

BUILDING BEYOND

OPUS NORTHWEST – Denver

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Message from Mark



Mark Rauenhorst
Chairman & CEO
The Opus Group

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To many people in our industry, sustainability is a major issue. In both the private and public sectors, sustainability is the new standard for architecture and development now and into the future.

At Opus, we've embraced this standard, recognizing that sustainable development provides a positive impact on the environment and a business' reputation among its people, investors and the overall community. According to the U.S. Green Building Council (USGBC):

- Buildings with flexible design features have a 90 percent reduction in employee relocation costs
- Cutting a building's energy use by 30 percent saves tenants 50 cents per square foot per year
- Leadership in Energy & Environmental Design (LEED®) buildings produce a 20 percent savings in operation and maintenance costs during their lifespan
- Increased lighting control results in a 7 percent increase in employee productivity

Recognizing these advantages, our goal is to provide clients a sustainable development experience and expertise to understand how sustainability can best work for them. Leveraging our design-build approach, we can evaluate and incorporate sustainable elements from project concept to completion. That's why nearly 50 of our staff in all segments of our business – construction, design, engineering, real estate development and property management – have become LEED-accredited by the USGBC.

With nearly a decade of experience, Opus has a proven track record in sustainable development. Our American Honda building in Gresham, Ore., completed in 2000, was the first industrial building to receive a LEED Gold certification. Today, we have more than 9 million square feet of sustainable property complete, in planning or under development. This vast experience allows us to combine learned lessons with our design-build approach to incorporate sustainable practices at any stage of the development process.

Sustainable development is great real estate and a smart investment. That's why Opus is committed to expanding our efforts and making it a standard practice across our company.

Opus Northwest Perspective



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

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Real estate development is a business of supply and demand. To be successful in this cyclical industry, developers must listen to clients and communities while focusing on ever-changing market trends. At Opus, we've found success in our foresight to enter and rescind early from certain development sectors. Across the Opus Northwest region, we're experiencing market changes. We're pursuing several apartment projects in response to increased rental demand. Our mixed-use development opportunities continue to grow, especially in urban centers where cities face density issues and urban renewal priorities. Opus' experience in office, retail and multifamily – individually and as mixed-use – gives us expertise to pursue such complicated undertakings. We have vertical mixed-use projects underway in Denver, Portland, Seattle, St. Louis and Minneapolis. We look forward to partnering with you on projects that respond to market demand in your community.

National Project Spotlight



Excelsior Crossings
Hopkins, Minn.



Excelsior Crossings
Hopkins, Minn.

Excelsior Crossings, a three-building, 700,000-square-foot office complex located in suburban Minneapolis, is a prime example of what today's corporate tenants are looking for – location, amenities and sustainable elements.

Cargill is leasing the first two buildings and has a purchase agreement to buy the third, making the project an all-Cargill campus. The first building will be a seven-story, 250,000-square-foot complex with a ground-level skyway connecting it to the second five-story, 200,000-square-foot building. The buildings are slated for completion in summer of 2008 and 2010.

As the company grew, Cargill employees were spread throughout several small buildings across the Twin Cities. Now, it is important to Cargill to bring employees together in an atmosphere that encourages interaction. The projected 1,700 employees who will occupy the first two buildings have responded positively to the new site as it solves nagging space issues and offers new amenities while remaining in a convenient location to all employees.

As a member of the Chicago Climate Exchange, dedicated to improving greenhouse gases, a player in the ethanol market and as a company that produces sustainable and reusable products to help customers meet their own environmental

goals, sustainable features in Cargill's offices are a priority to the company. Having design components that align with the company's overall sustainability goals and practices was important.

"We wanted to exceed expectations of sustainable features in our buildings and worked with Opus to seek the highest sustainable certification we could practically justify," said John McCabe, vice president for Cargill Office Services. "We are proud to seek LEED® Gold certification as it aligns with our own business practices and corporate philosophy."

To reach this level, Opus is incorporating many sustainable components. Developed on an old warehouse site, the work started with contamination clean-up in order to reuse the area and start the sustainable efforts. Selected construction materials are being brought in from no more than 500 miles away. And, to maximize lighting efficiency, more than 90 percent of occupants will have views to the exterior.

"Throughout the process, Opus has provided helpful information and ideas for us to make intelligent decisions," McCabe said. "We appreciate the partnership we have with Opus and feel that they have a strong understanding of how we make decisions allowing them to deliver on our goals."

The Latest

“One-stop shop” is one of the best ways to characterize The Opus Group’s definition of design-build. For nearly 55 years, Opus has established a design-build model with a host of capabilities and benefits for every client. It is a model that starts by listening to the client and the marketplace and has resulted in hundreds upon hundreds of successful projects and highly satisfied clients. Capabilities such as real estate development, architecture and engineering, construction, property management, financing and sales have earned Opus a ranking among the top 10 developers and build-to-suit companies in the United States since our company’s inception.

Opus capitalizes on a coordinated team approach and the expertise of design-build professionals in five regional headquarters that encompass 28 offices. Based on the knowledge and strengths of Opus’ national office locations, clients receive a number of advantages including shorter development times, better cost control, timely completions and less risk than with traditional design-bid-build methods.

The Opus model is based on bringing together architects, engineers, construction and building management professionals as one team collaborating with each individual client. This collaborative approach ensures that buildings are completed on time and within budget, with a single source of responsibility. Throughout Denver and Colorado, The Opus Group’s design-build approach remains a favored model for companies and other real estate interests that want to build successful and longstanding properties.



Marshall Burton
Vice President & General Manager
Opus Northwest, L.L.C. – Denver

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Meet the Team

Aaron Johnson

Position: Real Estate Manager

Education: Bachelor’s degree with an emphasis in finance and a real estate certificate from the Leeds College of Business at the University of Colorado.

Business Focus: Aaron’s focus is on execution of Opus’ existing projects and business development.

Previous Work: Before joining Opus, Aaron spent three years working for Corporex Colorado, LLC, a real estate development and investment company. While at Corporex, Aaron was an integral part of the team, which completed and delivered the Museum Residences, a 57-unit, high-end condominium project designed by Daniel Libeskind. Aaron was also successful in leasing more than 200,000 square feet of office space in Corporex Center at 188 Inverness, a previously vacant, 250,000-square-foot Class A office building within Denver’s southeast market.

Home: Aaron lives in Denver and is a Colorado native.

Hobbies: Aaron enjoys skiing, golf and personal travel.

Contact: aaron.johnson@opusnw.com or 303.383.4244



Aaron Johnson
Real Estate Manager
Opus Northwest, L.L.C. – Denver

Industry News



Peter Coakley
Inverness Properties, LLC

The Denver metro area is entering another development cycle, and the southeast suburban market is at the forefront of some very high profile projects, including the Parkside Office Plaza. Peter Coakley, principal of Inverness Properties, LLC, shared his thoughts on why this specific market is so strong.

The southeast suburban market has seen a strong and dramatic recovery during the past 24 months. Office vacancies are in the low teens, and there has been positive absorption as companies continue to grow or relocate, primarily, into one of the four business parks in the area – Inverness Business Park, the Denver Tech Center, Greenwood Plaza and Meridian Business Park.

The southeast market follows closely on the heels of Denver's very strong central business district market and is following the trend of rapid absorption and rent increases. During the first years of the new century, the local market was impacted by the downsizing in the telecomm industry, leaving a large hole in the overall occupancy. However, that hole is quickly being filled by expansion and growth, aided by the completion of the billion-dollar T-REX highway improvement project and the addition of light rail along the southeast corridor.

More residential and mixed-use development is also finding its way into the southeast business parks, including the Vallagio at Inverness, the Amli at Inverness and the Avalon at Inverness, as well as new residential for rent units being developed by Fairfield Communities. There are a handful of new office projects breaking ground in the southeast market, with the Parkside Office Plaza situated to compete very well based on its high value proposition and outstanding location.

The southeast suburban market is entering another growth cycle, and developers are taking advantage of strong market fundamentals. In many respects, the next wave of opportunity is now.

Coakley and Inverness Properties, LLC have enjoyed a strong and mutually beneficial relationship with Opus Northwest since the early '90s. The companies have made an important impact on the southeast suburban market, providing companies with high-quality office space in Inverness. These clients have included Pulte Mortgage, Arrow Electronics, Gates Corp. and Nextel Communications.

Opus News

We are proud to announce the recent promotion of:

Matt Derrick
Real Estate Manager
303.383.4232
matt.derrick@opusnw.com

We are also proud to announce the following new hires. Please join us in welcoming them to the Opus Northwest – Denver office.

Matt Granquist
Associate Project Manager
303.383.4257
matt.granquist@opusnw.com

Cash Mason
Superintendent
303.394.5703
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Alex Bork
Field Engineer
303.522.2932
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Tami Bertram
Client Relations Manager
303.383.4256
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Paige Bartels
Senior Administrative Assistant
303.383.4265
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Beth Bickel
Project Management Assistant
303.383.4258
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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. This front-park, rear-load warehouse at Lot 3 includes Early Suppression Fast Response sprinklers, 24-foot clear storage, a dock ratio of two per 1,000 and above-standard electrical availability. The industrial building sits on 4.5 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.



Compark Industrial Complex
Englewood, Colo.

Opus is actively leasing 22,000 square feet of the development.

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

1400 – Located adjacent to Cherry Creek at the gateway to Lower Downtown, 1400 Wewatta and 1401 Wynkoop will be the first Central Business District Class AA office constructed since 2001. The mixed-use project will feature more than 300,000 square feet of premium office space just one block from both the Union Station transportation hub and the Pepsi Center, Denver's premier event and entertainment venue. A 490-space parking garage provides ample parking for office, retail and residential needs. Typical floor plates for office rental range from 21,000 to 28,000. Twenty-two luxury penthouses rise above the top floors of 1401 Wynkoop for individuals who enjoy the amenities and culture that Lower Downtown living has to offer. The secured underground parking and private lobby will offer residents a convenient and private entrance.



1400
Denver, Colo.

Opus Contacts: James Mansfield (office) at 303.383.4226 or james.mansfield@opusnw.com; Scott Menefee (residential) at 303.383.4222 or scott.menefee@opusnw.com

Local Projects

Colorado River Marketplace – Colorado River Marketplace is located on the northeast corner of Interstate 70 and 24 Road in Grand Junction, Colo. This lifestyle center is highly visible and easily accessible from I-70, which situates Grand Junction as the retail trade center for the Western Slope.

As the largest city in western Colorado, Grand Junction serves as the banking center, health care service provider center and retail trade center for a large geographical area that encompasses western Colorado.

Co-developed by Opus Northwest, L.L.C. and Goldberg Properties, Inc., Colorado River Marketplace will contain more than 590,000 square feet of mixed-use space including retail tenants, such as Dillard’s and Dick’s Sporting Goods, office space and a hotel.

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

The Pinnacle at City Park South – With the topping out of Tower One complete, The Pinnacle will begin welcoming its first residents this fall. The project has been an overwhelming success, and future residents are eagerly anticipating their new lifestyle across from Denver’s historic City Park, and just minutes away from downtown Denver.

The Pinnacle’s 271 homes will offer floor plans suited to many types of buyers. The 27-story first tower includes 142 units with one-, two- and three-bedroom floor plans available, ranging in size from 940 square feet to 3,461 square feet. The building will be wrapped by 18, two-story park homes, ranging in size from 1,596 square feet to 2,209 square feet. A second, 22-story tower will offer 111 units ranging in size from 826 square feet to 2,393 square feet (not including penthouses at the top of the tower).

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Colorado River Marketplace
Grand Junction, Colo.



The Pinnacle at City Park South
Denver, Colo.

Project Spotlight



Parkside Office Plaza at Inverness

Englewood, Colorado

The office market is heating up once again in Denver, and a groundbreaking is planned in August for Parkside Office Plaza at Inverness. The three-story, 98,500-square-foot office building will provide tenants with much needed Class A space upon completion with rates starting from \$15.75 to \$17.00 triple net.

The building will seek a LEED®-certified core and shell, including Class A mechanical and electrical infrastructure. The building will be located at 349 Inverness Drive South in one of the metro area's most successful business parks, the Inverness Business Park. It will be built on a 5.5-acre site and include 33,000-square-foot floorplates, a 4 per 1,000 parking ratio, including

67 spaces in a covered garage, mountain and front range views and easy access to Interstate 25 and C-470.

Tenants will enjoy surrounding amenities including the 305-room Inverness Hotel and Conference Center, the 127,000-square-foot Colorado Athletic Club at Inverness, the 18-hole championship Inverness Golf Course, a 15-acre municipal park, softball and volleyball fields, jogging trails and plenty of restaurant and shopping options at the nearby Park Meadows Shopping Center and the Centennial Promenade.

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