

Tenants sign on to 2534 Development

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The first office building planned for the 2534 Development, which will break ground this spring, already has several tenants lined up.

Everitt MacMillan Development, under the name BOC Plaza LLC, paid \$1.6 million for 2.35 acres in the 542-acre mixed-use development on the southeast corner of U.S. 34 and Interstate 25 in Johnstown town limits.

MacMillan has plans for a 4-story, 41,000-square-foot building that will be co-owned by several tenants, including Burns Marketing, Bank of Colorado and LBN Insurance.

Mike Burns, who founded Burns Marketing in 1972, said he will be moving his company from Fort Collins to the new location.

The steady growth and development in the area has fueled his business, he said, and the company has outgrown the space it owns at 363 W. Drake Road.

Over the past several months Burns has added three employees and expects to add four more to his 25-member staff by the end of 2006.

“The economy has gotten better,” he said. “Marketing budgets have loosened up a bit.”

Burns said after looking at several sites, he chose the 2534 development for location, timing and the ability to own space in the development.

“It’s a chance to go into what is going to be a real signature project,” he said. “This is going to be a very cool building, and it will present us with a very creative environment, which is what we need.”

Development at the site continues with most of the infrastructure complete and access to the property off U.S. 34 via Larimer Parkway, formerly County Road 3E, now open.

A signal light is being installed at a second access off U.S. 34 at Thompson Parkway, formerly County Road 5, which will run through the development’s retail section, past a planned health club, office park and on to 100 acres of high-end homes that will break ground in January.

Plans for a rotating restaurant atop the health club have been scrapped, said developer Nick Christensen of Chrisland Inc.

The project includes enough land for 4 million to 5 million square feet of office and retail

space, of which only 550,000 has been planned. Tenants include a mixture of offices, retail and restaurants, including casual sit-down, quick-service and fine dining, Christensen said. Some tenants will be local, such as Home State Bank, which has signed on to open a branch at the development. Occupancy will begin by the end of 2006.