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55 YEARS

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Callahan and Dauria of Jones Lang LaSalle represent Dassault Systèmes in 320,000 s/f lease

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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 at 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 American 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.

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