

DPC acquires Chapel Hills  
Atrium building for \$8.15m

by Jennifer Hayes

A multitenant office building with a quarter of its space vacant recently sold to a Denver-based buyer in a value-added play.

DPC Development Co. paid \$8.15 million for the Chapel Hills Atrium building, a three-story building at 1125 Kelly Johnson Blvd. in Colorado Springs.

The approximately 78,000-square-foot property was purchased by DPC Development Co., which is expected to not only make upgrades to the 1985 office building and its atrium but also lease up its available space, noted co-listing broker John Rodgers of Grubb & Ellis|Quantum Commercial Group.

At the time of sale, the building was 25 percent vacant with vacancy expected to rise in the next six months to 35 percent.

“With the office building being 25 percent vacant, it offered a play for DPC,” added Rodgers, who marketed the property for seller Proforma with Grubb & Ellis|Quantum Commercial’s Andrew Madden.

Chapel Hills Atrium’s largest tenants are Core Care National LLC with 18,000 sf, Colorado Christian University, which occupies 12,000 sf and Accounts Receivable Management, which leases 8,000 sf.

The building’s space is easily subdivided and suites can accommodate tenants from 2,000 to 18,000 sf, said Rodgers.

Riki Hashimoto and Jim Brady of Grubb & Ellis’ Denver office represented the buyer.