

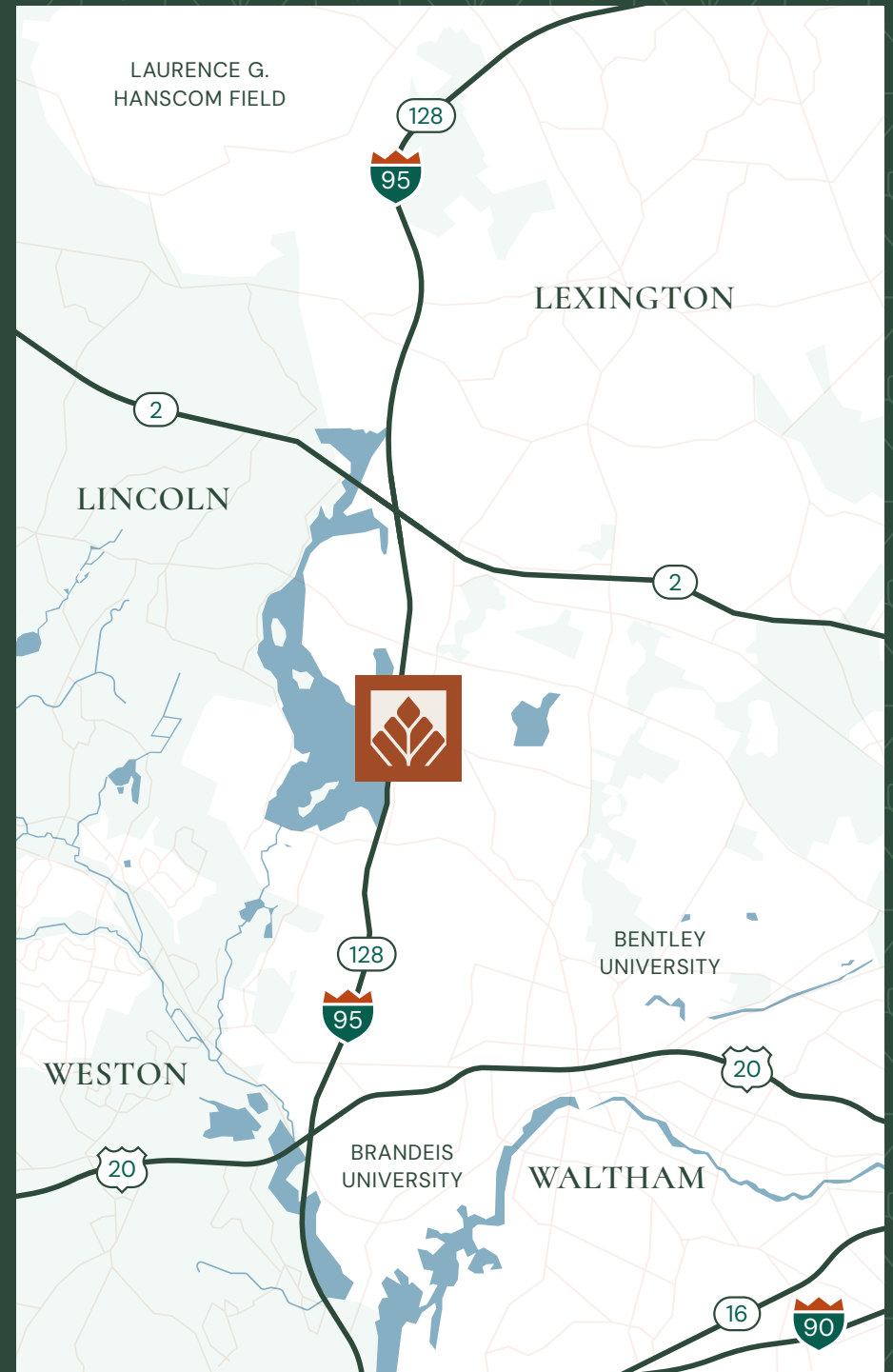


404 WYMAN



404 WYMAN MOVES IN PERFECT SYNC WITH YOUR BUSINESS.

From the campus's serene setting right off I-95 to its carefully curated suite of amenities and services, everything is designed to keep your day running smoothly. With Hobbs Brook's steady hand behind it all, you'll feel the difference in the details: lasting performance, meticulous management, and scalable solutions that adapt to your needs. It's a workplace that's agile, intuitive, and refreshingly free from compromise.







EXPERIENCE, OPTIMIZED.

PROPERTY OVERVIEW

**BOUTIQUE
OFFICE QUALITY**
in an efficient, right-sized package

CURATED AMENITIES
thoughtfully activated
to keep your team engaged

**OWNED & OPERATED
BY HOBBS BROOK**
with on-site management
& long-term partnership

**SERENE & CONNECTED
LOCATION**
just off I-95 & surrounded
by nature

SCALABLE GROWTH
within the building or across
the Waltham Campus



CAPITAL IMPROVEMENTS & AMENITIES

**NUMEROUS
DINING OPTIONS**
managed by NextDine Hospitality

**ACTIVATED
GREENSPACE**
with outdoor seating

**MULTIPLE
FITNESS CENTERS**
with in-person classes & training

AMPLE PARKING
with on-site car & bike services

CONFERENCE SUITE
with flexible meeting space

CAMPUS APP
concierge support & 24/7 security

**ROBUST EVENT
CALENDAR**
with regular monthly programming

**FULL-SCALE
AMENITY UPGRADES**
delivering Q1 2026

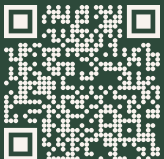
JOIN A WORKPLACE THAT SIMPLY WORKS.

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SCAN FOR MORE INFORMATION

