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303, 333 & 404 Wyman Street | 610 Lincoln Street North & South  
Waltham, MA 02451





**Mainspring Campus is the flagship campus of Hobbs Brook Real Estate. Now with 14 buildings and over 2.2M SF, the campus offers a dynamic setting with Class A office and life science space. Tenants enjoy an abundance of outdoor space, campus gardens, health and fitness centers, walking paths, cafe's, conference space, on-site management and an innovative tenant engagement program. The campus is ideally situated with immediate access to Route 128 & I-95, and offers surface and garage parking, EV charging stations, shuttles to public transportation, and bike storage.**



# AMENITIES

# Campus Amenities



Fitness Centers



Game Rooms



24/7 Security



Campus App



Cafes



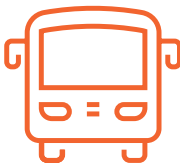
Bike Storage and Tune Up



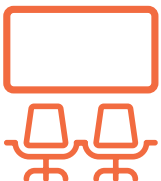
Community Gardens



Year Round Events



Shuttle Service



Conference Facilities



# CAMPUS MAP

CAMBRIDGE  
RESERVOIR



128

WYMAN ST

South Garage

North Garage

404

EXIT 27

175

225

275

303

333

81

Parking  
Garage

275  
Garage

185

LINCOLN ST

343

610  
S

610  
N

590

TOTTEN POND RD

WINTER ST

265

245

DRIVING DISTANCE 

1 MIN | I-95

7 MILES | CAMBRIDGE

12 MILES | BOSTON

19 MILES | LOGAN INTL AIRPORT

# NEIGHBORHOOD



## 5-MIN DRIVE

- 4 Fitness Options
- 10 Hotels
- 19 Restaurants

## DRIVING DISTANCE

- I-95 | .5 Miles
- RT 2 | 2.5 Miles
- RT. 117 | 1.2 Miles
- I-90 | 6 Miles
- RT 20 | 3.1 Miles
- Downtown Boston | 3.1 Miles
- Logan Intl. Airport | 19 Miles
- Alewife | 7 Miles
- Waltham | 3.3 Miles



# Leasing Information:

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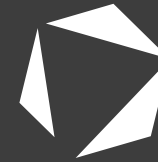
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