



Margulies & Associates selected as Architect for 175 Wyman Street Campus in Waltham

330,000+ square foot complex to include four new office buildings

WALTHAM, Mass. - May 25, 2007 --- Hobbs Brook Management, LLC, a pioneer in the development of office space in the Boston suburbs, announced today that it has selected Margulies & Associates to design four buildings for a new 330,000+ square foot office campus to be located at 175 Wyman Street in Waltham, Mass.

The campus at 175 Wyman Street will be comprised of four new buildings encompassing over 330,000 square feet. Located directly adjacent to Hobbs Brook Office Park, which consists of nine buildings totaling over 1.2 million square feet, the addition of 175 Wyman Street to the existing Park will allow Hobbs Brook Management to create a more dynamic office environment while offering the best access to any office park on Route 128. The total office park will now be over 1.5 million square feet.

175 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 complex will be designed to meet "green building" standards.

"We are very excited to have been awarded this commission and look forward to working closely with Hobbs Brook to create a world-class office park," said Marc Margulies, AIA, principal of Margulies & Associates. "Hobbs Brook is a trail blazer when it comes to creating high quality, amenity-rich suburban office parks and attracting blue chip tenants who seek the best possible location for their employees."

One of Boston's most innovative architecture and interior design firms, Margulies & Associates has served clients in the corporate, real estate and institutional communities for over 19 years, including Blue Cross Blue Shield of Massachusetts, Pioneer Investments, Intercontinental Real Estate, and Partners

Healthcare. The firm recently completed the largest LEED-certified renovation project in the area, and will soon complete a new 329,000 square foot building that will be certified LEED Silver.

"We wanted a fresh, creative approach for our latest suburban office building campus and we knew Margulies & Associates was the right firm for the job. They have extensive experience working with large corporate tenants and truly understand their needs. Additionally, they brought creative concepts to the table which will allow us to maximize the site's efficiency," said Donald Oldmixon, vice president and manager of real estate, construction and leasing for Hobbs Brook Management, LLC. "This campus will be the front door to Route 128's hottest office market and we already have very strong interest from potential tenants."

With a long history of delivering comprehensive real estate services to Hobbs Brook Management, Wyman Street Advisors is the exclusive leasing agent for 175 Wyman Street. For more information, please contact Chip Batchelder at (781) 684-1200.

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.

About Margulies & Associates

Now in its 19th year of operation, Margulies & Associates is a Boston design firm providing architecture and interior design services to the corporate, institutional, and real estate communities. Consistently ranked as one of Boston's top architectural and interior design firms, the firm's corporate clients include Tyco Healthcare, Ken's Foods, The State Room, Partners Healthcare, and Blue Cross Blue Shield of Massachusetts. For more information, please visit www.margulies.com/.

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