



PARTNERS

Commercial
Real Estate
Value-Addvisors

Address

The Corporate Center at Weston
Weston, Massachusetts

Square Footage Leased

355,000 SF Build-to-Suit

The Company

Biogen Idec creates new standards of care in therapeutic areas with high unmet medical needs. Founded in 1978, Biogen Idec is a global leader in the discovery, development, manufacturing, and commercialization of innovative therapies. Patients in more than 90 countries benefit from Biogen Idec's significant products that address diseases such as lymphoma, multiple sclerosis, and rheumatoid arthritis.

The Challenge

Very short time frame between negotiation and proposed term commencement.

Complexity of build-to-suit lease.

Potential impact of construction timing on tax and operating expenses base years.

Cross-referencing of numerous inter-related documents.

The Results

Quick turnaround of comments detailing on-going negotiation issues.

Detailed timeline to keep construction process on schedule.

Lease language included to appropriately adjust base years as necessitated by construction completion date.

Lease effectively negotiated and executed, within months after LOI signing, to maximize length of available construction period.



“Biogen Idec and FHO Partners have been strategic partners for over 18 years, during which time we have experienced tremendous growth both in revenue and personnel. FHO has been able to match our development stride for stride by supplying all of our real estate requirements nationally and globally both from a portfolio management and transactional perspective. We look forward to continuing to leverage our relationship with FHO to afford the two companies further success.”

Ed Dondero
Director, Real Estate & Planning
Biogen Idec