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Hobbs Brook Real Estate Celebrates Grand Opening of 225 Wyman
LEED® Gold Designed, 507,000 square foot development delivers at 96 percent pre-leased; reaffirms Waltham’s position as a core innovation/life sciences market



Outdoor lounge, working, and walking space at 225 Wyman. 225 Wyman is one of 15 buildings within HBRE’s 2.2-million-square-foot office campus that spans 137 acres along Wyman Street.

BOSTON (June 21, 2022) – [Hobbs Brook Real Estate LLC \(HBRE\)](#), a pioneering developer, owner and operator of premier office and life science space throughout the United States and Singapore, today announced that it has completed its latest premier life sciences development, [225 Wyman](#). 225 Wyman is a LEED® Gold designed, 507,000 square foot, five-story ground-up development along the Waltham Route 128 technology belt. HBRE ceremoniously gathered alongside Mayor of Waltham Jeannette A. McCarthy to officially introduce this new, 96 percent pre-leased property that reaffirms Waltham’s position as a core market for life sciences, innovation, technology, and R&D.



Mayor of Waltham Jeannette A. McCarthy joins Hobbs Brook Real Estate President and CEO Peter Gottlieb at the Grand Opening of 225 Wyman in Waltham. The LEED® Gold designed, 507,000 square foot, five-story ground-up development along the Waltham Route 128 technology belt is 96 percent pre-leased.

“225 Wyman represents everything HBRE is about – it’s highly sustainable, conveniently located, surrounded by green space, and hyper focused on the tenant experience,” said Peter Gottlieb, President and CEO, Hobbs Brook Real Estate. “Today is exciting for us and for our pioneering tenants -- ElevateBio BaseCamp, Seqirus, Pegasystems, and TIAA – as they embark on their next chapters at 225 Wyman. It is so fulfilling to provide space to companies that are truly improving the world through innovation. HBRE’s mission is to serve as a creative advisor for and caretaker of our tenants’ physical spaces, and we are acutely aware of our critical role in the research, design, and delivery of their products and services.”

225 Wyman attracted leading companies to the well-located, fully amenitized, highly sustainable, and impeccably designed building months prior to its completion. Tenants that will soon move into the building include [ElevateBio BaseCamp](#), a R&D and manufacturing company that offers research and development (R&D), process development (PD), and Current Good Manufacturing Practice (cGMP) in cell and gene therapies capabilities; [Seqirus](#), one of the largest influenza vaccine researchers in the world; [Pegasystems](#), a Cambridge-based AI software company; and, [TIAA](#).

225 Wyman’s [convenient location](#), seven miles from Cambridge and 12 miles from Boston, is proximate to public transit and a variety of restaurants and open spaces, including the Cambridge Reservoir. Designed by [Gensler](#) in close collaboration with HBRE, the building is uniquely engineered to accommodate a 60% lab to 40% office ratio. 225 Wyman offers flexible, column-free floor plates up to 55,000 square feet in the southern portion of the building and 70,000 square feet in the northern portion of the building. This design ensures the space is equipped to support the most progressive and sophisticated life science and office tenants. [Gilbane Building Company](#) served as general contractor.

With over 60 companies in neighboring buildings, 225 Wyman is part of a dynamic tenant community that offers an abundant collection of conveniences. The building is one of 15 within HBRE’s 2.2-million-square-foot office campus that spans 137 acres along Wyman Street. The campus, formerly referred to as Hobbs Brook Office Park, has a new name: Mainspring Campus. By definition, a Mainspring is “something that plays a principal part in motivating or maintaining a movement, process, or activity.” HBRE strives to be this for all its clients/tenants, and the new name encapsulates the company’s approach, as well as its focus on



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community and connection. This approach is partly evidenced through 225 Wyman's approximately 45,000 square feet of combined indoor amenities spaces, which provide unique opportunities to gather, dine, refresh, and digitally connect.

Notable amenities at 225 Wyman include:

- a three-acre landscaped courtyard with fully connected outdoor workspaces
- a 10,000 square foot boutique fitness center with spa-inspired locker rooms
- bike concierge and storage
- a five-level parking garage with a covered walkway that connects to the building
- outdoor event and brand activation space
- an expansive lobby with a coffee bar and space to collaborate
- a dining room and café that can accommodate more than 280 people
- 150-person, tech-ready flexible conference space

Mainspring also provides an express shuttle service to the Alewife Red Line MBTA Station and Commuter Rail station.

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About Hobbs Brook Real Estate LLC

Hobbs Brook Real Estate is an innovative commercial real estate leader with a portfolio of forward-thinking, sustainable properties in the United States and Singapore. Shaping the market since 1952, the company acquires, develops, manages, and serves as a valued partner to a variety of stakeholders. Hobbs Brook Real Estate brings unique property visions to life with a commitment to improving both the environment and the community.