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The Many Shades of Green

WALTHAM, MA. - Hobbs Brook Management LLC, a pioneer in the development of office space in the Boston suburbs, has announced that it recently broke ground for two buildings totaling over 330,000 square feet located at 175 and 185 Wyman Street at the foot of the Hobbs Brook Office Park in Waltham, MA.

The site, located immediately off of Route 128, will allow Hobbs Brook Management to create a more dynamic office environment while offering the best access to any office park on Route 128. 175-185 Wyman Street will have convenient structured and surface parking, mature landscaping, and direct access to Route 128/95 via the Wyman Street on/off ramp located directly across from the entrance to the new office park. Additionally, tenant signage will be directly visible from Route 128/95 and spectacular water views of the reservoir and the hills of Weston will be available to tenants.

The entire 175-185 Wyman Street complex will be designed to meet green building standards. With a goal of LEED® Silver, the project team has taken significant measures to adhere to LEED requirements. The existing 330,000-square-foot building will be demolished and 90 percent of the steel, concrete, and masonry will be recycled. The two new buildings will utilize an existing underground water storage tank to capture stormwater runoff for irrigation purposes. In addition, the project includes implementation of a green housekeeping program and construction of new roofs with a high reflection rating to reduce the heat island effect. Green practices extend to include preferred parking for hybrid vehicles and car poolers, as well as making shower facilities available to encourage the use of bicycles as transportation. In addition, Hobbs Brook Management is considering purchasing green power carbon offsets. The company's goal is to appeal to potential tenants that are in the market for green office space, with the expectations of achieving longer tenancy agreements.

"We had our eye on this property for about 10 years and were extremely pleased when we were able to purchase it a year ago," said Thomas Dusel, president and CEO of Hobbs Brook Management LLC. "Since developing the first suburban office park in 1954, Hobbs Brook Management has been committed to develop quality, Class A office space. This building will be our finest project yet."

Construction is currently scheduled to begin this summer with completion expected in late 2009/early 2010.

The project team consists of:

- Owner: Hobbs Brook Management LLC
- Leasing Agent: Wyman Street Advisors
- Architect: Margulies & Associates
- Construction Manager: Columbia Construction Corp.
- M/E/P: AHA Consulting Engineers
- Landscape architecture, site planning, environmental permitting, and civil engineering:
John G. Crowe Associates Inc.
- Geotechnical Engineer: Haley & Aldrich
- Transportation Engineer: VHB
- Structural Engineer: Goldstein-Milano
- Cafeteria Architect: Colburn & Guyette
- LEED Consultant: Richard Moore Environmental Consulting
- Lighting Design: Lisa Zidel Lighting Design
- Elevator Consultant: Lerch Bates & Associates
- Specifications Writer: Kalin & Associates Inc.

Hobbs Brook Office Park, currently consisting of nine buildings totaling over 1.2 million square feet, will total over 1.5 million square feet with the addition of these two buildings.