

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

DPC Decides on Briargate for Class A Office Project

by Rosana Hemakom

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Space in Briargate Business Campus is shrinking rapidly as an affiliate of Denver's DPC Development Co. purchases a 6.6-acre site with plans to build the first phase of a two-building, 260,000-square-foot office complex. The Research Corporate Park will be a two-phase project with estimated development costs totaling \$30 million. La Plata Investments sold the site to the developers for \$1.3 million with an option for DPC to purchase another 10 acres for the second phase. "We think it's the last, best site for real Class A multistory office building," said Chris King, vice president with DPC. "There's no space in Briargate right now. There's literally no space for tenants of any size." DPC's project will be one of seven office buildings under construction at the Briargate Business Campus. Out of the 500 acres that make up the campus, 90 acres remain with 40 of them zoned for retail and 50 for office. All of the office land left is either under contract or recently has been sold. And, as for office space at the campus that is available - there is none, said Gary Reyner, commercial development manager with Briargate developer La Plata Investments. The activity in Briargate is indicative of the situation in northern Colorado Springs, which has an office vacancy of only 5.2 percent. "There is a very rapid lease window for new office space coming on the market," Reyner said. "The lease-up period is three to six months after construction has started." The first phase of the Research Corporate Park will be a three-story, 100,000-sf office building and developers hope to begin construction by March. The second building - a four-story, 160,000-sf building - is under option. Both Class A buildings will be precast concrete structures with an extensive glass line and curtain walls at the entries. OZ Architects is the firm that has worked on the project in the preliminary planning stages, but DPC has not given the official word on an architect or contractor for the project. The buildings also will have fiber-optic capabilities, seven watts per sf of power per tenant, a steel frame structural system and a parking ratio of four spaces per 1,000 sf. Lease rates are \$15.50 per sf triple net and the developers are looking to attract tenants wanting space starting at 20,000 sf. Already the interest in the project has been "phenomenal," King said. Michael Palmer of NAI Highland Commercial Group LLC, who brokered the sale of the property, will also handle leasing for it. DPC Development Co. has developed, renovated and acquired more than 3 million sf of office, retail and industrial properties in Colorado. In the Springs, the company has owned and developed office, retail and apartment projects for the past seven years. The development company recently completed the 54,000-sf, flex/office Garden Gateway Plaza at the Garden of the Gods.

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