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Cassidy Turley FHO completes 110,000 s/f lease for Kronos Inc. at 300 Billerica Rd.

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Cassidy Turley FHO completed a 110,000 s/f, full-building lease for Kronos Inc. at 300 Billerica Rd. Kronos and Boston Properties will jointly invest \$7 million in facility improvements at the building, which will house engineering technology and global support teams. When construction is complete, approximately 650 Kronos employees will work in the new space. Kronos is the largest private employer in the town, with more than 1,000 employees on Billerica Rd. and Omni Way.

In addition to construction support from the landlord, Kronos will benefit from a \$475,000 grant from the Patrick Administration's MassWorks Infrastructure Program to install a traffic light and pedestrian walkway at the intersection of Billerica Rd. and Elliot St. The walkway will link the building to Kronos' corporate headquarters at 297 Billerica Rd. The town also approved a Tax Increment Financing agreement for Kronos, enabling them to save \$30,000 annually during a six-year period as it invests approximately \$6 million in the revitalization of 300 Billerica Rd.

"Kronos is committed to doing business in Mass., and we are grateful for the partnership of the Boston Properties team, the Patrick Administration, and the town of Chelmsford," said Kronos chief executive officer Aron Ain. "This facility will be a cutting-edge workspace that reflects the values and culture that have propelled our success and made us the global leader in workforce management. We look forward to working with Boston Properties to build-out our Chelmsford facility."

"We are thrilled to work with Kronos on the development of its facility," said Bryan Koop, senior vice president and regional manager for Boston Properties. "Kronos is a great example of a company that is strategically using its workplace to drive innovation and success."

"The Patrick-Murray Administration understands government and businesses need to work together to continue our economic recovery, and the MassWorks program is a great example of that partnership fostering tangible results," said Greg Bialecki, secretary of housing and economic development. "We are happy to see Kronos invest in Chelmsford and continue to make Massachusetts its home."

300 Billerica Rd. is a two-story office/R&D building located in close proximity to Rtes. 3 and 129 in Chelmsford. Stacey Baker and David Provost of Boston Properties represented the building owner in the transaction. John Boyle and Michael Dalton, both senior managing directors at Cassidy Turley FHO, represented Kronos in the deal.

"Kronos and Boston Properties have come together to deliver a new workspace that is uniquely tailored to Kronos' product development team," said Susan Packard, principal of Packard Designs and lead architect on the project. "Much of the new space design has been driven by employee input. The environment will have extensive open and enclosed collaboration areas, supplemented with leading-edge technology, and an abundance of natural light. Built elements have been kept

inboard and away from windows. Each person will receive new ergonomic furniture and will have access to a Fitness Center and exterior patio. It will be a terrific space for the group."

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