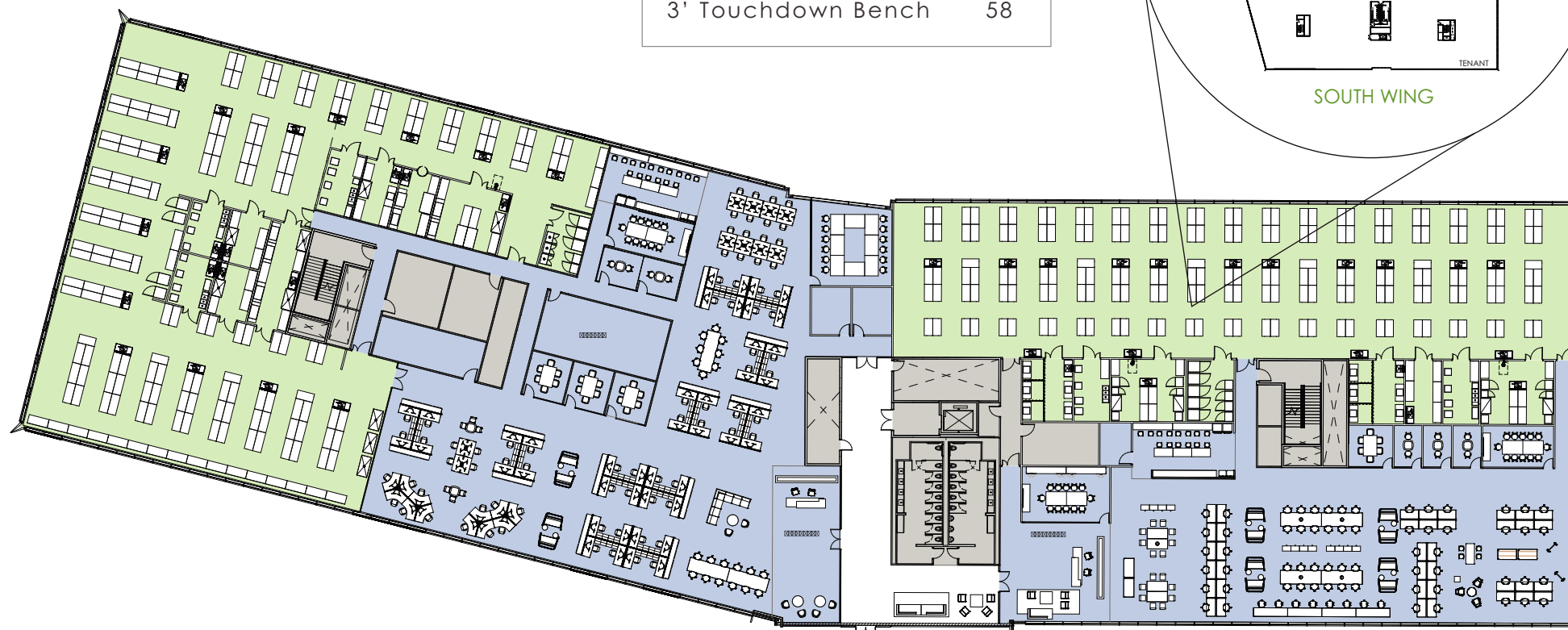
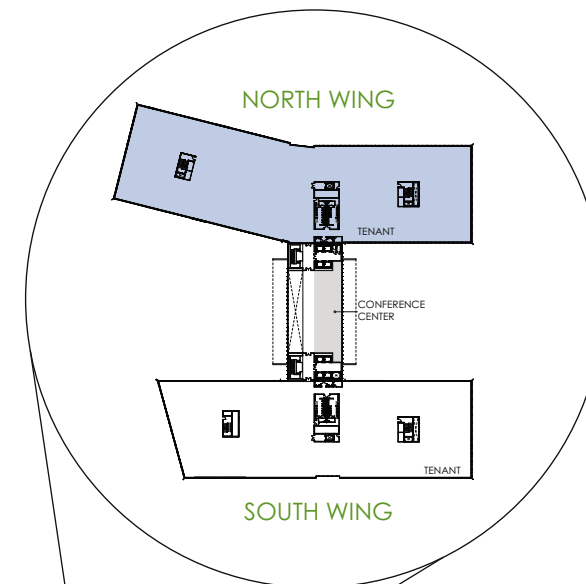




# LAB FLOOR PLANS

+/- 66,000 RSF

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

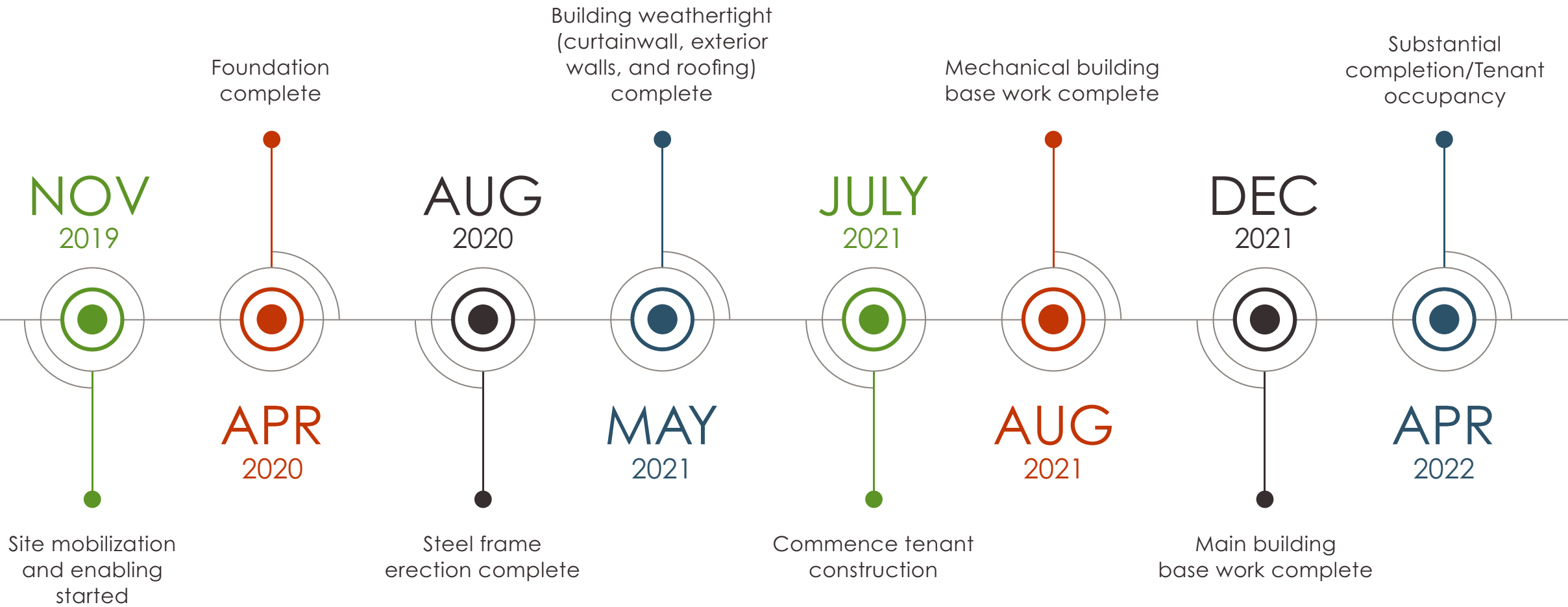
## LAB

- 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





# CONSTRUCTION SCHEDULE











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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