



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

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

SCALABLE GROWTH
within the building or across
the Waltham Campus

CURATED AMENITIES
thoughtfully activated
to keep your team engaged

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



CAPITAL IMPROVEMENTS & AMENITIES

**NUMEROUS
DINING OPTIONS**
managed by NextDine Hospitality

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

CONFERENCE SUITE
with flexible meeting space

**ROBUST EVENT
CALENDAR**
with regular monthly programming

**ACTIVATED
GREENSPACE**
with outdoor seating

AMPLE PARKING
with on-site car & bike services

CAMPUS APP
concierge support & 24/7 security

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



JOIN A WORKPLACE THAT SIMPLY WORKS.

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SCAN FOR MORE INFORMATION

