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## Curley, Oppenheim, and Allen of Hunneman handle 11,248 s/f lease

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Chelmsford, MA Hunneman brokered an 11,248 s/f, 12-year lease of 250 Apollo to Triton Systems, an advanced materials, coatings and systems engineering product development firm that has conducted research and development for the U.S. Department of Defense for over thirty years. To facilitate the move, 250 Apollo will undergo infrastructure upgrades to reflect the tenant's unique needs, including the installation of a new loading dock, and an upgrade to the buildings power service.

“Securing this lease is a testament to CKM Real Estate’s creativity in navigating an extremely competitive market,” said Chris Curley, executive vice president at Hunneman Real Estate. “The flexibility of 250 Apollo to adapt and accommodate a wide range of user types, including research and development space, flex uses and GMP through a fully permitted 50,000 rentable s/f expansion

of the building serves as a key differentiator for tenants seeking dynamic spaces.”

The two-floor, 143,215 s/f building was constructed in 1986, and was most recently renovated in 2020. 250 Apollo features high quality amenities including a full service 450-seat cafeteria, fitness center, and outdoor patio, with ample secure parking. Tenants enjoy convenient access to both I-495 and Rte. 3 and the building is walking distance to the MBTA bus line.

Nearby retail and restaurant attractions include the Ninety-Nine Restaurant & Pub, Casa Blanca Mexican Restaurant and Cantina and Pressed Café. Corporate neighbors include BAO, Brooks, Comcast, DCU, Reva Systems, RTX and ThermoFisher Scientific.

The owner of 250 Apollo, CKM Real Estate, was represented by Hunneman’s North Suburban team of Chris Curley, Ken Oppenheim, and Mike Allen.

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