



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



WYMAN ST

128

South  
Garage

North  
Garage

404

25

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



# BUSINESS CLUSTER

## CORE SUBURBAN

29 A/B

52 A/B

Hayden Ave.

Spring St. / 53

54 A

2

128

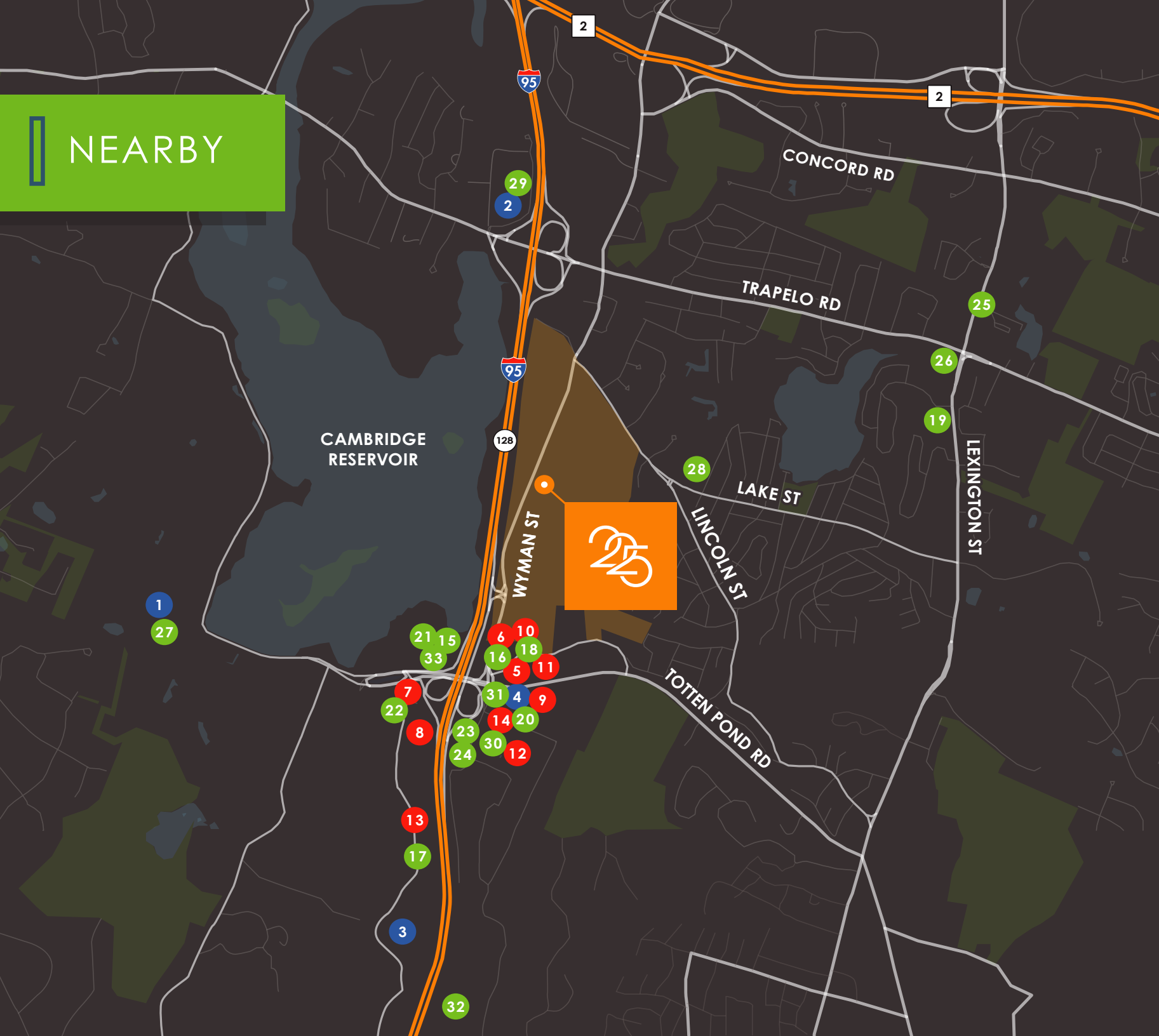


 TO ALEWIFE RED LINE MBTA STATION





## 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



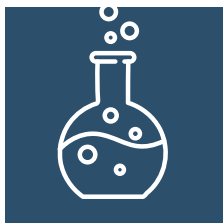




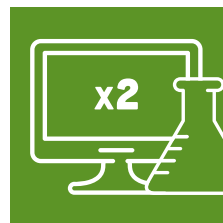
The active main lobby at 225 Wyman welcomes tenants and guests



## 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



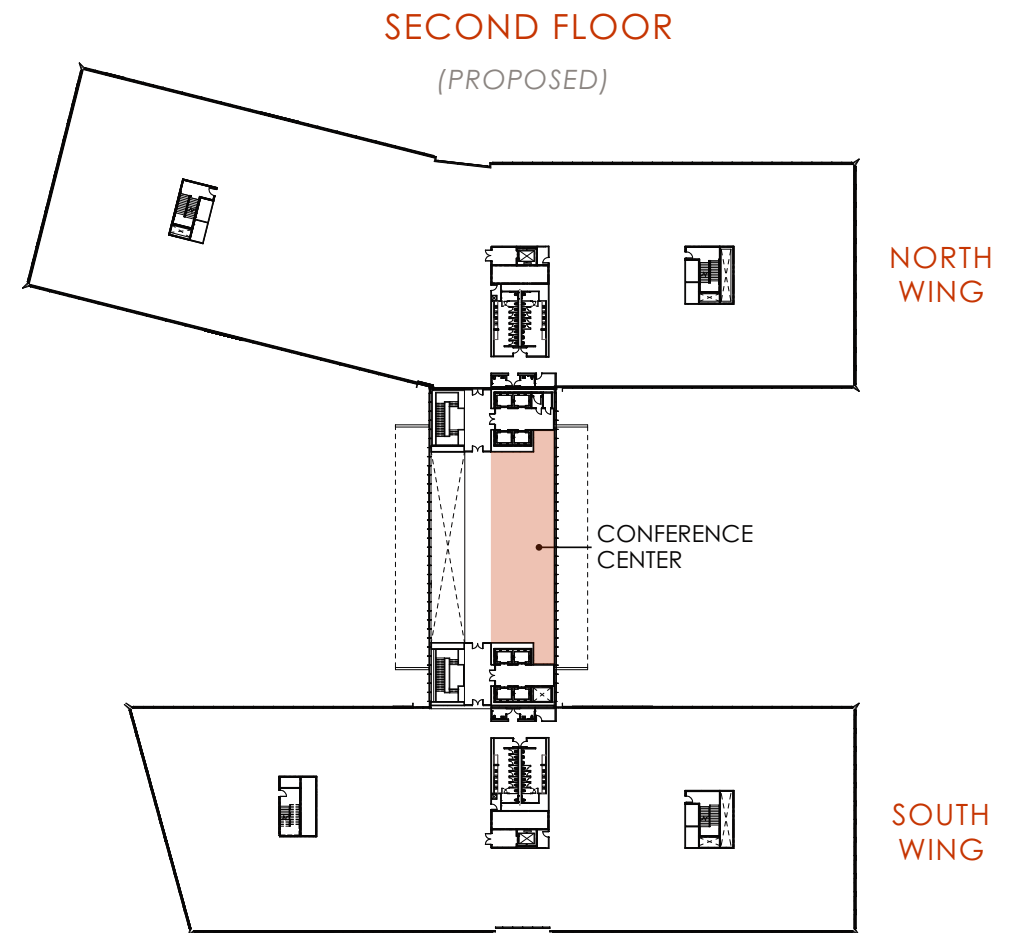
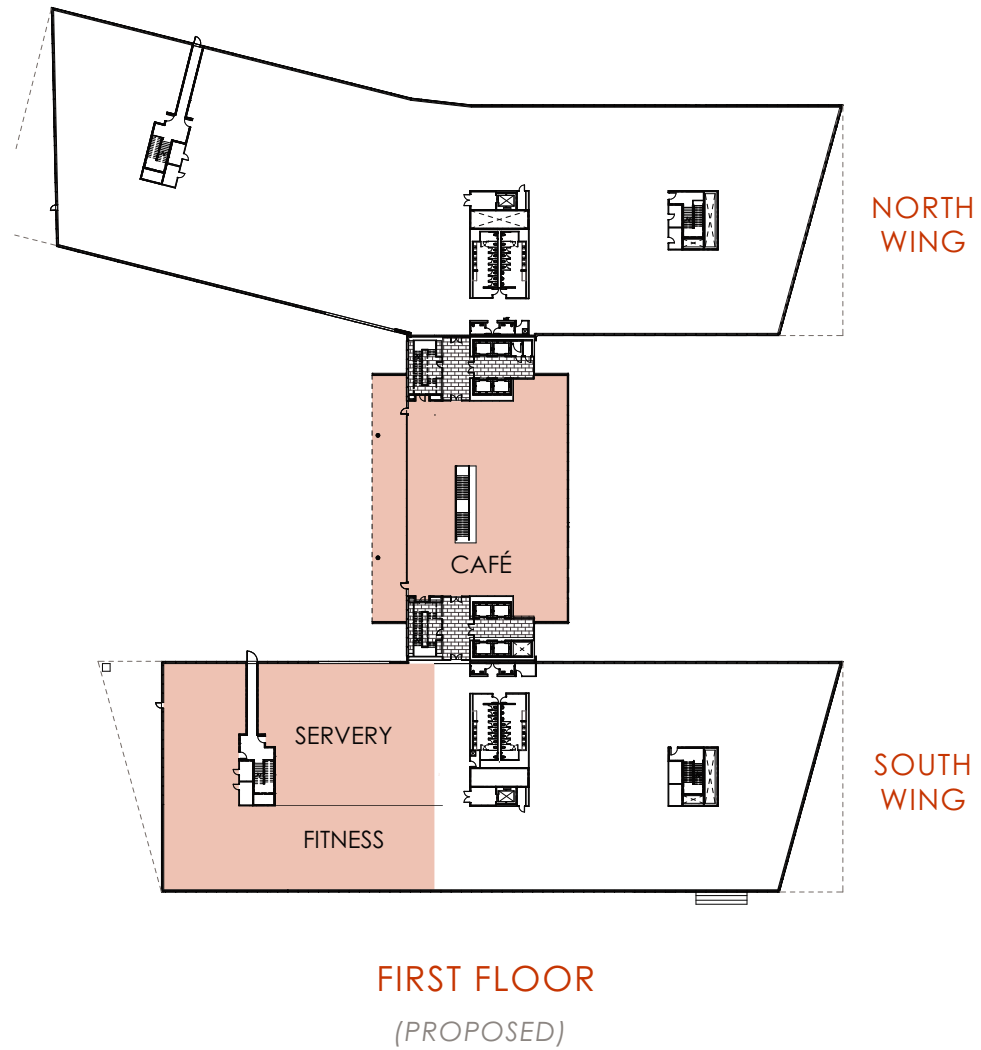




3-acres of activated outdoor space  
including courtyard, walking trails and more

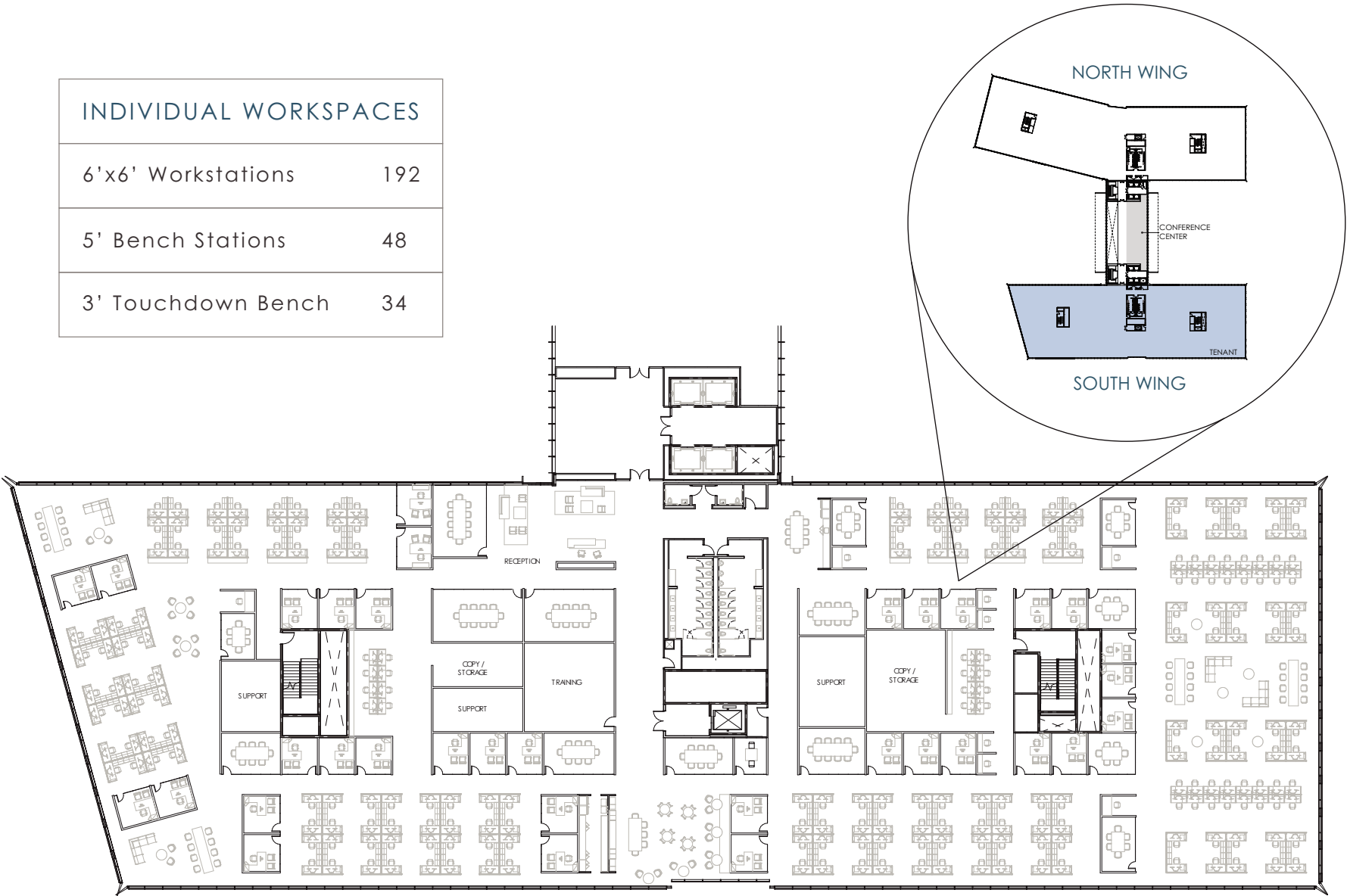


## AMENITY FLOOR PLANS





INDIVIDUAL WORKSPACES	
6'x6' Workstations	192
5' Bench Stations	48
3' Touchdown Bench	34



OFFICE FIT PLAN | SOUTH WING





# OFFICE BUILDING SPECIFICATIONS

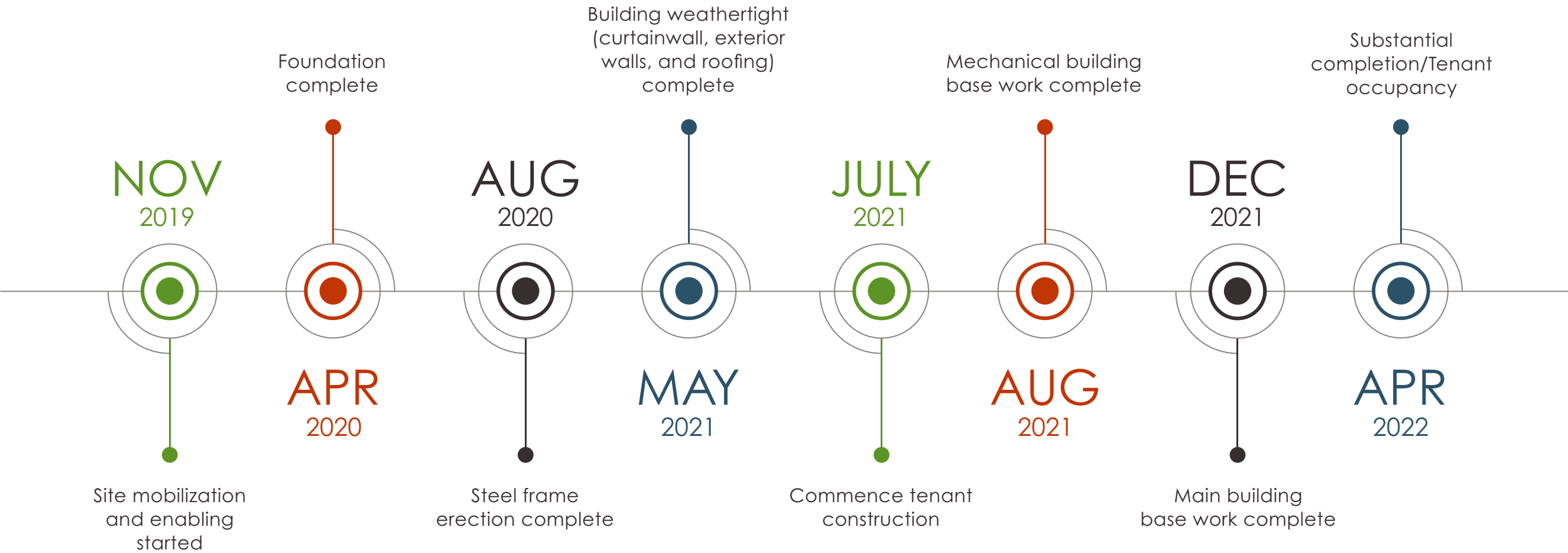
## GENERAL

SUSTAINABILITY	<ul style="list-style-type: none"><li>• Targeting LEED Gold</li></ul>
ON-SITE AMENITIES	<ul style="list-style-type: none"><li>• Cafe, fitness center, conference center, activated outdoor space</li></ul>
STRUCTURAL	<ul style="list-style-type: none"><li>• 150 lbs per square foot</li></ul>
ELEVATORS	<ul style="list-style-type: none"><li>• Eight (8) passenger elevators;</li><li>• Two (2) service elevators, 5,000 lbs</li></ul>
EMERGENCY POWER	<ul style="list-style-type: none"><li>• Space and accommodations for tenant-provided standby generator and equipment</li></ul>
TELECOM/TECH	<ul style="list-style-type: none"><li>• Building fiber ready – space and accommodations for tenant-provided tel/data systems</li><li>• Current providers available: Comcast, Verizon and RCN</li></ul>
SHUTTLE SERVICE	<ul style="list-style-type: none"><li>• Shuttle to Alewife Station – Cambridge and Riverside Station – Newton via the 128 Business Council</li></ul>
LOADING	<ul style="list-style-type: none"><li>• Full loading dock service area</li></ul>
PARKING	<ul style="list-style-type: none"><li>• Located in adjacent garage with covered walkway to building 3.35/1,000 SF</li><li>• Garage Parking: 1,495</li><li>• Surface Parking: 220</li></ul>

## OFFICE

CEILING HEIGHTS	<ul style="list-style-type: none"><li>• 10' finished on all floors: Ground to 4</li></ul>
COLUMN BAY SPACING	<ul style="list-style-type: none"><li>• 33' x 44'</li></ul>
ELECTRICAL	<ul style="list-style-type: none"><li>• 4,000 amp service at 480/277 volt, 3-phase</li><li>• 3,000 amp bus duct risers through each floor</li></ul>
HVAC	<ul style="list-style-type: none"><li>• South Wing office tenant areas are serviced by central air handling systems which include two (2) 200-ton, 35,000 cfm units</li><li>• Code required ventilation and dehumidification</li><li>• Additional sensible cooling delivered by local chilled beams or fan coil units as part of fit out. Tenant would provide supplemental cooling connected to base building hydronic systems.</li></ul>
PLUMBING	<ul style="list-style-type: none"><li>• Domestic cold water, waste and vent stack connections at each level</li><li>• ADA accessible core toilets</li><li>• Natural gas service available</li></ul>













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

WWW.225WYMAN.COM

For more information, please contact:

**Alex Dauria**

+1 617.531.4215

alexander.dauria@am.jll.com

**Don Domoretsky**

+1 617.531.4113

don.domoretsky@am.jll.com

**Jason Fivek**

+1 617.531.4145

jason.fivek@am.jll.com



HOBBS BROOK  
REAL ESTATE



**Gensler**