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Boulder County & U.S. 36 Corridor

Ball takes vacant Boulder building

by Jill Jamieson-Nichols

Northstar Commercial Partners has a tenant for a 14,350-square-foot building it purchased empty last year and is turning it into Class A office space.

Ball Aerospace signed a long-term lease for the building at 1835 Range St. in Boulder, where it will expand its research-and-development functions.

"We had a tremendous

amount of interest from both tenants and buyers for the property," said Northstar President Brian Watson.

The Colorado Group brokers Wade Arnold and B. Scot Smith were retained to help market the building. A full-price purchase offer was received during negotiations with Ball, but Watson said Northstar chose the lease transaction because of its relationship with Ball and advantages of having a long-

term tenant in the Boulder marketplace.

The single-story building was occupied by a printing business that sold to another company. Northstar, through an entity called 1835 Range Street LLC, purchased it for \$925,000 last summer.

Northstar, which along with capital partners acquires, leases and manages investment properties through single-purpose LLCs, often buys commercial

properties that it renovates and offers for sale or lease.

The Range Street property, a warehouse/manufacturing building with approximately 30 percent office build-out, will be 100 percent Class A space when Ball takes occupancy in March, Watson said.

"For all intents and purposes, this will be a brand-new building," he commented.▲