



WYMAN

WHERE INNOVATION UNFOLDS



225 WYMAN

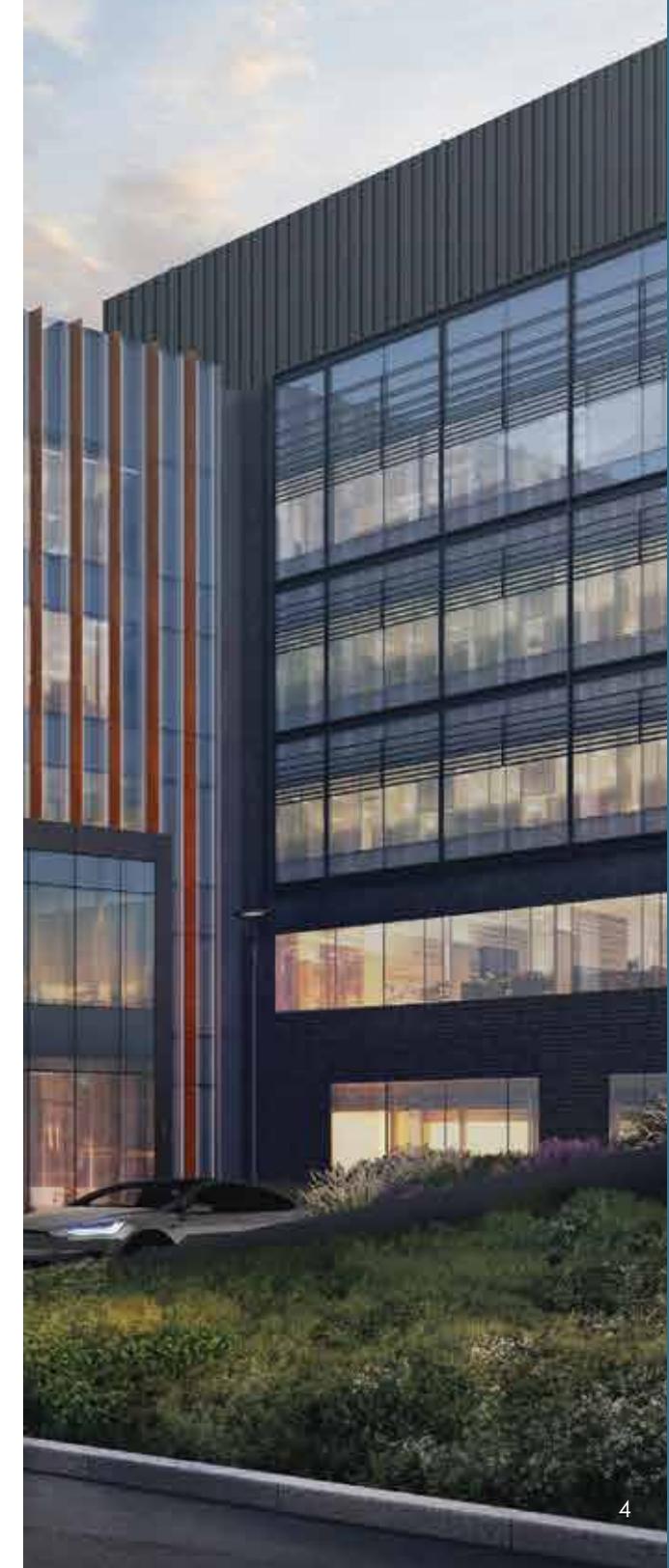
NEWEST BUILDING IN GREATER BOSTON'S INNOVATION AND LIFE SCIENCE COMMUNITY

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

North
Garage

404

South
Garage



EXIT 27

175



275

303

333

81



275
Garage

185

LINCOLN ST

343

610
S

610
N

590

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

BUSINESS CLUSTER CORE SUBURBAN

29 A/B

52 A/B

Hayden Ave.

Spring St. / 53

54 A

2

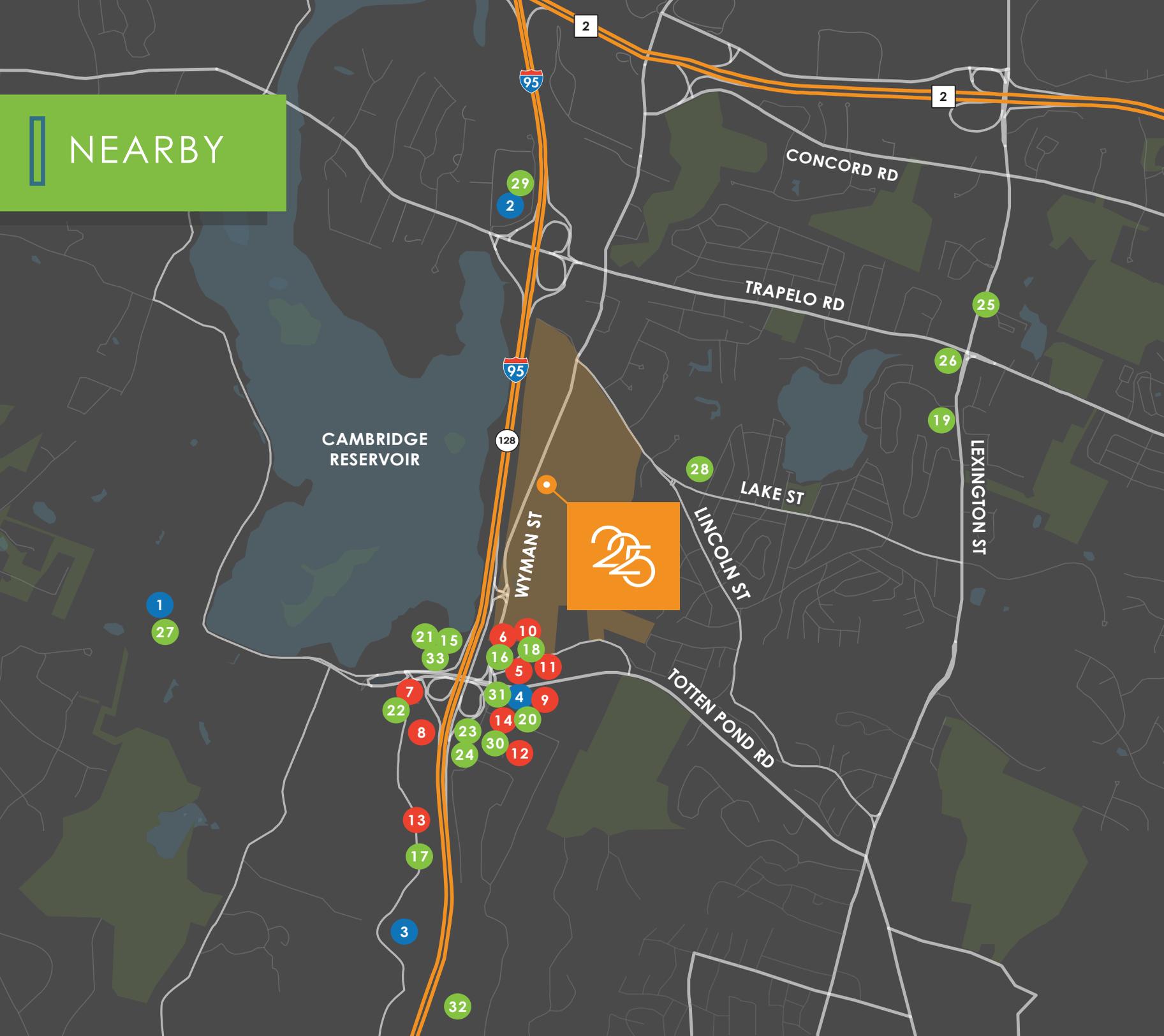
128



T 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

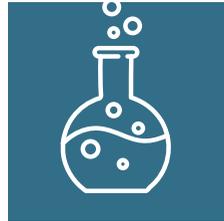




The active main lobby at 225 Wyman welcomes tenants and guests



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

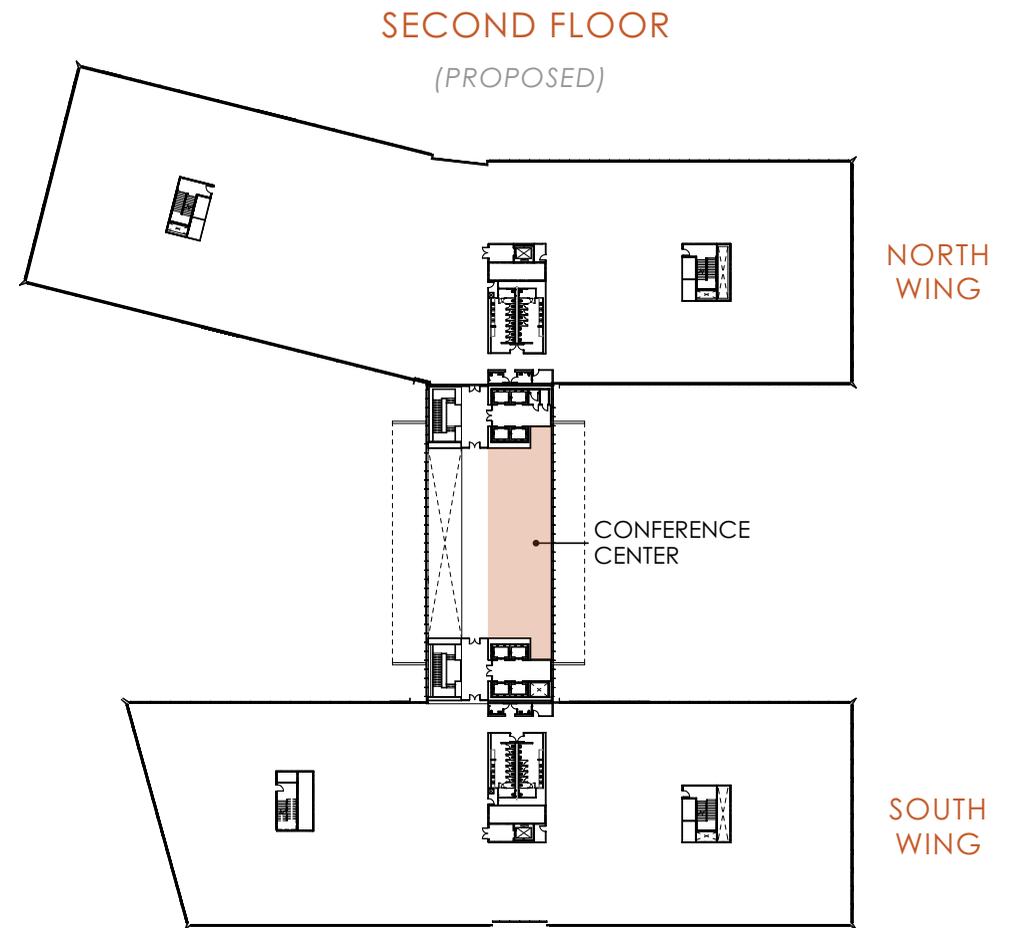
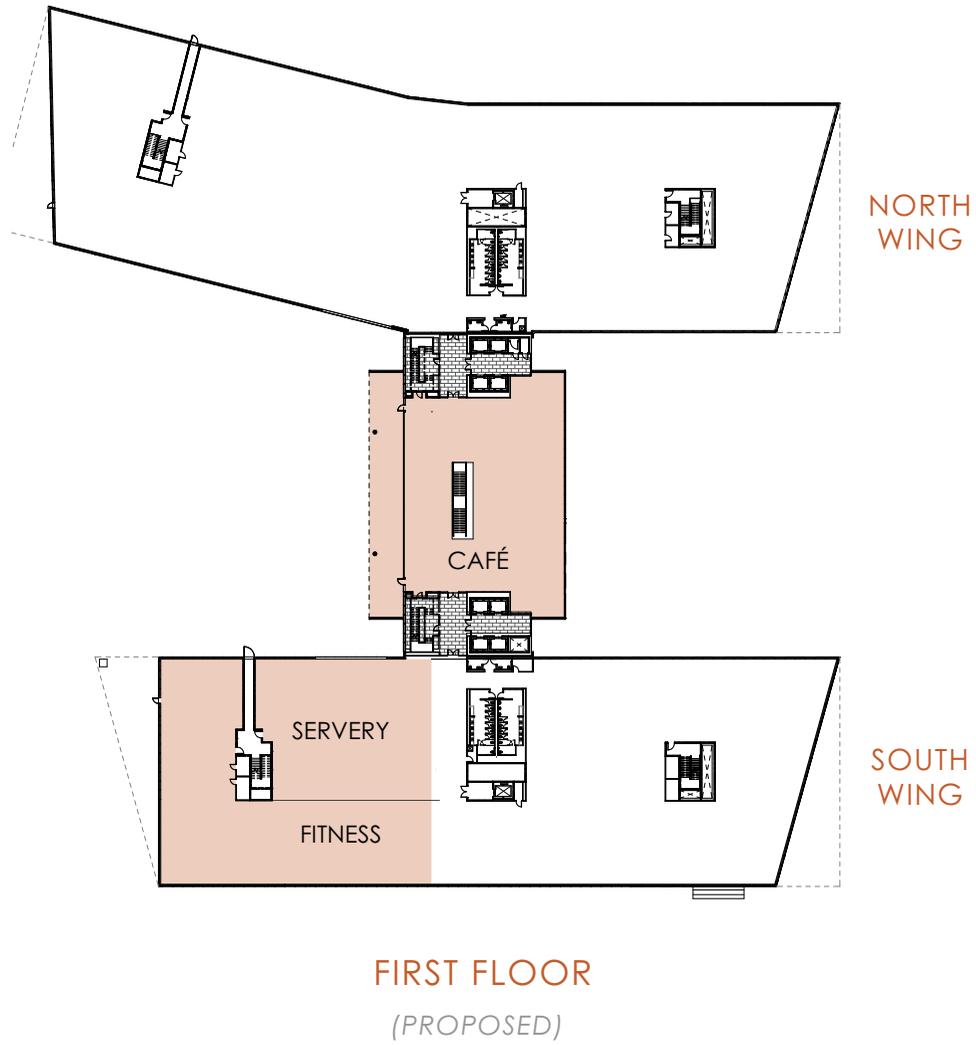




3-acres of activated outdoor space including courtyard, walking trails and more



AMENITY FLOOR PLANS





OFFICE FLOOR PLANS

+/- 53,000 RSF

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



OFFICE FIT PLAN | SOUTH WING



OFFICE BUILDING SPECIFICATIONS

GENERAL

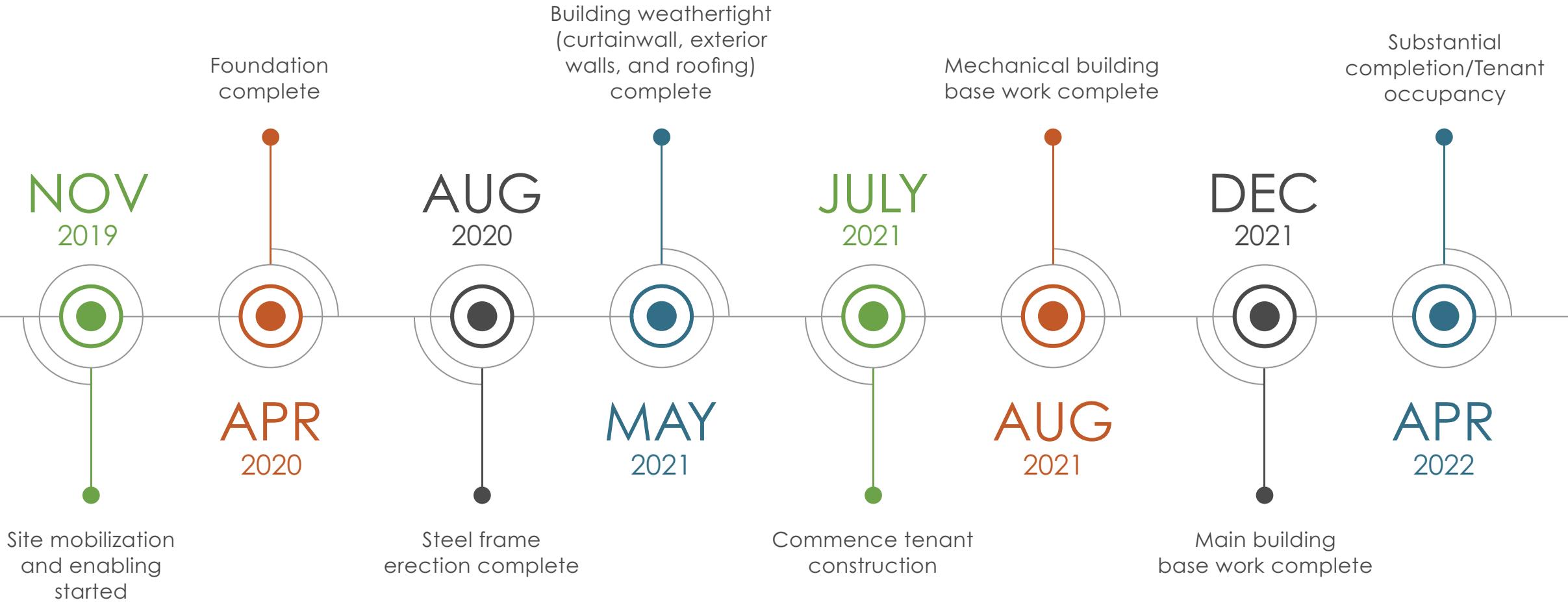
- | | |
|-------------------|--|
| SUSTAINABILITY | <ul style="list-style-type: none">• Targeting LEED Gold |
| ON-SITE AMENITIES | <ul style="list-style-type: none">• Cafe, fitness center, conference center, activated outdoor space |
| STRUCTURAL | <ul style="list-style-type: none">• 150 lbs per square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

OFFICE

- | | |
|--------------------|--|
| CEILING HEIGHTS | <ul style="list-style-type: none">• 10' finished on all floors: Ground to 4 |
| COLUMN BAY SPACING | <ul style="list-style-type: none">• 33' x 44' |
| ELECTRICAL | <ul style="list-style-type: none">• 4,000 amp service at 480/277 volt, 3-phase• 3,000 amp bus duct risers through each floor |
| HVAC | <ul style="list-style-type: none">• South Wing office tenant areas are serviced by central air handling systems which include two (2) 200-ton, 35,000 cfm units• Code required ventilation and dehumidification• 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. |
| PLUMBING | <ul style="list-style-type: none">• Domestic cold water, waste and vent stack connections at each level• ADA accessible core toilets• Natural gas service available |



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

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



Gensler