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Prime West is developing a 170,000-square-foot build-to-suit project for Healthcare Realty Trust. It is Tennessee-based Healthcare Realty's first Colorado project.

Developer primed for \$90m in area projects

by Jennifer Hayes

Prime West Development is ramping up its activities along the Front Range with more than a half-million square feet of projects under way or in the planning stages.

The bulk of the Denver-based real estate development and property management group's projects are in Colorado Springs, including its largest project, The Medical Pavilion at Briargate.

Healthcare Realty Trust, a real estate investment trust that integrates owning, managing and developing health care-related properties in the United States, signed a long-term ground lease for 12.3 acres of land in Briargate for its first Colorado project. Prime West, which owns the site, will develop the parcel and core and shell of the medical office project.

The speculative, 170,000-sf development also marks the first-ever pure spec project for the Tennessee-based company, according to Healthcare Realty's Gerilyn McGaughan, who is leasing the development.

Located at the southwest corner of Austin Bluffs and Briargate parkways, The Medical Pavilion at Briargate is across the street from Memorial Hospital North's new 82-acre campus and also less than three miles from Penrose-St. Francis' new northern facility.

"We feel this is obviously an excellent location," said McGaughan, explaining that the residential growth in northern Colorado Springs and Monument has created demand for medical services much closer than those available in downtown Colorado Springs.

"We see a need for medical office buildings in the area and see that we are filling a need and are excited for it," she added.

The twin three-story buildings feature 26,000-sf floor plates that are divisible down to 1,500 sf. Full floor plates at The Medical

Pavilion at Briargate also are available. The space is being marketed to a variety of medical users and could include imaging, diagnostics, surgery, physician suites, dentists and ancillary retail such as a pharmacy, bank or coffee shop, commented McGaughan.

The Medical Pavilion at Briargate also could include a physician's lounge.

DSP Builders is the contractor for the tilt-up concrete project, designed by Intergroup Architects. It features state-of-the-art amenities and a "beefed-up" floor-load capacity to accommodate heavy medical equipment, said Steve Clarke, Prime West president and chief executive officer.

The project also has a parking ratio of five spaces per 1,000 sf, some dedicated physician parking and three ingress and egress access points.

Healthcare Realty Trust, which will have full-service management and leasing on site, is looking to further expand its presence in the Colorado market either through development or acquisition.

Prime West broke ground on both buildings this month and anticipates a 12-month construction period. The balance of the 15-acre Briargate site owned by Prime West - 2.7 acres - is under contract to an Alzheimer facility.

In the Briargate Business Campus in Colorado Springs, Prime West is under way on the second phase of development at T. Rowe's Price's office campus.

Prime West is developing the company's 147,000-sf Class A office building, which features a separate parking structure, full-service cafeteria, fitness center, full redundancy and in-floor HVAC, for example.

Adjacent to T. Rowe Price's first office building at its 32-acre campus at 2260 Briargate Parkway, the building is slated to be completed Nov. 30, com-

mented Clarke.

OZ Architecture and James W. Nakai Associates designed the four-story building. JE Dunn is the contractor.

The site is master planned for four buildings, however, there are no immediate plans to further expand T. Rowe Price's campus.

Also in the Briargate Business Campus, Prime West, in partnership with ORIX Real Estate Equities, is under construction on the first phase of its Promontory at Briargate Business Campus Office Condominiums.

Situated at the northeast corner of Chapel Hills Drive and Research Parkway - the highest point in the Briargate Business Campus with views of Pikes Peak - the project will comprise 102,000 sf of for-sale office condos, according to Prime West Asset Manager Ben Woolf.

The project will feature five two-story office condo buildings of 16,000 and 23,000 sf, and a single-story building planned for acquisition by a single user. Condos as small as 3,000 sf are available for purchase.

The initial phase of development will consist of 55,000 sf. Space at Promontory can accommodate medical and office users.

Prime West anticipates that between 30 percent and 35 percent of the space will be occupied by medical owner-users such as dentists, optometrists, chiropractors or back-office facilities for medical practices, noted Clarke.

Promontory will feature slate entryways, double-paned windows and other Class A finishes common to traditional office buildings rather than the more residential look and feel typical to many office condo projects in the market, he added.

"We're very excited about the project. We think we've done something different there," said Clarke. "This is the last commercial site in Briargate, the highest point in Briargate and the last signalized intersection in

Briargate."

Delivery on the first building is slated in June with groundbreaking on the final three buildings to commence once the first phase is two-thirds sold.

Grubb & Ellis | Quantum Commercial Group's Mark Dyer and Susan Beitle are marketing the project, which is accessible from Research Parkway and Chapel Hills Drive.

Rounding out its Colorado Springs activities, Prime West inked Checker Auto Parts to a 15-year lease for a 7,000-sf build-to-suit project.

Situated at the southeast corner of Union and Powers boulevard in Briargate Crossing, the auto parts facility is on one of three one-acre pad sites that are part of an existing Lowe's Home Improvement development. Work will start in May.

Thomas General Contractors is building the Checker Auto Parts, designed by Intergroup Architects and anticipated to open for business in September or October, said Woolf.

Two pad sites, which would be ideal for users such as a bank or quick-service restaurants, still are available at the site, he added. Legend Retail Group's John Eliot is marketing the sites.

As well, Prime West also will start construction in May on its previously announced Santa Fe Drive Business Center. The 92,000-sf for-sale industrial project is at a redevelopment site at South Santa Fe Drive and West Chenago Avenue in Littleton and Englewood.

Intergroup Architects is designing the project, marketed by Frederick Ross Co.'s David Lee, Jason Addlesperger and Peter Beugg. DCB Construction will build the Santa Fe Drive Business Center.

Prime West's projects total 513,000 sf at an estimated cost of approximately \$90 million.▲