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## **Callahan and Dauria of Jones Lang LaSalle represent Dassault Systèmes in 320,000 s/f lease; Batchelder of Wyman Street Advisors represented the owner/developer Hobbs Brook Management**

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Dassault Systèmes, a world leader in 3D and Product Lifecycle Management (PLM) solutions, has signed a long term lease for 320,000 s/f of new first class office, technology lab and data center space in 175 Wyman St. and 185 Wyman St in Hobbs Brook Office Park. This is one of the largest lease transactions in greater Boston in 2010. Dassault Systèmes will move to create its new Americas corporate campus.

Jones Lang LaSalle (JLL) executive vice president and national director Brendan Callahan, and managing director Alex Dauria represented Dassault Systèmes. Charles Batchelder, managing director of Wyman St. Advisors represented the owner/developer Hobbs Brook Management. JLL was also named project manager for the development.

Dassault Systèmes has outgrown existing facilities in Concord and Lowell and will be expanding into this showcase campus for its combined workforce. They are scheduled to move into all of 175 Wyman St. totaling 211,741 s/f in mid-2011, and may grow into 185 Wyman St. thereafter.

The new location will initially accommodate 800 employees. Dassault Systèmes' current real estate portfolio consists of its global corporate headquarters in Velizy, France, approximately 40 locations throughout North and South America, and numerous other offices across the globe.

The buildings have been certified LEED Gold by the United States Green Building Council.

"The Dassault Systèmes site selection process was rigorous to include over 20 locations stretching from Boston to Rte. 495," said Callahan. "They selected 175 and 185 Wyman St. to maximize the efficiency and value of their real estate at this pivotal time of exponential growth."

Elkus Manfredi will provide tenant architectural and design services. The building architect is Margulies Perruzzi Architects.

"We are excited to announce a very important milestone in the evolution and visibility of Dassault Systèmes in North America. This outstanding new campus will enable us to consolidate our businesses and employees into a single, world-class state of the art Americas headquarters that truly reflects the vision of our company while allowing DS to optimize our operational effectiveness and efficiency as we execute our growth plans. The Boston area has been the birthplace of many of the world's most brilliant high tech companies and we are pleased to announce DS's commitment to this dynamic area for the long term," said Al Bunshaft, managing director of Dassault Systèmes Americas.

"We are thrilled that global technology leader Dassault Systèmes chose to locate its new Americas corporate campus here in Massachusetts," said governor Deval Patrick. "This decision speaks to the economic opportunity, world class talent, and innovation that are unique to the Commonwealth, and

we look forward to a long partnership with Dassault Systèmes moving forward."

According to mayor Jeannette McCarthy, "Dassault Systèmes is a wonderful addition to our city. They will be growing within a state-of-the-art office environment. Thank you to Dassault Systèmes, Hobbs Brook Management, and Jones Lang LaSalle for choosing Waltham."

Hobbs Brook Management's devotion to sustainability is evident through the sustainable aspects of this project, which include an integrated green cleaning program, mature landscaping, high-reflection roofing, preferred parking for hybrid-vehicles, and shower facilities for bicycle commuters.

"We strive to offer the highest level of tenant satisfaction possible in every building that we own and operate, and we are particularly excited about leasing this space to Dassault Systèmes because of all of the ways the building contributes to sustainability," said Thomas Dusel, CPA, CPM, president and chief operating officer of Hobbs Brook Management. "As a property owner and manager for nearly 60 years, it's incredibly important to keep up with current building standards and we are proud to be able to feature such an aesthetically pleasing property that contributes health and environmental benefits not only to the tenants who work there, but also to the surrounding community."

#### About Dassault Systèmes

As a world leader in 3D and Product Lifecycle Management (PLM) solutions, Dassault Systèmes brings value to more than 115,000 customers in 80 countries. A pioneer in the 3D software market since 1981, Dassault Systemes develops and markets PLM application software and services that support industrial processes and provide a 3D vision of the entire lifecycle of products from conception to maintenance to recycling. The Dassault Systèmes portfolio consists of CATIA for designing the virtual product - SolidWorks for 3D mechanical design - DELMIA for virtual production - SIMULIA for virtual testing - ENOVIA for global collaborative lifecycle management, and 3DVIA for online 3D lifelike experiences. Dassault Systemes' shares are listed on Euronext Paris (#13065, DSY.PA) and Dassault Systemes' ADRs may be traded on the US Over-The-Counter (OTC) market (DASTY). For more information, visit <http://www.3ds.com>.

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#### 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](http://www.hobbsbrook.com).

#### About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2009 global revenue of \$2.5 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.6 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the worlds largest and

most diverse in real estate with approximately \$38 billion of assets under management. For  
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