

RAYTHEON Integrated Defense Systems

Raytheon



Raytheon is a technology and innovation leader.

Raytheon specializes in defense, homeland security and other government markets throughout the world, providing defense technology and training, homeland and border security, and cybersecurity. Throughout its more than 80-year history, Raytheon Company has been a leader in developing defense technologies and in converting those technologies for use in commercial markets. Having recently secured a significant new contract, Raytheon needed to increase its real estate holdings in the suburban Boston market to accommodate additional employees.

Location  
**Andover, Massachusetts**

Square Footage Leased  
**130,706 SF**

**The Challenges**

- Immediate need for more than 50,000 SF with additional need for projected growth of 80,000 SF.
- Desire to stay within north Route 93 submarket.
- Urgent need for secure facility to complete pending government contract work.

**The Results**

- Sublease of entire building immediately adjacent to Raytheon’s Andover manufacturing facility.
- Phased occupancy schedule required (including master landlord) to obtain extension rights, HVAC replacement and other key lease terms.
- Three party negotiation was required (including master landlord) to obtain extension rights, HVAC replacement and other key lease terms.
- Fast-track build-out of existing space to meet immediate occupancy for contract needs.

“McCall & Almy has an ability to think creatively to get a transaction accomplished. They provide a strength that others don’t have.”

**Jerry Cellucci**  
Director  
Corporate Real Estate  
Raytheon