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Leidos leases 10,230 s/f from CB Equities at 100 Pennsylvania Ave.

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Framingham, MA According to JLL, solutions company Leidos, a Fortune 500 technology, engineering, and science solutions and services leader, leased and has moved into 10,230 s/f of spec suite, move-in ready office space at 100 Pennsylvania Ave., a 74,000 s/f class A building, owned by CB Equities. Leidos' relocation to the space adds to the growing number of tenants in the building. Boston Analytical, Inc. recently leased 3,235 s/f, and in recent months, software company xSuite leased 3,708 s/f, and a biopharma development company Syner-G leased 7,691 s/f; xSuite and Syner-G have now taken occupancy of their new premises.

The JLL team representing CB Equities includes executive vice president Alison Powers, managing director Bob McGuire, and executive vice president Sam Crossan. Powers is also representing Leidos. R.W. Holmes director of corporate services Elizabeth Holmes represented Boston

Analytical, Inc.

In a central location with high visibility directly off Rte. 9 and less than a 1/4 mile to the Mass Pike exit 12, 100 Pennsylvania Ave. features a renovated lobby and common areas, including a “Club Room” and marketplace equipped with beer, wine, Starbucks coffee, and other amenities complete with outdoor patio space and fitness center. CB Equities has redesigned the space to be more personal and configurable, including a redesigned kitchen and common area that draws workers in for connection.

The building also features a new energy management system, and CB Equities is continuing to invest in modernized common areas and building modern-built spec office suites for quick delivery. The building will accommodate tenants from 3,000 to 30,000 s/f in size.

“Leidos and Boston Analytical’s recent transactions show how, from easier permitting processes to the potential for flexible leases, more tenants are seeking the benefits of move-in-ready office spaces with premier amenities,” said Alison Powers, executive vice president at JLL. “These two tenants’ moves to 100 Pennsylvania Ave., and that of others who signed leases earlier this year, highlights just that – a move into a modern build-out delivered quickly that meets the needs of employees today while benefiting both landlords and tenants alike. It also speaks to how landlords are thinking creatively about and prioritizing modernized amenities.”

“With a growing demand for not only move-in ready premier office spaces but high-end improvements and amenities that meet tenants’ needs today, 100 Pennsylvania Ave is strategically positioned to deliver that,” said Colin Gillespie at CB Equities. “And the improvements and upgrades continue – from a renovated lobby and common areas and the Club Room to energy use optimization and newly designed office spaces, the building truly encompasses what Class A means today – and we’re excited to share that with these tenants.”

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