

› Denver Project Spotlight



1400 Wewatta Denver, Colorado

Located adjacent to Cherry Creek at the gateway to Lower Downtown, 1400 Wewatta will be the first Central Business District Class A office project constructed since 2001. The mixed-use project will feature more than 300,000 square feet of premium office space with floor plans ranging from 21,000 to 28,000 square feet. 1400 Wewatta is conveniently located near both the Union Station transportation hub and the Pepsi Center.

Demand for the project is high due to Class A office space running at a near zero vacancy rate in Lower Downtown. Additionally, Union Station, slated as the hub for a regional rail system since voters approved FasTracks in 2005, will receive its first rail spur from the southern suburbs in November. This project represents the final major development possible in Lower Downtown along the Cherry Creek.

Located between Wynkoop and Wewatta streets, with easy access to major highway viaducts, the project also allows for an extraordinary restaurant location overlooking Cherry Creek with stunning views to the mountains.

The project design, developed by Shears Adkins Architects of Denver in cooperation with Opus Architects & Engineers, utilizes brick and cast-stone elements, combined with glass and metal finishes creating a contemporary appearance that complements the historic context of the neighborhood.

› Denver Contacts

General
Multifamily
Office/Industrial
Retail
Property Management

Marshall M. Burton
Scott Menefee
James Mansfield
Mike Dailey
Amy Smith

303.383.4221
303.383.4222
303.383.4226
303.383.4244
303.383.4253

marshall.burton@opusnw.com
scott.menefee@opusnw.com
james.mansfield@opusnw.com
mike.dailey@opusnw.com
amy.smith@opusnw.com



Opus Northwest, L.L.C.

1855 Blake Street, Suite 200 • Denver, CO 80202
P 303.297.3700 • F 303.297.3300

www.opuscorp.com

BUILDING **BEYOND**

DENVER

OCTOBER 2006

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1400 Wewatta

Denver,
Colorado

Spotlight

NATIONAL

NATIONAL

Message from **Mark**

At Opus, we're proud of our ability to be flexible and to customize developments as well as negotiation processes for each and every community and client.

We recognize and respect the importance of maintaining the cultural thread of any community in a real estate development project. For example, The Landing at Evergreen in Vancouver, Wash., is a mixed-use development that will be built on a 50-acre general aviation airport and will incorporate architectural elements reflecting the aviation history of this community.

We also aim to truly connect with and understand our clients and communicate beyond cultural barriers. Our recent partnership with Yokohama Tire Corp., headquartered in Japan, to develop a distribution facility at Rickenbacker V in Columbus, Ohio exemplifies our dedication. See the "National Project Spotlight" on page two for more details.

We continually strive to flexibly "build beyond" for our clients!



Mark Rauenhorst

President & CEO
The Opus Group

A handwritten signature in black ink that reads "Mark".

Opus Northwest **Perspective**

One great fortune of working for Opus is the national network of talented professionals with broad commercial real estate development expertise. Another benefit is readily tapping this expertise so that we can better serve our clients and partners.

Although each community has unique characteristics that influence development, we exchange best practices with team members across Opus Northwest to help create outstanding projects. The team responsible for Seattle's Fifteen Twenty-One Second Avenue luxury multifamily complex will seek Leadership in Energy and Environmental Design (LEED®) certification. This team gained knowledge about sustainable building techniques from consultants and the Opus team that is nearing completion on the Environmental Protection Agency's Region 8 headquarters in Denver, as well as the team that developed the facility for Honda America Motors near Portland, Ore., the first LEED® Gold certified facility of its kind in the United States.

This fall, Minneapolis' retail team completed the latest phase of Arbor Lakes, a 2-million-square-foot lifestyle/mixed-use project with retail, office and multifamily components. Last year, the Portland office completed the award-winning Bridgeport Village lifestyle center. The real estate and construction expertise and insights gained in developing these projects are being shared with the team developing The Landing at Evergreen in Vancouver, Wash. and with other retail teams in the region.

We're proud of this information exchange and look forward to more opportunities to build beyond for our partners!



John Solberg

President & CEO
Opus Northwest, L.L.C.

A handwritten signature in black ink that reads "John".



EPA Region 8 Headquarters
Denver, Colo.

- **Environmental Protection Agency Region 8 Headquarters** – Opus Northwest, L.L.C. is building on its green building credentials with its work on the future regional headquarters of the Environmental Protection Agency (EPA), located at 1595 Wynkoop St. in Lower Downtown Denver. The building includes 292,000 square feet of office and commercial space, and is slated for completion this fall. Opus owns the building and EPA leases the property through the U.S. general Services Administration (GSA).

The design for the building is based on the EPA mission to “protect the public’s health and safeguard the natural environment in which we live, learn and work.” The design also recognizes that the building is inextricably intertwined with its historic neighborhood. It will include retail space on the ground levels along 16th and Wynkoop Streets with the EPA fully occupying the nine-story office space.

Opus Contact: Marshall Burton at 303.383.4221 or marshall.burton@opusnw.com



The Shoppes at Arapahoe Commons
Aurora, Colo.

- **The Shoppes at Arapahoe Commons** – The Shoppes at Arapahoe Commons, located on the northeast corner of Arapahoe Road and Jordan Road in southeast Denver, will feature 14,000 square feet of retail space plus six pad sites available for lease or sale. The 10.5-acre site sits on a high traffic corner with 72,000 cars using the intersection on a daily basis. Additionally, nearly 200,000 people live, 10,000 businesses are located and more than 125,000 employees work within a 5-mile radius. The project is slated to commence construction in spring 2007.

Opus Contact: Mike Dailey at 303.383.4244 or mike.dailey@opusnw.com

› Local Projects

- **Compark Industrial Complex** – Lot 3 (Building B)
– This 64,800-square-foot single-story building is located in the Compark Business Campus along E-470 in Englewood, Colo., just one mile east of Interstate 25, between the Peoria and Potomac/Chambers interchanges. This front-park, rear-load warehouse at Lot 3 includes Early Suppression, Fast Response (ESFR) sprinklers, 24-foot clear storage, a parking ratio of two per 1,000 and above-standard electrical availability. The industrial building sits on 8.5 acres. The distinctive business culture on the Compark campus is supported by a network of bike and jogging trails and corporate and neighborhood retail services.

Opus Contact: James Mansfield at 303.383.4226 or james.mansfield@opusnw.com



Compark Industrial Complex
Englewood, Colo.

- **Colorado River Marketplace** – Colorado River Marketplace is located on the northeast corner of Interstate 70 and 24 Road, in Grand Junction, Colo., the retail trade center for the Western Slope. The Colorado River Marketplace will contain more than 520,000 square feet of retail space, ranging from department store anchors to smaller specialty stores. As the largest city in western Colorado, Grand Junction serves as the banking, health care and retail hub for a large geographical area that encompasses Aspen, Telluride, Glenwood Springs and Durango, Colo., eastern Utah and southwestern Wyoming. This trade area includes in excess of 400,000 full-time residents and millions of tourists and part-time residents who enjoy what western Colorado has to offer. The property is being co-developed by Opus Northwest and Goldberg Properties. This project is slated to begin construction in the fall of 2007.

Opus Contact: Mike Dailey at 303.383.4244 or mike.dailey@opusnw.com



Colorado River Marketplace
Grand Junction, Colo.

N A L

› Project Spotlight: **Going the Distance**



Yokohama Tire Corp. Distribution Facility
Rickenbacker V
Columbus, Ohio



Lobby of Yokohama Facility
Rickenbacker V
Columbus, Ohio

Operations are near full speed at Rickenbacker V in Columbus, Ohio, the new home of one of Yokohama Tire Corp.'s largest distribution facilities in the world. Yokohama's 653,270-square-foot operation with 76 loading docks is part of Opus North's 3-million-square-foot development near Rickenbacker, a former air force base that still operates a large cargo-only air facility.

Officials at Yokohama took into consideration Opus' fast work, high quality and sensitivities to cultural differences when making the decision to choose Opus as their developer.

"We learned that Yokohama had a very quick, very immediate need for about 650,000 square feet of industrial space in our area," said Andy Weeks, vice president of real estate for Opus North. "We happened to have a 750,000-square-foot spec building under construction at the time and knew we'd be a perfect fit."

In preparation for a face-to-face meeting with Yokohama officials, Opus worked with their listing agent, CB Richard Ellis, to bring in professionals to translate the Opus proposal into Japanese and had Japanese translators accompany them to a subsequent meeting. "Within 45 days after our initial contact with the Yokohama representatives, Opus had a signed lease," said Weeks.

"Yokohama's standards are high, so they expect their warehouses to be high standard, just like their tires," said Rodney Gibs, Yokohama shift manager at the Rickenbacker V facility. "Everything in this facility is high quality, from the safety features to the lighting to the break facilities. It's just a great place to work."

Opus recently purchased an additional 59 acres of land adjacent to the Yokohama building for future development.

Opus Contact: Andy Weeks at 614.540.4444 or andy.weeks@opusnorth.com

› The Latest

For Lower Downtown Denver, it always comes back to transportation.

It was 1867 when city leaders began their fight to make sure the city center was ultimately connected with the under-construction transcontinental railroad. Fast forward to 2006 and once again, transportation is driving development in the city's center. With the first light-rail spur from the southern suburbs slated to join Union Station in November and a completion of the FasTracks system, LoDo continues to be *the* place to live, work and recreate.

Opus is proud to be working on two of the most exciting projects in Lower Downtown, our new 1400 Wewatta project, a mixed-use development, and our nearly completed Environmental Protection Agency (EPA) Region 8 Headquarters building, one of the greenest in the city. With these two projects, Opus supports the continued vibrancy of Lower Downtown.



Marshall Burton

Vice President,
Real Estate Development
Opus Northwest, L.L.C. –
Denver

Marshall

› Meet the Team: **Russell German**

Position: Senior Superintendent for The Pinnacle at City Park South
Age: 59

Education: Russell attended Northeastern State College in Tahlequah, Okla., before he entered the Army and served our country in Vietnam.

Business Focus: Russell oversees quality projects for Opus from start to completion.

Previous Work: During his decades in various areas of the industry, Russell has been the superintendent on numerous projects. Additionally, he worked for a large national subcontractor installing curtain wall systems across the United States.

Family: Russell and his wife, Debra, have four grown children and four grandchildren.

Home: Russell makes his home in Parker, Colo., but is a native of Oklahoma.

Hobbies: Russell's passion and focus is spending time with his children and grandchildren.

Contact: russell.german@opusnw.com or 303.298.4979



Russell German

Senior Superintendent
Opus Northwest, L.L.C. –
Denver

› Industry News

Office Market Stays Strong in Central Denver Business District

By Todd Wheeler

Cushman & Wakefield's Todd Wheeler, one of the area's top office brokers, talks about numbers and the future for Denver's downtown office market.

What is the general health of the Denver Central Business District (CBD)?

Simply looking at the numbers will tell you all you need to know about the district. We've absorbed about 600,000 square feet this year, driving the vacancy numbers down to about 12 percent. Commercial office property has been boosted in large part by an influx of outside capital buying and building sales, driving up rental rates. The district is performing strong and gaining daily.

How do those numbers compare with the Lower Downtown subset of the CBD?

If the CBD is strong, LoDo is off the charts. The area has retained and built on its general cache as a place tenants want to be for the lifestyle. But new numbers show demand has increased again. With just 4 percent vacancy across the area and a near zero vacancy rate for Class A space, LoDo is still the place where office tenants want to be.

After the slumps caused by the tech bust and 9/11, not to mention numerous natural disasters, are tenants ready for new construction again?

They definitely are in LoDo and areas like it where tenants can find the mixed-use, transit oriented developments that help them attract and retain the best employees. That's truly at the heart of LoDo's prominence – its proximity to entertainment, restaurants, transportation and all the other amenities of urban life. Add to that the stunning views from the area and its popularity just increases. It's the perfect storm of opportunity right now. And that doesn't seem likely to change.



Todd Wheeler

Executive Director
Cushman & Wakefield

› Profile: Jeanine Hughes Murphy

Jeanine Hughes Murphy is an associate director at Cushman & Wakefield specializing in tenant representation services. She brings a wealth of large market experience to the firm having effectively serviced numerous Fortune 500 clients. Jeanine spent nearly a decade in senior positions with companies including Bloomberg L.P., NBC, and Lighthouse Interactive. Jeanine also has extensive financial services industry experience having held institutional equity sales positions at Bear Stearns and Paine Webber.

As someone who has previously been on the client side of the real estate transaction, Jeanine brings a fresh perspective to the business. She is a highly effective tenant advocate. That's why Opus is proud to be working with her on its exciting new mixed-use development, 1400 Wewatta.

Jeanine is a graduate of Villanova University with a bachelor of arts degree in economics.

Contact Jeanine at 303.813.6422 or jeanine.murphy@cushwake.com.



Jeanine Hughes Murphy

Associate Director
Cushman & Wakefield