

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

DPC Joins Briargate with Research Corporate Center

by Jennifer Francone

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Opuswave Networks Inc., a subsidiary of Siemens Information & Communications Inc., has signed a lease for 50,978 square feet at the Research Corporate Center in Briargate. The business communications solution company will occupy the entire second floor and half of the first floor of the 101,153-sf Class A office building. Opuswave signed a five-year lease at the Research Corporate Center. John Wolf with Terran Financial represented Opuswave in the lease. DPC Development Co. broke ground recently on the three-story building situated on 6.6 acres at the northeast corner of Research Parkway and Explorer Drive in Colorado Springs. The first phase of Research Corporate Center is slated for completion in summer of 2001. Chris King, executive vice president of DPC, said that the Briargate Business Campus has become an ideal location for corporate growth. The building offers floor plates of approximately 32,500 sf. Kirk M. Smith of DPC added that the developer is looking for a large tenant to occupy the third floor, with smaller users between 2,500 and 5,000 sf taking the remaining 15,000 sf on the first floor. The lease rate is \$16.50 per sf triple net. "In addition to the Research Parkway location, the tremendous view of the western Front Range and visibility of Interstate 25, it will be the premier Class A building in the entire Briargate development," said Michael Palmer of NAI Highland Commercial Group LLC, who is handling the leasing. Palmer added that the office will fill a need in the Colorado Springs market, as when it's completed it will be the "first multistory building built in 2 1/2 years in the Colorado Springs suburban office market." Phase One of the Research Corporate Center will cost \$13.6 million. Opuswave will move to the new building from its headquarters along Garden of the Gods Road. OZ Architecture designed the building with GE Johnson as contractor. DPC also plans a 160,000-sf, four-story building on 10 acres for the second phase of the Research Corporate Center. A timetable for the second building just west of Phase One has yet to be determined.

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