



Two New Office Buildings at 175-185 Wyman Street in Hobbs Brook Office Park Earn Perfect LEED Gold Score

Margulies Perruzzi Architects designs sustainable office space for single or multi-tenants



WALTHAM, Mass. – May 24, 2010 – Hobbs Brook Management LLC, a pioneer in the development of office space in the Boston suburbs, announced today that two new buildings located at 175-185 Wyman Street in Waltham have been certified LEED® Gold by the United States Green Building Council (USGBC). All 39 construction phase credits were accepted, resulting in a perfect review score. The project also received all five Innovation in Design credits available.

Owned and operated by Hobbs Brook Management, the 335,000 SF two-building complex was designed by award-winning architecture and interior design firm Margulies Perruzzi Architects, and built by Columbia Construction Company. From project inception in 2008, when economic stressors caused many developers to put sustainable building features on hold, the goal of the 175-185 Wyman Street project team continued to be the achievement of LEED Gold certification, and very close attention was paid to the guidelines throughout the design and construction process.

“We are pleased to achieve LEED Gold certification for our two new Class A office buildings,” said Donald Oldmixon, first vice president of real estate, construction and leasing for Hobbs Brook Management. “As the owner and property manager, our goal is to build quality,

sustainable office space for long-term tenants. We made each design and construction decision with an eye towards sustainability, and consider this achievement validation by the USGBC that our efforts were a success."

Hobbs Brook Management's devotion to sustainability is evident through project aspects that include an integrated green cleaning program, mature landscaping, high-reflection roofing, preferred parking for hybrid-vehicles, and shower facilities for bicycle commuters. The state-of-the-art stormwater quality treatment system was incorporated into drainage and uses a pond that doubles as a landscape feature to clean water before it heads to the Cambridge Reservoir while additional stormwater runoff collected on site will be used to irrigate the landscaping. Special consideration was also taken with the HVAC units and the energy efficient cooking and cooling equipment in the new state-of-the art dining facility. The project featured a 40% water-use reduction and a 22% optimized energy performance during the design, engineering, and construction phases, with the intention of reducing energy costs to future tenants.

Of the original 65,000-ton building that was demolished in order to construct 175-185 Wyman Street, 90% of the steel, concrete and glass from the existing building was recycled and re-used onsite. Through these recycling activities 21,000 trips by truck were eliminated from traveling on area highways thus significantly reducing noise and air pollution and safety hazards from affecting the local community.

An important aspect of the project, the design aesthetic played a significant role in achieving LEED Gold certification. Taking advantage of southern and western facing elevations, Margulies Perruzzi Architects incorporated practical solar protection into the design. The solar shading on the exterior window system cuts down on heat gain in the buildings and reflects light into the office space in the winter. Whenever possible, all exterior treatments and materials, such as the terracotta rain screen panels and recycled hardware, were chosen specifically for their sustainable properties.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the USGBC's certification program and the nationally accepted benchmark for the design, construction and operation of high-performance green buildings. The program promotes a whole-building approach to sustainability by recognizing performance in key areas: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environment.

The project team consisted of:

Owner:	Hobbs Brook Management, LLC
Leasing Agent:	Wyman Street Advisors
Architect:	Margulies Perruzzi Architects
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.

About Hobbs Brook Management LLC

As both owner and operator, Hobbs Brook Management LLC is committed to providing its tenants and their employees with a reliable and fully functional business environment. For leasing information, please visit www.hobbsbrook.com.

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