

McCALL & ALMY

REAL ESTATE SOLUTIONS

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
Woburn, Massachusetts

Square Footage Leased
440,000 SF

The Challenges

- Part of the business unit reorganization.
- Need for proximity to other units in Tewksbury and Andover.
- Need to sell 423,000 SF Bedford facility, which did not meet long-term needs.
- Need for stand-alone facility for security.
- Shifting of employees and business unit with minimal disruption.

The Results

- Structured deal to include new ten-year lease of 440,000 SF in Woburn and sale of 423,000 SF Bedford facility.
- Deal includes 24 month leaseback of Bedford facility to accommodate a phased relocation of employees.
- New space accommodates long-term growth and desired image.
- Solution features attractive facility improvements, strong infrastructure, in place furniture and equipment for cost-effective option.
- Simultaneous closing on all transactions.

“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