

*DPC news items/articles as appeared in the Colorado Real Estate Journal...*

**Elite plans office campus in Springs**

by Kristin Bearnarth

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Elite Properties of America Inc. will begin construction next month on a \$4.5 million office/research and development facility in its Elite Technology Campus at ArrowsWest in Colorado Springs. The 1-story, 38,559-square-foot building will be the first phase of a two-phase, \$9 million campus, which also includes an adjacent site for a 2-story, 30,000-sf Class A office building to be constructed on a build-to-suit basis, said Steve Bach of Bach Commercial Brokerage Co. in Colorado Springs. Elite will close on 3.8 acres of the 6.65-acre site in the next 30 days with an 18-month option on the other half, said Ron Butlin, Elite's chief financial officer. The 1-story speculative building is scheduled for completion in May 1998 and will feature suites of 4,000 sf to 38,559 sf. No time table has been set for the second phase, but with vacancy rates for office/R&D space hovering around 1 percent in the Garden of the Gods corridor, Butlin expects to break ground soon. The campus will feature the latest design and construction techniques, heavy HVAC and power, up to 17' 8" clear ceiling height, drive-in, dock-high overhead doors and 4.5 parking spaces per 1,000 sf, making it ideal for office or light industrial users. Bach said target tenants would be high-tech assembly companies or call centers. A number of high-tech and Fortune 500 companies surround the campus, including Symbios Logic, Vitesse Semiconductors, Empak, Laser Magnetic Storage, Norwest Direct, MCI, Hotsy, Hewlett-Packard and Rockwell International. Another unique feature of the Elite campus is a trail system that leads to the nearby Garden of the Gods Park. "The campus represents a unique and highly productive office and R&D environment, blending state-of-the-art design and construction with the spectacular natural surroundings," Bach said. The project marks the second announcement of new office and light industrial development in the last two months. DPC Development Co. in Denver will break ground by year end on a 2-story office/R&D addition of 60,000 sf to its Garden Gateway Plaza at 1365 Garden of the Gods Road.

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