

From the Boston Business Journal

http://www.bizjournals.com/boston/real_estate/2015/05/west-coast-style-campus-lures-citrix-to-burlington.html

Exclusive: 'West Coast-style' campus, amenity space lures Citrix to Burlington

May 5, 2015, 2:04pm EDT Updated: May 5, 2015, 4:34pm EDT



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Electric vehicle charging stations, a bicycle-sharing program, a putting green and an organic-based cafeteria with indoor and outdoor seating are just a few of the "West Coast-style" amenities that convinced cloud computing company **Citrix Systems** to relocate from Bedford to Burlington.

Citrix (Nasdaq: CTXS) has leased 43,706 square feet at 15 Network Drive, a facility that's part of the six-building, 933,000-square-foot Network Drive at Northwest Park campus.

The campus was once headquarters space for Sun Microsystems prior to that company's acquisition by Oracle Corp., but it has been a multi-tenant campus for several years, said [Mark Roth](#), an executive director with Cushman & Wakefield's brokerage team in Boston.

Roth, [Matthew Malatesta](#) and [Blake McLaughlin](#) represented landlord Nordblom Co. in the lease deal, while JLL's [Matt Daniels](#) and [Andrew Whipple](#) represented Citrix.

Tenants at the park include Oracle Corp., Avid Technologies, Exa Corp. and Veracode Inc. NetBrain Technologies recently inked a 54,952-square-foot lease at 15 Network Drive, and the Citrix lease brings the 127,000-square-foot facility to 93 percent occupancy.

Located in between Route 3 and the Middlesex Turnpike in Burlington, the Network Drive at Northwest Park campus is also just up the road from 3rd Ave. Burlington, a recently opened 300,000-square-foot lifestyle retail center developed by Nordblom and anchored by a Wegmans supermarket.

Beyond the nearby retail, all tenants have access to a 40,000-square-foot amenity space on campus, which includes features such as a catering food service, a staffed fitness center, a TV lounge and gaming area. That amenity space was a significant consideration for Citrix when considering its next real estate move, Roth said.

"It's almost like a West Coast-style campus," Roth said. "They could have stayed for a lower price point, or made other decisions at a lower price point, but they're willing to go and secure the space that gives them the ability to recruit, because it's got amenities — it's what their employees want."

Citrix will house more than 200 employees in the office, Roth said.