

# Prime West preps for DeVry



*By Jennifer Francone, Colorado Real Estate Journal, June 16 – July 6, 2004*

It's summer school for Prime West Development Inc.

That is, this summer is when the Denver-based commercial real estate firm will break ground on a build-to-suit classroom and office facility, which will serve as DeVry University's new Colorado Springs campus.

Pending final approval from the city, Prime West will break ground on the single-story, 17,515-square-foot building around July 6.

The new DeVry University Center/Colorado Springs, which will replace DeVry's current facility at 225 S. Union Blvd., will be built on 4.5 acres at 1175 Kelly Johnson Blvd., off Interstate 25 and Academy Boulevard in the Chapel Hills Technological Center in northern Colorado Springs.

"Northern Colorado Springs is the ideal location for our new DeVry University Center because, like DeVry, the area continues to grow and offer tremendous opportunities," Timothy Campagna, president of DeVry University / Colorado, said in a release. "We are very excited about this new center. It will allow DeVry to continue offering a high-quality educational experience at the undergraduate and graduate levels to residents in the greater Colorado Springs region."

Constructed of site-cast concrete, the building will have an exterior of textured elastomeric paint, blue tinted glazing with clear anodized window mullions and a finished ceiling height of 10 feet. DSP Builders Inc. is the general contractor.

Intergroup Inc. is designing the facility, which has architectural features that include metal canopies surrounding the building, a cove ceiling in the lobby and extensive landscaping. The site also includes a patio, "intense" lighting that is geared to provide students and employees security and comfort, and seven parking spaces per 1,000 rentable sf.

Inside, the building has 13 classrooms, two computer labs, upgraded state-of-the-art voice / data infrastructure, an academic support center and a student commons.

Prime West is developer and owner of the Colorado Springs facility, which is on a long-term lease to DeVry.

One of the largest degree-granting higher education systems in North America, DeVry plans to begin classes at the Kelly Johnson location in mid-2005.

The university provides career-oriented undergraduate programs in business, technology and management to high school graduates and working adults, as well as graduate programs through its Keller Graduate School of Management.

This is the second project developed by Prime West for DeVry. Prime West developed DeVry's 72,000-sf Westminster campus, which was completed in 2002. Intergroup Inc. also designed the Denver-area facility.