

Crown West Realty adds Corporate 25 to portfolio

by Jennifer Hayes
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DPC Development Co.'s bet on a southeast suburban office property paid off with its sale of Corporate 25 to Crown West Realty LLC for \$12 million.

The privately owned real estate investment, development and management firm headquartered in Spokane, Wash., made its first acquisition in the Denver metro area with its purchase of Corporate 25, a property DPC Development acquired two years ago as a value-added play.

"DPC did a great job with Corporate 25," Frederick Ross Co.'s Dave Tilton said of the work DPC undertook since purchasing the three-building property in 2003. It included converting two of the buildings into executive suites, construction of two new lobbies and boosting the occupancy from 40 percent to 100 percent.

"Crown West liked the property for its existing cash flow, its stability and good location in a good submarket," added Tilton, who handled both sides of the transaction. As well, Crown West Realty was attracted to Corporate 25's upside.

Southeast Corridor Constructors and Kiewit Construction Co. occupy the third building at Corporate 25. With Southeast Corridor's lease expiring in 2007 and likely vacating of the building, Crown West saw an opportunity for additional upside in converting its 35,000 square feet to multitenant suite space, added Tilton.

Corporate 25's interconnected multistory buildings at 7200 S. Alton Way in Centennial total 121,801 rentable sf.

"We are thrilled to be adding Corporate 25 to our portfolio," Richard Rollnick, president of Crown West Realty, said in a release.

"The high-end amenities, quick access and excellent visibility are in keeping with other quality offerings in our portfolio. The diverse real estate opportunities and high-quality regional and national tenants in the Denver market are a nice fit for our investment goals, and Crown West looks forward to future acquisitions in the area."

Crown West Realty anticipates spending approximately \$1.5 million in capital improvements to the property, built in 1981. The firm owns and manages more than 6 million sf of office and industrial space, predominately in the Spokane and Phoenix markets.

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