

2007 COMMERCIAL REAL ESTATE

SOURCEBOOK

Northern Colorado's Commercial Real Estate Authority



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Sourcebook maps new territory in commercial real estate trends

A message from NCBR co-publishers Jeff Nuttall and Christopher Wood

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We have a fondness for commercial real estate. Jeff Nuttall sold advertising to commercial real estate brokerages both at the *Denver Business Journal* and the *Northern Colorado Business Report*, and Chris Wood reported on that sector, at the *Boulder County Business Report*, the *DBJ* and *NCBR*.

Following commercial real estate enables one to keep up to date on other industries, as trends are revealed in virtually every commercial real estate transaction. A property sale to a high-tech company, for example, turns into an article about that company, its growth and its strategy. A report on a lease by a health-care provider can speak volumes about that company and the medical sector in general.

The dynamic nature of the commercial real estate sector has led us to upgrade the newsprint Commercial Real Estate Sourcebook that we launched last year. This four-color, glossy publication that you hold in your hands includes many enhancements over what we've done in the past.



Color and paper aside, the Commercial Real Estate Sourcebook also includes far more content, including an unprecedented division of Northern Colorado into more than a dozen real estate zones. Major cities, such as Fort Collins, Greeley and Loveland, were subdivided based on economic trends and the clustering of commercial space. Other, smaller communities are included along with articles describing development and brokerage trends in these zones.

This mapping of commercial zones was done with the assistance of Steve Stansfield of Realtec Commercial Real Estate Services Inc.; Nick Christensen of Chrisland Inc.; Steve Kawuluk of The Group Inc. Real Estate; Mark Bradley of Realtec; and our own Tom Hacker, editor of *NCBR*. We're very grateful for their guidance, but any mistakes or errors in judgment are ours alone.

These geographic boundaries alone help illustrate trends in real estate, such as Greeley's shift westward and Loveland's shift eastward.

We'll continue to refine the boundaries of these geographic areas in future editions of the Commercial Real Estate Sourcebook.

You'll also find many articles of interest, including our second annual Real Estate Roundtable, featuring some of Northern Colorado's most-prominent commercial real estate executives.

True to its name, the Sourcebook also includes a wealth of information on the commercial real estate sector, including ranked lists and directory information prepared by our researchers, Kathleen Chaballa and Kate Hendrickson. But we've also added many charts of interest to the real estate community, courtesy of Realtec and The Group Inc. We thank Kathleen, Kate and our friends at Realtec for their contributions, as well as Nancy Glen, our real estate account executive, for leading our sales effort for this project.

We're extremely grateful for the support that the Commercial Real Estate Sourcebook has garnered from the commercial real estate industry, and we hope that this publication is a useful resource for readers looking to purchase or lease office, retail or industrial space, as well as invest in land. Or just looking to understand the latest trends in our region.



ON THE COVER

TEAM HARMONY

— Members of the development team for Harmony One, a five-story office building under construction on East Harmony Road in Fort Collins, from left, Frank Vaught, principal of Vaught-Frye Architects; Paul Brinkman, president of Brinkman Partners/Brinkman Construction; Stu MacMillan and David Everitt, principals of Everitt-MacMillan Development Inc.

Photo by Ryan Meier, Northern Colorado Business Report

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Also available are the Boulder County Technology/Manufacturers Directory, Boulder Valley MD, the Boulder County Book of Lists and the *Boulder County Business Report*. In Wyoming, look for the *Wyoming Business Report*, the Wyoming Book of Lists and the Wyoming Technology/Manufacturers Directory.

Copies of the Northern Colorado Commercial Real Estate Sourcebook are available for \$30, plus taxes, postage and handling, by calling the phone numbers listed above. Copies are sold at our office without shipping and handling charges. Entire directory is also available on CD-ROM or online at www.ncbr.com in tab-delimited or Microsoft Excel formats.

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Filling in and pushing out, Fort Collins busily builds

Office, retail, industrial leases and new projects have brokers hopping



Courtesy CMH Architects Inc.

LIBRARY PARK — A unique feature of the Front Range Village retail-and-office project on Harmony Road, anchored by Lowe's and Target, is a branch of the Fort Collins Public Library on land donated by the Alabama-based developer, Bayer Properties Inc.

Having filled out, pressing commercial real estate projects toward its growth-area boundaries, Fort Collins in the past couple of years has turned toward filling in.

But, for the remainder of 2007 and into 2008, look for the infill trend to continue while the pace steps up on development of the perimeter, as well.

A closer look at a pair of the city's highest-visibility projects illustrates the point:

> Boulder-based Coburn Development Inc. will demonstrate the city's infill potential on a

grand scale as Penny Flats begins to take shape on most of a downtown block bounded by Mason, Cherry, Maple and Howes streets. The project will feature 147 residences and 30,000 square feet of commercial space.

> Fort Collins developer Jay Stoner has a pair of engineering companies at work to make about half of a 250-acre tract on the southwest corner of Interstate 25 and Harmony Road, much of which is currently under water, developable with a high-style office, retail and residential project.

While those two projects illustrate the diversity that the city's commercial real estate sector enjoys these days, the *Business Report* could easily have picked from two dozen other projects as examples.

Likewise, the existing landscape is rich with opportunity, with older buildings finding new uses by growing companies, with vacancy rates shrinking in most categories, and lease rates remaining strong for retail and office space even as the city braces for the rush to build more.

New retail and office projects, especially the former, will dominate the commercial development news in Fort Collins during the next 18 months. While Bayer Properties pushes ahead with the 900,000-square-foot Front Range Village project, on about 100 acres of land on east Harmony Road, the city's other major shopping venue, Foothills Mall, prepares for a major redevelopment of its own.

The busiest of all the commercial corridors in Fort Collins will clearly be Harmony Road, with almost 1.5 million square feet of commercial space planned for the coming 18 months.

The literally low architectural profile of East Harmony Road will change in the next several months when Harmony One,

FORT COLLINS PROJECT LIST

Commercial projects that are on deck for Fort Collins during the remainder of 2007 and 2008 include:

- > Front Range Village, a 900,000-square-foot retail and office center on East Harmony Road, anchored by Lowe's Home Improvement Warehouse and Super Target.
- > Harmony One (pictured on the cover), a five-story office building that developers say will set a new tone for upper-end office space on Harmony Road.
- > Penny Flats, the city's largest mixed-use downtown project to date, now under construction on three-quarters of a city block northwest of North Mason and Maple streets.

at five stories the tallest building on the southeast Fort Collins corridor, takes final form.

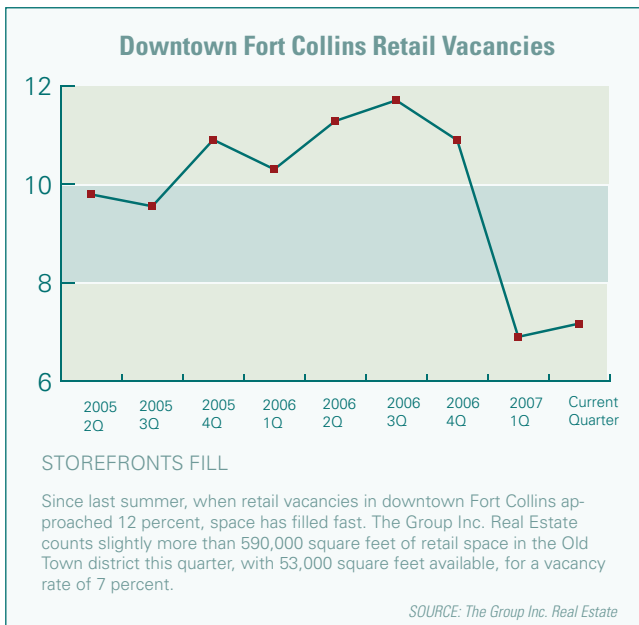
The development team, Everitt-MacMillan Development Inc. and Brinkman Partners LLC, say it will bring the city's first "Class A-plus" office space to the Fort Collins market. Vaught-Frye Architects of Fort Collins designed the Harmony One project.

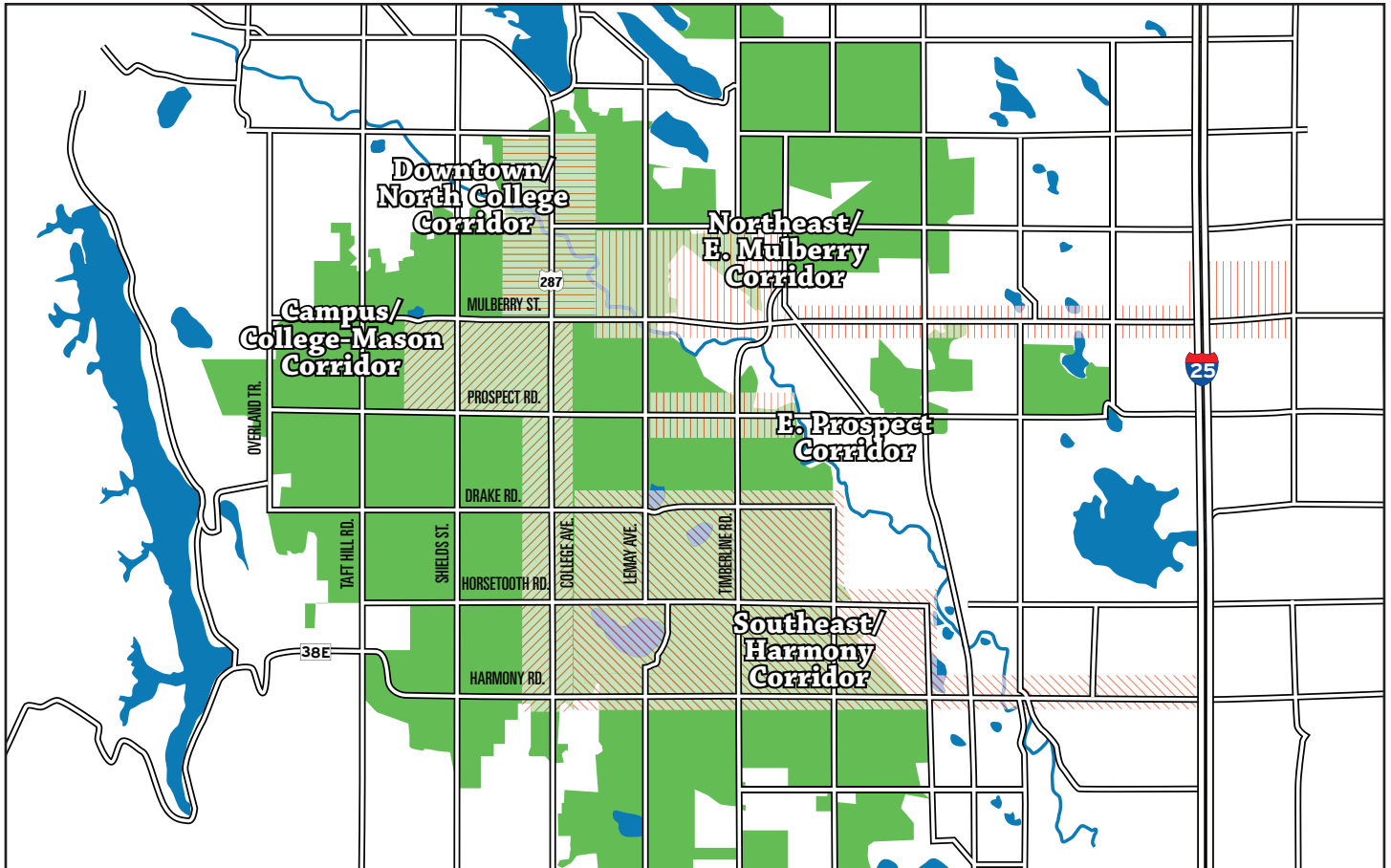
The other big news on the Harmony corridor for 2007 — the \$14 million purchase of the 105-acre Harmony Technology Park just across Harmony Road from the Hewlett-Packard Co. campus — likely will spawn some development plans in 2008.

Funded by the family that manufactures and markets Vlasick pickles, Ann Arbor, Mich.-based MAVDevelopment LLC, announced in February it would design a "carefully planned, upscale business environment" for the site, with sites ranging from two to 30 acres offered for sale or build-to-suit.

Other headlines to look for during late 2007 and 2008 in Fort Collins include the announcement of plans for a downtown hotel, currently being negotiated by the city, the Downtown Development Authority and a Cincinnati-based development company.

The North College Urban Renewal Authority, as well, will begin generating funds for redevelopment projects on the city's northern edge.





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FRii

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2. efficient, competent
3. qualified

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Greeley's 'Go West' heritage becoming a real estate reality

Prime office space develops on city's western perimeter



Courtesy Design One Consultants Inc

WEST-SIDE OFFICE — Pinnacle Park, an eight-acre office project adjacent to the Highland Hills Golf Course in west Greeley, will offer more than 100,000 square feet of Class A-plus space in 2008.

When Realtec Commercial Real Estate Services' Greeley office conducted its annual Market Update event in March, broker/partner Mark Bradley delivered one of the key predictions.

It went like this: By the end of 2007, any office-based business able to move to Greeley's west side from a downtown location will have done so. Key word: able — meaning any office tenant unencumbered by a multi-year lease.

While an inexorable tide pulls commercial real estate development and leasing to Greeley's western edge, it has not left behind a ghost town. Downtown office spaces, with lease rates that are half what users are paying for Class A space out west, are being snapped up by businesses looking for bargains.

That's good news for people like Bob Tointon, Dan

Wheeler and others who have maintained their stakes in downtown properties, investing in rehab projects on some of the district's historic buildings.

The downtown core and the industrial sector around the junction of U.S. Highways 85 and 34 also got a boost in June when a Texas natural gas service company bought the former Hall Irwin Corp. headquarters, empty for two years since that company's move to Milliken.

But most of the action is in the west. The St. Michaels mixed commercial and residential project, after a slow start south of the U.S. 34 Bypass at 65th Avenue, is now building out quickly, with two new buildings under construction that will complete the commercial portion.

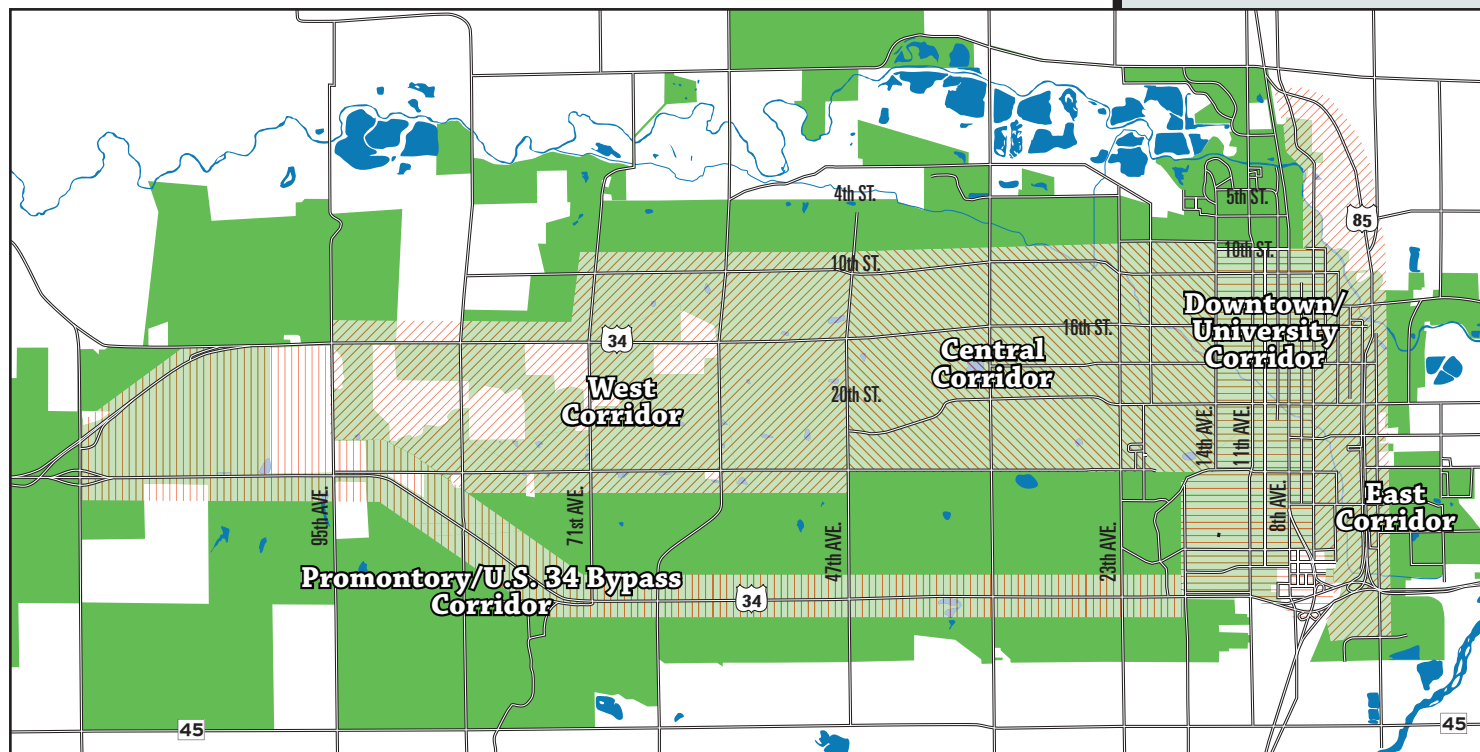
Leasing manager D.J. Calvin said the upper floor of a 22,000-square-foot, two-story building is under contract, and the fourth and final restaurant candidate for the development had signed a letter of intent for the first floor.

Medical office space will proliferate in west Greeley during the coming year. While Greeley Medical Clinic has not yet acted on plans it announced in early 2006 for a move to the Promontory Business Park on the city's western frontier, members of the health-care community predict the region's largest specialty practice will make the move in 2008.

GREELEY PROJECT LIST

Here is a sampling of the commercial projects that are on deck for Greeley during the coming year:

- > Sunflower Market center, a 125,000-square-foot retail center anchored by Sunflower Farmers Market on West 20th Street at 47th Avenue
- > Pinnacle Park office complex, encompassing seven buildings and more than 100,000 square feet in phase one on West 20th Street Road
- > Two new office/retail buildings, one 9,000 square feet and the other 22,000 square feet, will complete the commercial portion of St. Michaels mixed-use project at 65th Avenue and the U.S. Highway 34 Bypass.



Downtown Greeley Retail Vacancies



VACANCIES RISE

Retail vacancies in downtown Greeley crept upward from 13 percent to 16 percent in the past 12 months, according to statistics from The Group Inc. Real Estate's commercial arm. The Group counts just under 400,000 square feet of total downtown retail space, with slightly more than 57,000 square feet vacant and available.

SOURCE: The Group Inc. Real Estate

Meanwhile, the "regionalizing" of Northern Colorado's health-care community continued in June with the announcement by Heart Center of the Rockies, based at the new Medical Center of the Rockies in Loveland, that it would open in leased space in west Greeley, nearly adjacent to competitor Banner Health's westside medical center.

Lease rates for retail and office properties have risen moderately during the past year throughout the Greeley commercial market, with downtown the exception.



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Loveland emerges as regional powerhouse

I-25, U.S. 34 strips nurture newfound economic influence



Courtesy McWhinney Enterprises

500 GRAND – Builders of Grand Station, a mixed retail, office, hospitality and residential complex, will construct 500,000 square feet of space in the project's first phase, set to open in 2009, just east of the Promenade Shops at Centerra retail center.

Of the three major cities in Northern Colorado, Loveland stands as the one most transformed in the past five years.

A decade of annexations that added thousands of acres fronting the region's two busiest highways, and a huge push since 2002 by two of the region's most powerful development companies, have propelled Loveland to the forefront of Northern Colorado's commercial real estate world.

Consider alone the recent history, and the near horizon, of Centerra, the 3,000-acre mixed-use community that spans Interstate 25 north of U.S. Highway 34.

Five years ago, Poudre Valley Health System was merely contemplating the construction of a new regional hospital, and had its focus on a tract of land it owned just southeast of Colorado Highway 392 and Interstate 25 in Windsor.

And, five years ago, developers of new-style, open-air "lifestyle" shopping centers had not even begun their race to build the first of the breed in Northern Colorado.

Medical Center of the Rockies, the 136-bed, leading-edge hospital that opened in Centerra in February, and the Promenade Shops at Centerra, the 700,000-square-foot retail center that opened in time for the 2005 holiday shopping season, stand like sentinels across I-25 from one another.

The two projects are the most visible symbols of how quickly Loveland has capitalized on its fortunate geography, its control of the highway junction that The Group Inc. Real Estate founder and former chairman Larry Kendall in 2001 called the "epicenter" of the region's commercial real estate action.

On deck for Centerra, just in the next 12 months, are more than 1 million square feet of new retail and office space, further adding to the 2.5 million now in place and pushing the McWhinney Enterprises development closer to its projected build-out of about 13 million square feet.

Grand Station, a multi-use, almost Disney-esque project that will eventually put 1 million square feet of retail, office, hospitality and entertainment space — along with a sampling of upper-story residential units — is under construction with its first half-million-square-foot phase.

By itself, Centerra would be enough to put Loveland atop the commercial real estate development and brokerage rankings in the region. But Centerra has company, with other promising Loveland commercial projects strung along I-25.

Eagle Crossing soars

Few people these days are doubting Windsor developer Martin Lind's prediction, in spring 2005, that Crossroads Boulevard and I-25 would become a commercial hub rivaling anything else in Colorado. Lind had at that time bought 140 acres of land wrapping around the Budweiser Events Center and, assembling that with 60 acres he had previously purchased, called it the Eagle Crossing Business Park.

"Crossroads is, for lack of a better definition, the new Harmony corridor," Lind said then, referring to the office, retail and industrial zone that stretches eastward in Fort Collins along Harmony Road. "Thinking a little more globally, it's going to be like Belleview and Arapahoe in the Denver Tech Center."

The commercial development boom that continues along Loveland's I-25 and U.S. 34 corridors has not sucked the life out of the city's downtown district in the same manner that Greeley's westward expansion has come at the expense of that city's core.

The opening of Lincoln Place, a \$25 million project that Boulder-based O'Connor Group built on the east side of Lincoln Avenue in Loveland's downtown heart, represents confidence in the city's broader base.

"With so much development occurring on the outskirts of Loveland, we're very proud to be leading the effort to invest in the heart of Love-

LOVELAND PROJECT LIST

Retail, hospitality and office projects crowd the Loveland development calendar for the coming 18 months, with these projects scheduled to get under way:

- > Eagle Crossing Towers, twin, six-story office buildings, with restaurant and retail space on ground floors, smack on the northeast corner of Crossroads Boulevard and I-25.
- > Embassy Suites Hotel, an on-again, off-again project by billionaire Missouri hotelier John Q. Hammons, that might be on again with a spring 2008 groundbreaking adjacent to the Budweiser Events Center.
- > Grand Station, a retail, office, residential and entertainment project that will enclose a half-million square feet in its first phase, taking shape northeast of I-25 and U.S. 34.

land," O'Connor Group President and CEO Vicki O'Connor said last summer.

The 22,000 square feet of ground-floor retail space is getting attention at a slower pace than the 200 luxury apartments on upper floors, about three-quarters of which are rented.

Other projects in central Loveland, and on the downtown fringes, are also fueling renewed optimism for the city's future. A \$6.5 million project to turn the old Larimer County Fairgrounds into Fairgrounds Park, with Fort Collins-based Heath Construction working toward a summer 2008 completion date, will add a new focal point to Loveland's central core.

Loveland developer Troy Peterson, who has staked out the city's perimeter with a Class-A office project at Crossroads Business Park, just south of the new fairgrounds complex, said earlier this year he's confident Loveland will develop along the lines Fort Collins followed 20 years ago.

"We have three key assets right here," DLA's Peterson said. "We have Loveland's historic downtown and then, just to the south, we have the Big Thompson River and the Fairgrounds. We have the potential of a 'Golden Triangle' that connects the river to the Fairgrounds to the downtown."

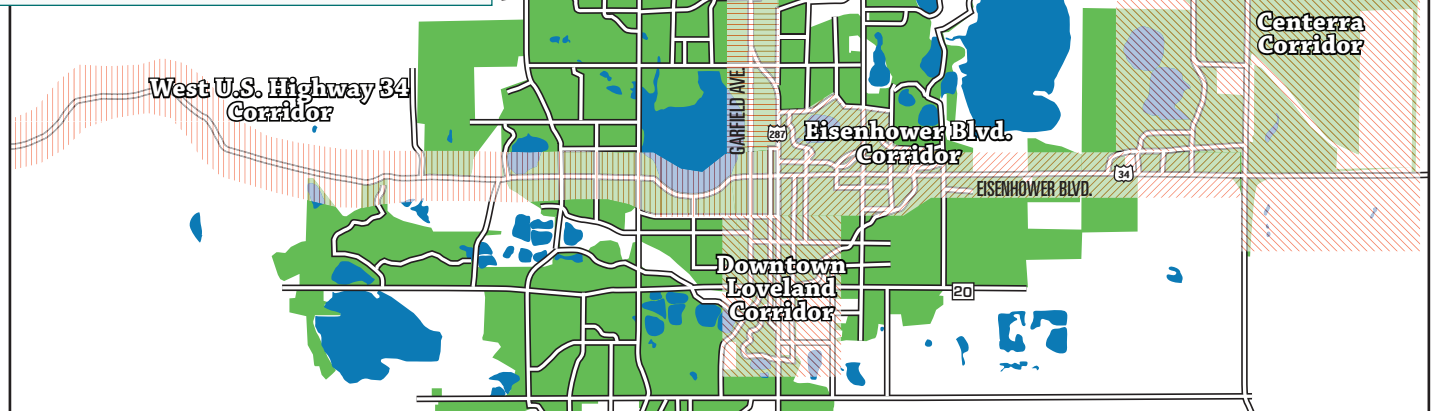
Downtown Loveland Office/Retail Vacancies



GOING DOWNTOWN

After a vacancy bubble that inflated to 16 percent last fall for office and retail space in downtown Loveland, the district has begun to rebound, with the latest stats showing an 11 percent rate. Of 485,000 square feet of space on the Loveland market, 52,000 are vacant and available.

SOURCE: The Group Inc. Real Estate



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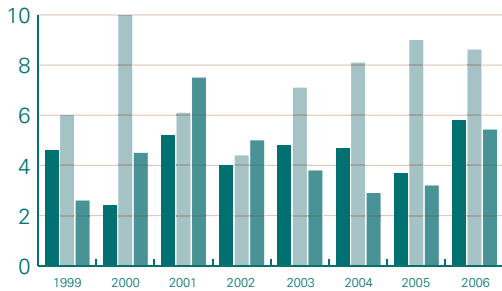


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Industrial Vacancy Rates

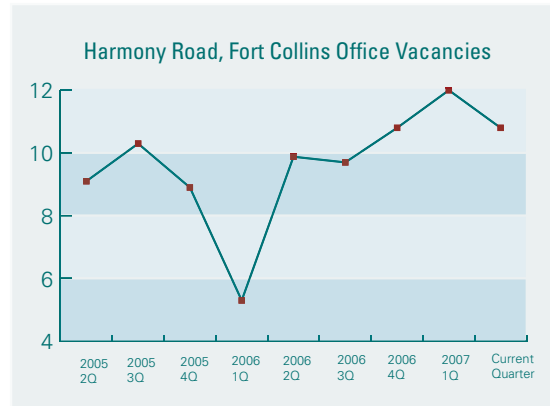
■ Fort Collins ■ Greeley ■ Loveland

Northern Colorado Industrial Market Lease Rates

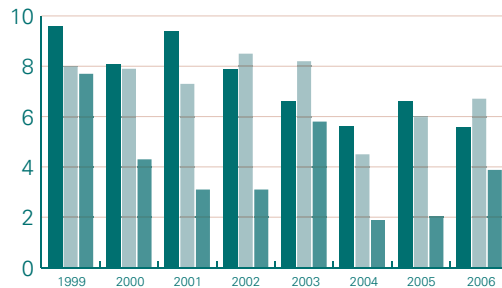
Whse (NNN) R+D (NNN)

Fort Collins	\$4.50-6	\$7-10
Loveland	\$4-6	\$9-13
Greeley	\$2-3.50	\$4-4.50

SOURCE: Realtec Commercial Real Estate Services Inc.



SOURCE: The Group Inc. Real Estate



Retail Vacancy and Lease Rates

■ Fort Collins ■ Greeley ■ Loveland

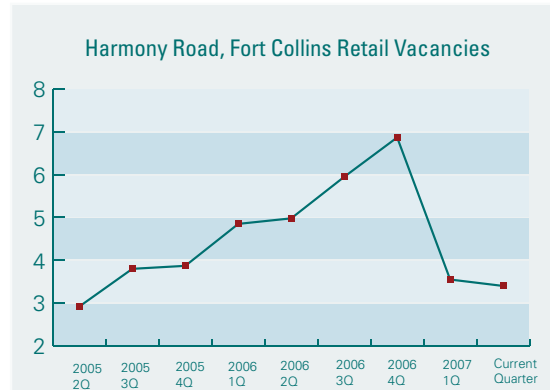
Northern Colorado Retail Market Lease Rates

(per sf, triple net, inline space)

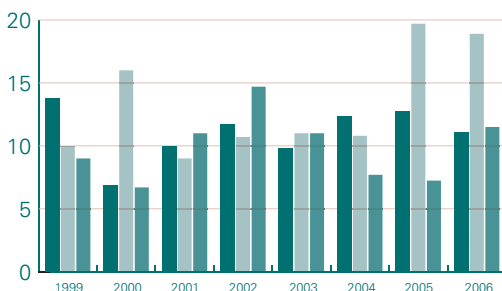
Prime Secondary New

Fort Collins	\$22-31	\$22-30	\$15-17
Loveland	\$13-22	\$12-22	\$12-15
Greeley	\$9-13	\$8-12	\$8-12

SOURCE: Realtec Commercial Real Estate Services Inc.



SOURCE: The Group Inc. Real Estate



Office Vacancy Rates

■ Fort Collins ■ Greeley ■ Loveland

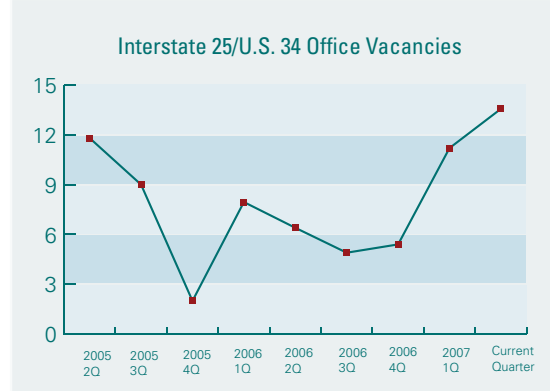
Northern Colorado Office Market Lease Rates

(annual/sf, full gross)

Class Fort Collins Loveland Greeley

A	\$22-31	\$22-30	\$15-17
B	\$13-22	\$12-22	\$12-15
C	\$9-13	\$8-12	\$8-12
Medical	\$14-30	\$15-30	\$14-20

SOURCE: Realtec Commercial Real Estate Services Inc.



SOURCE: The Group Inc. Real Estate



SOURCE: The Group Inc. Real Estate



Windsor's future tied to industry, recreation

Great Western, Water Valley feed economic growth



Business Report file photo

HEAVY INDUSTRY — Dan R. Sanders, manager of the 40-million-gallon Front Range Energy Inc. ethanol plant in Windsor, was among the first industrial users to stake out the Great Western Industrial Park, a rail-served business center in east Windsor.

Few people would have predicted two decades ago that heavy industry and resort-style living would emerge as the economic underpinnings for what was then a sleepy little farm town.

But Windsor owes its enviable position as one of Colorado's fastest-growing small cities to both of those sectors.

A set of 10-year-old aerial photos of the land south of Windsor shows a near moonscape — land gouged and scarred by gravel mining operations.

The land now accommodates 27 holes of championship golf at the Pelican Lakes and Pelican Falls courses and a burgeoning residential community, where budget-priced town homes share waterfront space with some of Northern Colorado's most expensive single-family residences. Water Valley's fringes are now the focus of high-end office development, as the community's new residents solve their commuting problem by bringing their work closer to home.

Windsor's far-eastern edge, land that historically was cultivated to grow beets, corn and other crops, is rapidly developing as one of the region's premier industrial zones. A rail system that once served the sugar beet industry is finding new service hauling ethanol, sand, corn and — beginning next year — eight-ton wind-turbine blades.

The town's newest industrial employer, Danish company Vestas Wind Systems, will provide 460 high-paying jobs at a Great Western Industrial Park plant that will open in February.

Managers of the Great Western complex said earlier this year that other prospects, including companies in the renewable-energy sector, were exploring locations within the park.

Eric Swanson, senior vice president for real estate at the Broe Cos., the Denver-based owner of the industrial park, said Vestas would likely draw a cluster of businesses that supply the wind-turbine manufacturer.

The railroad, with \$5 million in upgrades mostly completed, is the key driver in moving the Great Western park to an eventual build-out of more than 8 million square feet, Swanson said.

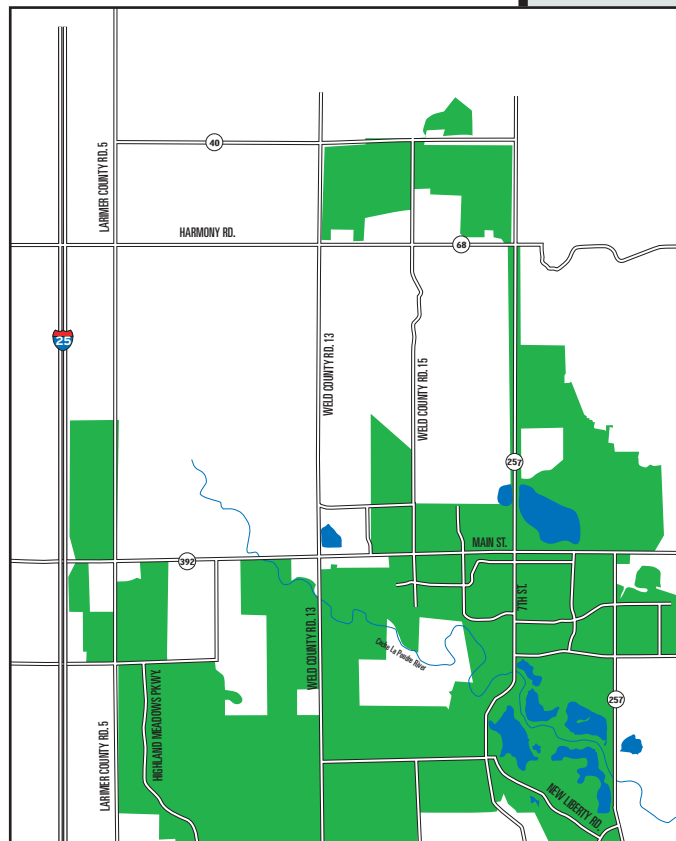
"It's put Northern Colorado right in the bull's-eye," Swanson said in an April interview. "That single fact has created an economic opportunity that this region would not have had."

Windsor's retail component will grow by a significant percentage when a new Super Wal-Mart opens in 2008 on land just west of the King Soopers-anchored shopping center on Colorado

WINDSOR PROJECT LIST

Industrial projects will take the highest profile in Windsor during the coming year, with more likely in store for the Great Western Industrial Park on the town's eastern edge.

- > Vestas Wind Systems, the Danish manufacturer of wind-power generating equipment, is building a \$60 million, 200,000-square-foot turbine-blade factory that opens in February.
- > Wal-Mart, having won a battle with its opponents in Windsor, will build a 190,000-square-foot Super Wal-Mart on Colorado Highway 392 between 16th and 17th streets.
- > The \$25 million first phase of the Good Samaritan Society senior living complex in Water Valley South is under construction with an opening scheduled in early 2008.



Highway 392 at 17th St.

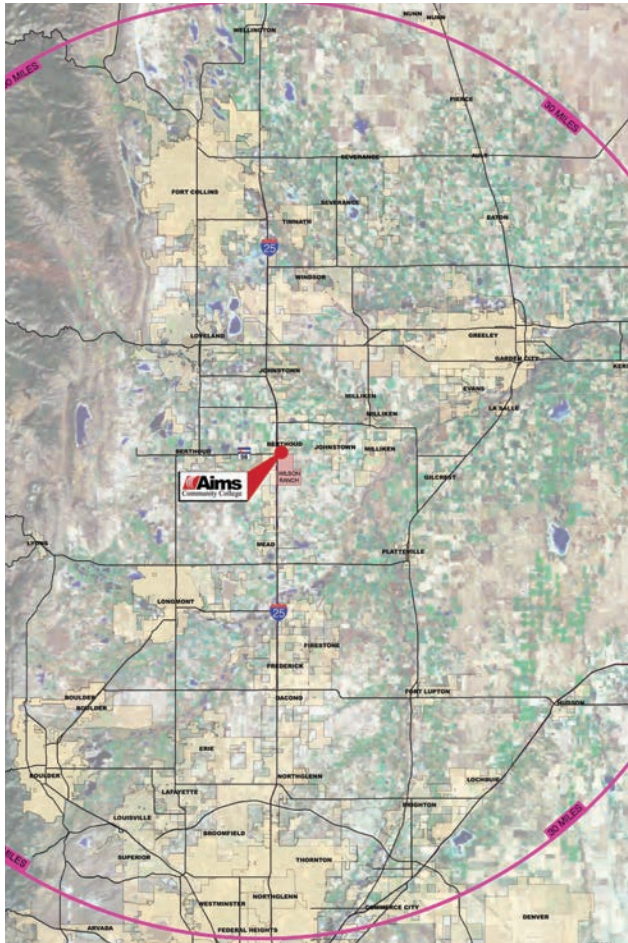
If Windsor faces an obstacle to further commercial development along its main thoroughfare, it is the choked junction of Highway 392 and Interstate 25. A \$22 million project that would streamline the interchange and speed traffic through is now the subject of negotiations between landowners in the vicinity, the town of Windsor, Fort Collins, and the Colorado Department of Transportation.

Meanwhile, development focus is shifting southward, to developer Martin Lind's Eagle Crossing Business Park that straddles the Loveland-Windsor line, and to the U.S. Highway 34 corridor, where the Iron Mountain Auto-plex opened last year with five auto brands under one banner.



Magnetic pull con

Booming projects show no signs of slowing down soon



Courtesy Aims Community College

LOCATION, LOCATION – The rationale that Aims Community College used in choosing a location on Interstate 25 in Berthoud for its new, 30-acre campus is illustrated with this map showing communities within a 30-mile radius of the site.

When Denver developer Mark Goldberg last year announced his plan to put a 190,000-square-foot Super Wal-Mart store in Timnath, a town of about 250 residents, the irony was not lost on the commercial brokerage community.

“That’s going to work out to about 750 square feet of retail space per person,” said Ronn Frank, a longtime broker with The Group Inc. Real Estate’s commercial arm. “You’re not going to find that too many places.”

What happens next on the northeast corner of Interstate 25 and Harmony Road will be replicated at hot spots up and down the highway, from Wellington on the north to the Carbon Valley towns of Firestone, Frederick and Dacono to the south.

Strung along I-25’s north Front Range stretch are some of the fastest growing towns in Colorado, recent census figures show, and the pace of commercial development is keeping up with those

double-digit population growth rates.

Wellington, for example, grew 19 percent in the past 12 months, enough to spawn a retail center that features a 33,000-square-foot, full-service Main Street Market, a locally owned bank and other first-in-town businesses.

A major Loveland employer, Super Vacuum Manufacturing Inc., earlier this year announced it would build a 150,000-square-foot plant on Wellington’s north edge and put 130 people to work building and outfitting emergency vehicles.

Fort Collins doorsteps

Just as Fort Collins looks to fill in the spaces closest to its downtown core, the city is also poised for more development at its three I-25 gateways.

Boxelder Creek floodplain issues have become vexing problems for landowners who control what is known as the Interstate Land Overall Development Plan on the east side of I-25. Yet they still project that 1.6 million square feet of industrial space and another 350,000 square feet of mixed-use commercial space can be accommodated on their assembled holdings.

On that development’s southern edge, the junction of I-25 and Prospect Road awaits commercial development, especially the 177 acres on the northwest corner projected for mixed-use development.

Harmony Road projects, in addition to Goldberg’s Wal-Mart complex, include a so-far nameless development at the southwest corner of I-25 and Harmony that Fort Collins developer Jay Stoner is pursuing. (See Fort Collins, page 5.)

Interchange improvements at I-25’s junctions with Colorado Highway 392 in Windsor and Crossroads Boulevard in Loveland, with the latter scheduled to begin construction this fall, will ease pressure that development at Centerra, Eagle Crossing and Crossroads Plaza have brought to the highway.

2534 pours forth

Farther south, Johnstown’s major stake in I-25

INTERSTATE 25 PROJECT LIST

Construction cranes will flank the Interstate 25 ribbon that bisects Northern Colorado as projects ranging from big-box retail centers to higher education get under way. Notables include:

- > Aims Community College’s 30-acre campus that will be built on the northeast corner of I-25 and Colorado Highway 56 in Berthoud, a cornerstone of the 1,600-acre Wilson Ranch master-planned community.
- > Timnath’s first large-scale commercial project, a retail center anchored by a Super Wal-Mart on the northeast corner of I-25 and Harmony Road.
- > Continuing development of the 540-acre multi-use 2534 development on the southeast quadrant of I-25 and U.S. Highway 34 in Johnstown, including medical office and retail projects.

development, at the 540-acre multi-use project known as 2534, is on cruise control, with retail and office development proceeding at a deliberate pace, along with one of Northern Colorado’s densest enclave of highest-end homes.

A long-term acute-care hospital, now under construction on the eastern edge of 2534 adjacent to the Northern Colorado Rehabilitation Hospital, will open later this year. Medical office projects, spawned by the opening of Medical Center of the Rockies just northwest in the Centerra development, will occupy architects and builders for the foreseeable future.

The 1,600-acre Wilson Ranch property in Berthoud that has been part of the McWhinney holdings for six years will get a big development boost beginning in 2008 with the construction of a 30-acre campus for Aims Community College.

The campus will serve as a focal point for Wilson Ranch’s 5 million square feet of commercial space and 4,000 homes that will develop over the next decade.

From Longmont south to the Carbon Valley towns of Firestone, Frederick and Dacono, retail and industrial development, concentrated around market-makers like American Furniture Warehouse, will continue.

Continues along I-25

Interstate 25 corridor awaits interchanges



Steve Porter, Northern Colorado Business Report

EVERWHERE A SIGN — The junction of Interstate 25 and Colorado Highway 392, mostly unchanged since the highway was built half a century ago, is awaiting a \$21 million package of improvements to handle a growing traffic load.

If anything can stymie the pace of commercial development along the northern Interstate 25 corridor, it is the condition of three crucial interchanges along a six-mile stretch of the highway.

I-25's junctions with Colorado Highway 392, Crossroads Boulevard and U.S. Highway 34 have not changed much since the road was built in the late 1950s, while traffic counts have soared in recent years.

Here are the trouble spots, and the plans for fixing them:

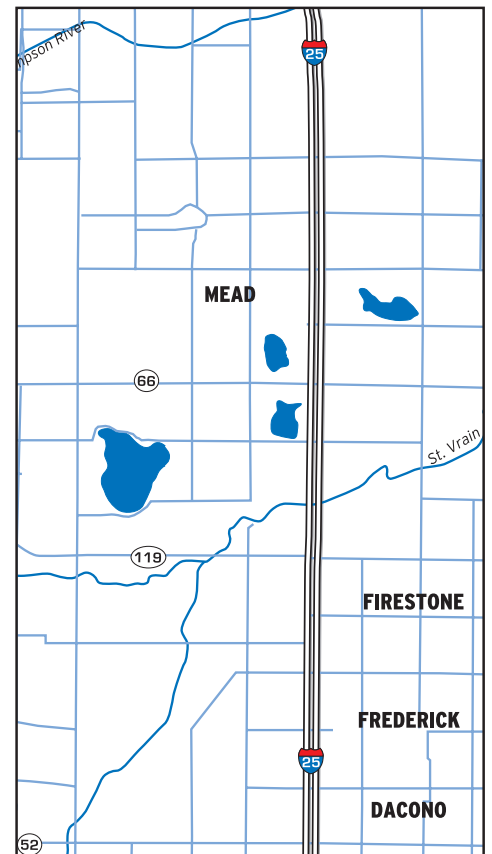
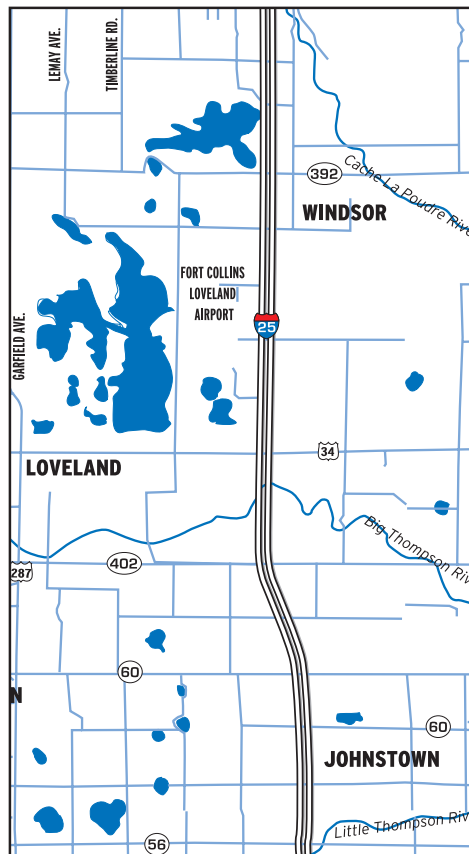
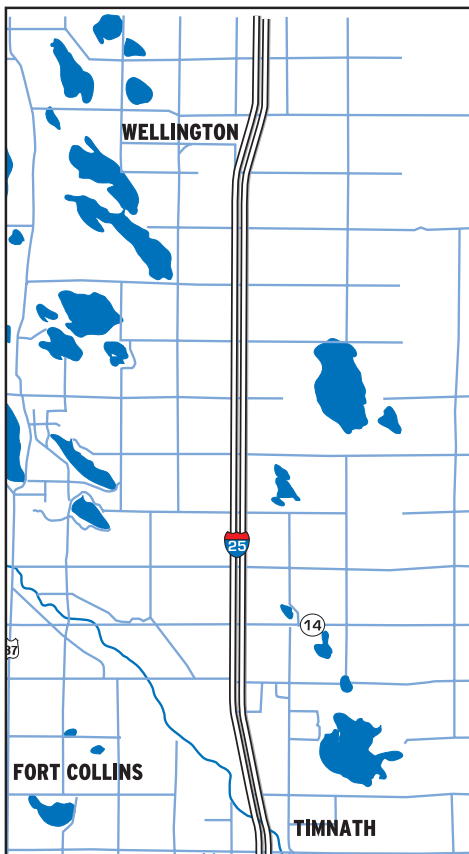
> U.S. 34: Regarded as the most dangerous of I-25's northern junctions, the four-leaf clover that Loveland and Johnstown share is long overdue for an overhaul that will separate traffic leaving and entering the highway in either direction.

A \$10 million to \$12 million project to lop off the northeast and southwest loops of the interchange, replacing them with signal-con-

trolled ramps, is scheduled to begin construction in 2008, with an 18-month completion timetable.

> Crossroads Boulevard: With the emergence of the Budweiser Events Center, the Larimer County Fairgrounds and Crossroads Plaza as traffic generators, the I-25/Crossroads junction has become an impossible tangle. Construction will begin in the fall on a pair of roundabouts, and the rerouting of the northwest frontage road, that will streamline the interchange.

> Colorado 392: A problem that Fort Collins and Windsor share, along with property owners eager for a fix, the antiquated overpass and single-lane exit/entrance ramps are due for a \$21 million overhaul. Municipal, state and federal fund sources can't do the job, so private landowners will have to shoulder part of the tab, most likely through the creation of a special tax district dedicated to the project.





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Schlosser Signs boasts a roster of local and national clients that have come back to the company again and again to take advantage of its exceptional service. Recent clients include Centerra Marketplace with Roche Construction, Healthstyles Exercise Equipment, American Furniture Warehouse in Firestone, Bass Pro Shops, Ten Aveda Salon and Spa, and Davidson Chevrolet at the new Motorplex at Centerra.

Schlosser Signs maintains its wealth of successful long-term client relationships through hard work and a consistent commitment to quality. Dave Sheriff, owner of Healthstyles Exercise Equipment, has worked with T.J. Schlosser on multiple project locations. Sheriff was looking for the best price with the best service, and with Schlosser Signs, he found what he was looking for and more. "Schlosser Signs always provides quality work, good follow up, and stands behind its product," he says.

In addition to quality, dependability and a strong work ethic, education is an ongoing part of the company's culture. Understanding the industry as it evolves as well as offering the latest in sign technology are key initiatives for Schlosser Signs. With the introduction of the full-color electronic message center, its customers now have the opportunity to have a new full-color advertisement at the entry of their storefronts every day with a simple touch of a button.

"Today LED is the popular lighting used, full-color digital prints have replaced many vinyl applications, and electronic message centers are a common inclusion for many sign packages," says Schlosser. Schlosser Signs' complete commitment to the understanding and implementation of the latest technology keeps it head and shoulders above its competition.

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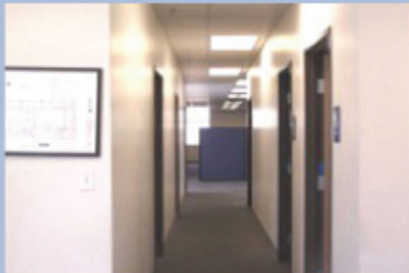
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Meeting of the real estate minds

Region's experts talk about the year ahead for brokers, developers

EDITOR'S NOTE:

On May 9, the editorial staff of the *Northern Colorado Business Report* convened four of the region's best-known commercial brokers to get their view of trends in the industry, and of what to expect on the horizon. On this year's Commercial Real Estate Roundtable panel were:

- > Stu MacMillan, president of Everitt MacMillan Development Inc. of Fort Collins.
- > Patty Spencer, broker with Realtec Commercial Real Estate Services Inc. of Fort Collins.
- > Nick Christensen, managing principal of Chrisland Inc. of Loveland.
- > Ron Randall, broker with Wheeler Management Group Inc. of Greeley.

The four met at the newly opened headquarters of the Northern Colorado Economic Development Corp. with *Business Report* editor Tom Hacker and reporters Kristen Tatti and Steve Porter. The following is a partial transcript of that meeting.

TOM HACKER: What's been the most surprising development you've seen over the course of two years in your business? Is there a single piece of news that has popped up recently that has made you say, "Whoa, where did that come from?"

PATTY SPENCER: I think the amount of spec office space that's going on down here at (the junction of Interstate 25 with U.S. Highway 34) is unbelievable. You know, we're looking at the square footage of what's currently in Loveland, and what's going to be in Loveland, and it's rising by 25 to 30 percent over the next few years. That's astronomical, and I think that puts a big question mark over the whole region, as far as office space goes. What is going to happen with all that spec office space, because there is a tremendous amount of it? For me, that was huge.

NICK CHRISTENSEN: I think we definitely have a lot of great, high-quality projects out there, but way more than I've ever seen proposed in the past. And without looking at the data in detail, it seems to me like we probably have way more supply than we can absorb in the foreseeable future. So that is a concern, particularly in the office market, but to some extent also in retail. There's an awful lot of retail that has gone in and is going in, and it's something I think we need to watch very carefully as a region.



From left to right: Stu MacMillan, Patty Spencer, Nick Christensen and Ron Randall

STU MACMILLAN: I think there's a lot here, but I don't think I'm surprised by it. If I were to say what I'm surprised by, I would say it's how quickly things are happening right now. It seemed like for a long time we were even predicting all this stuff would happen in this area, but what's surprising is how quickly it's all happened, just in the last four or five years. And, I think that momentum draws other momentum, and I think office space is a natural part of it. There's more supply than there is demand, and I think what will happen is that we'll be moving people around more than we'll be bringing new people in.

I think there's pent-up demand, too, for nicer office space. I think there's been no true Class A office space built in Northern Colorado until the last few years. I think we've had what we called "north" Class A, but if you go down to Denver and talk to people about what's Class A, it's clear we haven't had any here.

And I think you've seen the seen the medical community change and go from their individual shake-roof buildings to much nicer medical office buildings. I think you'll see some of that happen in the office market too.

RON RANDALL: Well, in the last two years probably the most shocking thing, or the thing that stands out, is how the center of Greeley is moving west, and seems to be continually heading that direction. You wait for a city to establish where it's going to grow, and it's pretty obvious that that's where it's going. It has definitely been a march to the west.

The other thing, at least in the last 12 or 14 months, has been that it's no longer a case of "build it, and they will come." If you're going to build something, you've got to put some thought into it, you've got to be a little bit better than the other guy.

These days, when people come into the market, they want to buy something unique. They don't want to come in and see the same building with the same stone and the same stucco and the same roof.

It's the same way with retail. I'm just hoping that the retail guys, as they develop things like they're doing at the corner of 59th (Avenue) and 10th (Street) and other places, that they think about the aesthetics of it. Then I think people will look at it.

HACKER: Last year when we had this meeting, people said they were just astonished by the amount of interest that was focused on this region from investors outside the region and the state. What are you seeing in terms of national investment interest in Northern Colorado?

CHRISTENSEN: I think that's even more pronounced this year. And one prime example of that is the excess Hewlett-Packard land on Harmony Road that sold to the development group backed by the Vlasic Pickle Co. That's a major investment here from an out-of-state enterprise.

And we're seeing more and more of that, not only with land, but also in the cases of retail centers that have sold to out-of-state investors. And office projects, apartment buildings certainly have been on the radar screen at the national level for a while, too.

So I think the effect of that, for us here locally, is that it drives up some of the prices to an extent. Some of these out-of-area groups are paying a lot of money for property. And, if you're on the land development side, from my experience, that takes a long time and can be very costly. That, I think, is an interesting trend that we'll want to monitor the remainder of this year.

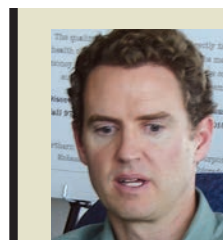
MACMILLAN: You know, I can't agree with that more. I think it's truer this year than in any of the years past. There's just a lot of interest coming from outside. As you know, we've got a couple pretty good size projects in the Dako deal and the Skyline Medical Center — \$15 million and \$26 million — and we've got four or five letters of intent on each, all of them from national investors. It's all coming in, all at once, and I don't think we used to see that kind of thing.

SPENCER: I think it's partly cap-rate driven. Cap rates in other markets have been so much lower than they are here, I mean, relatively speaking. So I think that's really what's causing the potential to move to Colorado.

MACMILLAN: But I think the other thing, the one Nick mentioned, is a real key and that's the amount of money these investors are paying for land and how that's going to affect us. Pre-developed, pre-entitled land that was pretty reasonably priced all of a sudden is pretty expensive.

CHRISTENSEN: The land issue is one that I noted. But I am also concerned that some of the transactions that have occurred with out-of-state groups at lower cap rates are creating some confusion on the marketplace.

I'm seeing properties, in my opinion, priced incorrectly. They're priced at too low of a cap rate, too high of a price. I think what's happening is we're getting compared to national credit tenant deals, or major transactions that REITs or pension funds are purchasing. A lot of properties that are priced at sub-seven cap rates today are not sub-seven cap-rate deals, and it's problematic. They're just not a lot of good buys out there right now, either in land or in existing buildings.



NICK CHRISTENSEN:

"I think we definitely have a lot of great, high-quality projects out there, but way more than I've ever seen proposed in the past."

RANDALL: We've hit the ceiling a couple of times in Greeley, just over the past two months. People are coming in and building something — just paying whatever it took to get the pad, then building it out — then saying, "Well, we can get \$26 a foot." Well, guess what? They're not getting it, and now it's kind of moved their whole cap rate down a couple or three points, maybe four or five by the time they get somebody in. And that word gets on the street and then the developers will find out pretty quick where that market is. I think we're right at the teeter-totter point on the cap rates versus the value.

HACKER: What role is the commercial brokers' community playing in economic development and job creation in the region? Are you hearing more from consultants and site selectors these days than you used to, as some people have told me?

MACMILLAN: Directly, no. We're not seeing that many that come directly to us. Even when that happens, we come back and work through NCEDC (Northern Colorado Economic Development Corp.).

CHRISTENSEN: I would echo that. I don't think we ever get direct contacts. We're members of both NCEDC and Upstate Colorado, and we do get a steady stream of leads from them. I would say it seems to have greatly increased over the last two-year period at least. We do seem to be, through those organizations, much more on the radar screen than we were a couple of years ago.

I don't know what percentage of them actually locate up here. It's a fairly small percentage, though, but at least we're seeing the leads and are able to respond to them, and get the projects that we're involved with out there for the decision-makers to consider.

RANDALL: We're getting a lot of bounce-back from the metro Denver economic development people, as we've seen with the Vestas (Wind Systems) project. And, I know that (Upstate Colorado president) Larry Burkhardt and the NCEDC group are beginning to do a very extensive study now of how to coordinate with each other and get on one Web site that will contain what's available with all of our listings.

As prospects come into metro Denver, and they run across something they can't afford, or doesn't fit them, or they need rail service, then they begin to kind of "drive until they qualify," like the home buyers.

They'll come up Interstate 25. I think it will help us all to coordinate with metro Denver EDC, to get prospects up into this area. And they're happy to do that, which is good.

MACMILLAN: That's why Vestas is here. I know that Tom Clark referred them to Larry (Burkhardt) and the Broe Cos., and I think that will help us a lot. Those people go back and tell other people, and that starts it rolling. Just like the ethanol thing, we've got to continually build on those primary jobs, the ones that are creating other jobs, and that will help us all.

HACKER: Every city in this region has varying success with its downtown district. Tell us a little bit about what you see going on in the city cores in Fort Collins, Loveland, Greeley, and what you think might threaten development and vitality in those places.



PATTY SPENCER:

"Cap rates in other markets have been so much lower than they are here, I mean, relatively speaking."

MACMILLAN: As far as Fort Collins goes, I've never seen more effort and enthusiasm, I think, between what the Downtown Development Authority is doing, with Beet Street, and the recognition, finally, of the city of Fort Collins that they really need to be involved and can help and that this is really an asset. It's economic development. It's everything that they want to have. So, there's a lot of energy.

Then, there is some money coming in to push ahead some projects there, both initiated by people

in Fort Collins and by people coming in and looking from the outside. And then, of course, there are the efforts of people like Mike Jensen and other local developers, continually dreaming and thinking up ideas. I think all of that adds to the electricity down there.

RANDALL: You know, downtown Greeley has had its upswing of making beautiful buildings and keeping them that way, thanks to Bob Tointon and some other people, like Dan Wheeler. They're big investors in downtown, and they really believe in it.

And, of course, I think that Jim Elsberry, when he was publisher of the Greeley Tribune, really believed in downtown. I think that we kind of have the same thing Fort Collins has got with our university. The university feeds into downtown quite a bit, and it has the potential to make it a live-work situation. How's downtown doing? I would not say it's on the critical list, but I would say that it continues to fight the battle to try to get people to invest in businesses down there. The ones that are down there are surprisingly doing pretty well.

So I think it's got a long way to go, but it's keeping its motif, and it's winning a lot of downtown awards for its architecture, and I think if that continues, and you have people that will continue to support it with money and time and effort, that will pay off.

CHRISTENSEN: I think the key to all the downtown districts, I think, is the cultural component. I think they're all doing a good job emphasizing that, with art galleries and entertainment and that sort of thing.

Loveland, in particular, is certainly well known as an art hub, and that's going to be very important for them going forward. The one issue I guess I'd like to address related to the downtowns is the impact of regional development. I actually see that as a positive, symbiotic relationship. It's important, I think, that the downtowns thrive, and the regional developments thrive, and they both meet each other. We don't want to have any weak spots in the region

from an economic standpoint or a retail standpoint. The downtowns are unique for the cultural component, the historical component that they offer, a lot of entertainment-based events and unique architecture. I think that's what's going to make those remain viable going forward. Really, all three major cities — Fort Collins, Loveland, and Greeley — have strong points in those categories.

SPENCER: What I would say specifically about downtown Fort Collins, that I think is maybe a little different than what Greeley has and what Loveland have, is the opportunity to live and work there. I think that the residential development that is happening and has happened in downtown Fort Collins mirrors what's happened in some other areas. You've seen it happening in Denver and Cherry Creek and certainly Boulder, and I think that, in itself, will continue to add to the vibrancy in downtown Fort Collins.

I think that, especially Fort Collins, we're well positioned to continue to grow and to thrive and develop down there. I think it's open-ended, what can happen down there, because of factors like the

Downtown Development Authority. Stu also mentioned Mike Jensen. I would probably put Pat Stryker and her Bohemian Foundation at the very top of that list, with some of the things that she's trying to develop down there, and some of the things she's done for the city and is continuing to do.

Also in the past several months, the Northern Colorado Community Foundation has put together a group of people, the UniverCity Connections group. The DDA is involved, and people from really all parts of the community who have gotten together and tried to figure out a way to have the college, Colorado State University, and the downtown kind of come together. It's about how we can all thrive and co-exist. I think it's a phenomenal, phenomenal program that I guarantee other communities will come in and take a look at and try to mirror.

KRISTEN TATTI: Earlier you mentioned there's so much growth, and you don't really see it slowing down much. But what is the future of some of these big, existing vacancies, like the Agilent buildings in Loveland, or the H-P building in Greeley, or Water Pik? (Editor's note: The vacant Water Pik Technologies building in Loveland sold several weeks after this group convened.)

SPENCER: You know, it's interesting, because I think that there's been a lot of activity around those. The Loveland Realtec office has the Agilent building listed, and I believe they have a fair amount of activity on that building. I know the LSI Logic Building in Fort Collins is over 50 percent leased. I think that there is always an opportunity, when a company moves or ceases to exist, to fill that space with a new

user. I don't see that as a negative at all.

CHRISTENSEN: We talked earlier about the leads from the economic development corporations, and I'm always surprised at how many of them are on short timelines and are looking for existing facilities. I think that's an important component for some of the properties you mentioned. Most of them are centrally located still, and can tap into a large labor force.

I think the key to existing older buildings is to make sure they can be configured in different ways, and changed for different uses. Buildings that maybe can't or don't have some flexibility to accommodate different-size tenants and different uses are going to be the ones, in my opinion, that will struggle.



RON RANDALL:

"I think it will help us all to coordinate with metro Denver EDC, to get prospects up into this area. And they're happy to do that, which is good."

RANDALL: The market will take care of it, I think. I think the H-P building in Greeley is going to take a little bit more time to get something going. Thank goodness that Hewlett-Packard bought so much land to go with their buildings. At some point, you can just take the total cost of the land, forget the building, and divide it by the acres, and if they're less per square foot than the guy next door, then the bulldozers are going to come in. You're either going have a new building, or have a different use on that site.

What we're seeing on a smaller basis, as people move to west Greeley office developments, is that the offices that they're leaving behind are still getting fairly good cap rates on their existing basis, because of the lower cost of taxes on older buildings. I know in newer space in Greeley, you run into taxes of \$3 a square foot, maybe it's now getting a little bit over that. In downtown Greeley it's under a dollar, so that's a big, big savings. We've not seen a lot of empty buildings caused by people moving to newer buildings out west, because they're pretty well absorbed by the guys that can't afford that higher \$15, \$16 or \$17 a foot.

SPENCER: Some of the absorption, I think, on the older industrial properties might be a little slower. It's easier to retrofit an office building or retail space, but we're seeing that some of the older industrial space — and Greeley, I think, has probably more of that than anybody does — probably would be the ones that would be hardest to absorb.

STEVE PORTER: There was an article in today's paper about the last of the big, national homebuilders leaving the region. Is that sort of a dire signal of things continuing to be bad for homebuilders?

CHRISTENSEN: I think a lot of the national homebuilders tend to make quick decisions and come and go every few years. If there's a downturn, however slight it may be, they quickly react to that, and then come back.

In some cases, I know they're selling land that I believe they'll end up buying back in a few years at much higher prices. But they don't like to carry land, and so if absorption slows, they quickly pull back from the market. I think the local residential developers certainly feel the impacts of the market as well, but they have more of a longer-term perspective. They find a good site, and then find a way to make it work.

I do think, too, that one potential bright spot that I'm thinking might cycle back is multifamily. We have not seen a lot of multifamily development for rent in quite a while, and I think with some of the changes in the housing market, that that component of residential may start to resurrect itself. It may not be immediately. It's a slow process, as Stu alluded to earlier, but over the next couple of years I could see where we start to see some activity in that component of the market.

HACKER: I know a growing number of people in your business are concerned about the possibility of just oversaturating this market with retail space. When it comes to retail, how much is too much? Are we in jeopardy of cutting the pie into too many pieces?

CHRISTENSEN: I touched on that in the answer to the office question, as well. It is a similar concern but retail, I think, is a little different. For a long time, consumers here have been going to Denver to purchase things. Now, I think our market's maturing to the point where we're getting more alternatives up here locally, and keeping more of those dollars here in the region.

So I think that's a component in the rapid ramping up of retail that we've seen. But, your question is how much is too much? And when do we slow that



STU MACMILLAN:

"As far as Fort Collins goes, I've never seen more effort and enthusiasm."

ramp-up? I think we're pretty close to that point. Maybe we're exceeding it for the near term with a lot of the projects that are planned right now. I think the long-term horizon for these developments will be fine. But I don't see all of the retail that's planned

right now absorbing in the next two or three years. It's probably going to take longer than that.

SPENCER: Obviously, from a downtowner's point of view, I think that the huge amount of retail that's happening regionally is of concern. I think that we'll end up, in the long run, paying a price for that. I think that when the little mom-and-pop stores in downtown Fort Collins can't afford to stay open anymore, for each one there are 10 jobs that go away. How many times do you lose those jobs before it starts to really affect an area? So I guess I still hope that people shop locally. Obviously there are a lot of reasons why we shop on the Internet, or shop in Denver or whatever, but I think it's important that we all understand the ramifications of where we spend our money.

RANDALL: I think in Greeley, the retail situation is still healthy. I, myself, have got about a 150,000 square feet of new retailers that are coming to Greeley and soon to be announced. I think that's healthy. We did lose an Albertsons, but we've got other people looking at that space. And Longs Drugs — there's been a lot of demand for that space, too. At our smaller centers, if we can keep the taxes down on them and keep those local people in at \$10 to \$11 or \$12 a square foot, and let the big guys go where it's \$19 and \$20, then the local people that can succeed.

TATTI: In what areas are we seeing traffic and transportation issues maybe becoming a hindrance to development?

MACMILLAN: One of the things that's happened is that traffic on I-25 has gone up much more rapidly than the population growth, because people are living in Windsor and working on the west side of Loveland or in Fort Collins, whatever, and people are using I-25 to get there. That is driving the traffic up.

You know, I'd like to think we've got some pretty smart people up here, but are we visionaries? Well, we're going to have to do something about it, and it takes a long time, because these solutions so expensive. So we're going to have to do something with an RTA. We're going to have to look regionally at some sort of way to fund transportation — roads, public transportation and everything else — and those things don't happen overnight.

CHRISTENSEN: I agree with Stu. I think the RTA Program is the best way to solve that. Certainly FastTracks in Denver, and the RTA program in the Rolling Fork Valley, are successful examples of how local municipalities and others have solved those problems for themselves, and I think we can do it here.

We really are a regional economy now and, as Stu alluded to, it's more and more common to get up in one community and drive to another to work, and drive somewhere else for a meeting, and on and on. That's true today, I think, and will be for many decades to come. That is the trend in this region,

and we need to figure out how to accommodate that better.

I think, arguably, traffic isn't all that bad for the most part today, but we're heading to a point where if we don't get ahead of some of these potential bottlenecks, we're going to have some real problems in the future.



NICK CHRISTENSEN:

"I think the key to existing older buildings is to make sure they can be configured in different ways, and changed for different uses."

PORTER: Regarding the traffic and the gridlock that's starting to happen down here at U.S. 34 and I-25, what do we do about that to make it safe for people going in and out of that area?

CHRISTENSEN: Well, I'm not a traffic engineer, so keeping that in mind, I have a couple of comments. I have been involved in some of those issues for the past several years, and a couple things, I think, will occur and need to occur. First, some interim improvements to the interchanges, both at 34 and also Crossroads (Boulevard), need to happen. Then, the completion of County Road 5 up to Crossroads will provide a very good alternative, particularly for local traffic. That continues southward through the 2534 project, and then over to the frontage road to (Colorado Highway) 402. So that really, in my opinion, will be the first major successful north/south connector, other than (U.S. Highway) 287 and I-25. It provides an opportunity for local traffic to stay off of I-25 if they choose to do so.

I think that 402 is a potential bypass, as well, that goes east and west, and Crossroads is being extended to east, as well, over into Greeley. So there're a couple of good alternatives there, and that's where, back to the RTA question, I think some of these dollars should be spent, making some of those connections that don't exist, or making the ones that do exist more viable.

HACKER: We spend a lot of our time at the Business Report writing about the hot spots. Where are some of the sleeper locations that you can see down the road maybe five years from now, locations that people aren't even talking about right now that will become new nodes of development?

CHRISTENSEN: No comment.

HACKER: Yeah, you don't want to tip anyone.

CHRISTENSEN: No, actually, I think that one that our company has identified is Promontory (in west Greeley). You mentioned that on the list of hot spots, but the timing of that really started right

before the tech downturn, and that development really suffered as a result.

And now we're starting to see some momentum out there, and we saw an opportunity to buy some land and went out and acquired it, thinking that over the next two or three years that will be a good opportunity. Depending on how fast you drive, it's

less than 10 minutes from this area, and you're seeing such tremendous growth here. We're planning to ramp up on that project within the next couple of years, and respond to the market that we think will be there within that time.

HACKER: Any others that you can see?

CHRISTENSEN: I think the 402 corridor is one that maybe even further out. There are a lot of annexation issues and political issues to be worked through there, but I do think that at some point we'll see that develop too, and that's not receiving a lot of attention yet. But it's not nearly as ready to go as Promontory, for instance. Where else? Timnath's already on the radar screen. That's really taken off.

MACMILLAN: I think he just brought it up. Go back 10 years, and we were saying what a great place Timnath would be, right there off of Harmony Road, just a natural extension from Fort Collins. But the answer always was, "Yes, but there's no utilities." I think that has all come together. Remember when I said how surprised I was to see how quickly this happened? I think that's what we've seen in Timnath.

RANDALL: I think one of the things that's going to happen is that our airport is going to come into its own. I mean, we've got a 5,300-foot runway there, and we can accommodate almost any kind of aircraft. Our hangar rates are low, and we've got a lot of land around it. It will come into its own both as a good general aviation place and an industrial area.

I really think Evans is going to come back strong. They're very aggressive in trying to get people and businesses into that little town, and I think it's going to continue to be so. And, I agree with Nick. I think Promontory is in the right spot here. It may be six to 12 months away, but I can see some real growth coming into that area.

SPENCER: Certainly downtown Fort Collins, I think, will continue to be a hot spot, but I would also expand that boundary a little bit. I think that the North College Urban Renewal Authority that was just formed by the city will take a few years to pick up steam. Obviously, it takes a while to get some money into the pot to start to be able to do some infrastructure and things. But, I believe that north Fort Collins will continue to be a growing hot spot. I also think the river corridor and the area around that is going to be hot.

COMMERCIAL DEVELOPERS

Ranked by total square footage developed in 2006

RANK	COMPANY STREET ADDRESS CITY, STATE/PROVINCE POSTAL CODE PHONE/FAX	NO. SQ. FT. DEVELOPED 2006 DOLLAR VOLUME 2006 EMPLOYEES LOCALLY	E-MAIL WEB SITE	PRODUCTS/SERVICES PERSON IN CHARGE W/ TITLE YEAR FOUNDED
1	GREAT WESTERN DEVELOPMENT CO. 503 Main St. Windsor, CO 80550 (970) 686-8831/N/A	19,602,000 N/A 4	eswanson@broe.com www.GreatWesternIndustrialPark.com	N/A Eric D. Swanson, Senior vice president 2006
2	HALL-IRWIN CONSTRUCTION CO. 301 Centennial Drive Milliken, CO 80543 (970) 587-7200/(970) 352-6284	15,136,000 \$58,000,000 350	N/A www.hall-irwin.com	Construction management and development. Gene Wagner, President 1992
3	STROH & CO. REALTY 247 E. Fourth St. Loveland, CO 80537 (970) 667-2837/(970) 667-9721	6,838,920 N/A 6	dstroh1047@aol.com www.strohrealty.com	Full service real estate & development company. Dan Stroh, Broker 1954
4	TROLLCO INC. (DBA) WATER VALLEY LAND CO. 1625 Pelican Lakes Point, Suite 201 Windsor, CO 80550 (970) 686-5828/(970) 686-2768	5,000,000 \$1,176,000 45	info@watervalley.com www.watervalley.com	Trollco: Residential, commercial and retail real estate development. Pelican Lakes Golf Course and Fitness Center, WaterValley and Poudre Tech Aggregate. Martin Lind, Owner 1990
5	EVERITT MACMILLAN DEVELOPMENT 3030 S. College Ave. Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	1,374,649 \$25,862,164 10	terris@everittcompanies.comstu@everittcompanies.com www.everittmacmillan.com	Commercial real estate development. Stuart MacMillan, CEO and President 2005
6	LIVINGSTON REAL ESTATE & DEVELOPMENT 736 Whalers Way, Building G, Suite 201 Fort Collins, CO 80525 (970) 266-8333/(970) 204-0350	36,500 \$26,000,000 1	toml@qwest.net N/A	Commercial brokerage and project management. Tom Livingston, Owner 2005
7	FORT COLLINS REAL ESTATE/COLLEGE AVENUE COMMERCIAL 1220 S. College Ave. Fort Collins, CO 80524 (970) 212-2420/(970) 206-0090	31,358 \$4,781,500 7	mike@fortcollinsre.com www.fortcollinsre.com	Residential and commercial real estate brokerage, commercial real estate property management, development/redevelopment urban infill. Michael L. Jensen, Owner 2003
8	PELICAN LAKE RANCH 16502 Beebe Draw Parkway Platteville, CO 80657 (970) 785-9347/(303) 333-7278	1,000 \$500,000 2	christine@pelicolorado.com www.pelicanlakeranch.com	Provide custom home sites and acreage lots in resort like community with lakes, trails, community center, pool, playground, marina. Christine Hethcock, Development manager 1988

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RANK	PREV RANK	COMPANY ADDRESS PHONE/FAX	TOTAL DOLLAR VOLUME BROKERED NO. AGENTS E-MAIL WEB SITE	APARTMENT DOLLAR VOLUME BROKERED APT - TOTAL SQ. FT. BROKERED 2006	OFFICE SQ. FT. TOTAL 2006 OFFICE SQ. FT. LEASED 2006 OFFICE SQ. FT. SOLD 2006	INDUSTRIAL SQ. FT. TOTAL 2006 INDUSTRIAL SQ. FT. LEASED 2006 INDUSTRIAL SQ. FT. SOLD 2006	RETAIL SQ. FT. TOTAL 2006 RETAIL SQ. FT. LEASED 2006 RETAIL SQ. FT. SOLD 2006	TOTAL ACRES BROKERED 2006 DOLLAR VALUE 2006	PERSON IN CHARGE TITLE YEAR FOUNDED NO. LOCATIONS
1	1	REALTEC COMMERCIAL REAL ESTATE SERVICES INC. 255 E. Monroe St., Suite 4 Fort Collins, CO 80525 (970) 229-9900/(970) 282-1080	\$150,729,121 21 realtec@realtec.com www.realtec.com	N/A N/A	544,580 226,347 318,233	686,745 319,565 367,180	368,162 137,973 230,189	699 \$41,459,309	Jim Mokler Broker 1989 3
2	4	THE GROUP INC. REAL ESTATE - COMMERCIAL 2803 E. Harmony Road Fort Collins, CO 80528 (970) 229-0700/(970) 282-9161	\$142,801,809 15 skawulok@thegroupinc.com www.thegroupinc.com	\$6,446,477 121,528	288,943 194,803 94,140	376,359 218,071 158,288	119,809 63,469 56,340	3,380 \$106,316,335	N/A N/A 1976 7
3	NR	MARCUS & MILLICHAP 1027 W. Horseshoe Road, Suite 200 Fort Collins, CO 80526 (970) 225-9305/(970) 225-9709	\$125,495,337 7 www.marcusandmillichap.com	\$50,089,000 591,993	2,550 2,550 N/A	26,742 4,300 22,442	616,724 5,877 610,837	87 \$1,155,000	Adam Christofferson Regional manager 1995 1
4	2	HARRISON RESOURCE CORP. 2725 Rocky Mountain Ave., Suite 400 Loveland, CO 80538 (970) 612-4100/(970) 612-4106	\$32,422,000 1 Craig@harrisonresource.com www.harrisonresource.com	N/A N/A	N/A N/A N/A	N/A N/A N/A	N/A 32,890 32,890	645 \$20,365,000	Craig Harrison President 1985 1
5	6	EVERITT COMMERCIAL PARTNERS LLC 3030 S. College Ave., Suite 200 Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	\$28,371,818 3 rc@everittcompanies.com www.everittcommercial.com	\$0 0	71,276 33,599 37,677	61,433 11,970 49,463	75,794 56,354 19,440	33 \$7,545,967	Rick Callan and Pete Kelly Managing broker and Broker 1994 1
6	8	FORT COLLINS REAL ESTATE/COLLEGE AVENUE COMMERCIAL 1220 S. College Ave. Fort Collins, CO 80524 (970) 212-2420/(970) 206-0090	\$16,341,845 7 mike@fortcollinsre.com www.fortcollinsre.com	N/A N/A	37,222 17,758 19,464	9,068 N/A 9,068	261,930 19,645 242,285	N/A N/A	Michael L. Jensen Owner 2003 1
7	7	LOVELAND COMMERCIAL LLC 1043 Eagle Drive Loveland, CO 80537 (970) 667-7000/(970) 635-2514	\$10,991,667 4 nklein@lovelandcommercial.com www.lovelandcommercial.com	N/A N/A	9,204 8,460 744	2,629 2,629 N/A	29,628 17,628 12,000	12 \$5,307,023	Eric Holsapple Co-owner 1995
8	NR	ZTI GROUP INC. 2120 S. College Ave. Fort Collins, CO 80525 (970) 493-4105/(970) 221-9620	\$5,589,968 1 Debbie@ZTIgroup.com N/A	N/A N/A	N/A 2,342 N/A	N/A N/A N/A	N/A 170,812 N/A	2 \$836,000	Debbie Tamlin President 1987 1
9	NR	THE COMMERCIAL PROPERTY CONNECTION 1440 W. 29th St., Suite 200 Loveland, CO 80538 970-593-1922/970-593-1932	\$500,000 1 marciawillclifton@yahoo.com N/A	N/A N/A	N/A N/A N/A	N/A N/A N/A	N/A N/A N/A	N/A N/A	Marcia Will-Clifton CCIM 2004 N/A
10	NR	MCWHINNEY 2725 Rocky Mountain Ave., Suite 200 Loveland, CO 80538 (970) 613-4562/(970) 635-3003	\$4 N/A info@mcwhinney.com www.mcwhinney.com	N/A N/A	403,458 118,300 60,000	62,810 N/A N/A	1,149,293 230,812 0	11 N/A	Chad C. McWhinney CEO 1995 N/A
11	NR	THE W.W. REYNOLDS COS. 1600 Specht Point Road, Suite C Fort Collins, CO 80525 (970) 482-4800/(970) 221-5009	\$3 (1) 2 johns@wreynolds.com www.wreynolds.com	\$0 0	76,793 76,793 0	52,751 52,751 0	17,425 17,425 0	138 N/A	John G. Slack Agent 1980 2

Region surveyed includes Brighton, Larimer and Weld counties.
N/A-Not Available
(1) Number unavailable at time of publication.

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1	NR	MCWHINNEY 2725 Rocky Mountain Ave., Suite 200 Loveland, CO 80538 (970) 613-4562/(970) 635-3003	1,149,293	0	230,812	N/A	N/A info@mcwhinney.com www.mcwhinney.com	Chad C. McWhinney CEO 1993 N/A
2	NR	MARCUS & MILLICHAP 1027 W. Horsetooth Road, Suite 200 Fort Collins, CO 80526 (970) 225-9305/(970) 225-9709	616,724	610,837	5,877	551,993	7 N/A www.marcusandmillichap.com	Adam Christofferson Regional manager 1995 1
3	1	REALTEC COMMERCIAL REAL ESTATE SERVICES INC. 255 E. Monroe St., Suite 4 Fort Collins, CO 80525 (970) 229-9900/(970) 282-1080	368,162	230,189	137,973	N/A	21 realtec@realtec.com www.realtec.com	Jim Mokler Broker 1989 3
4	2	FORT COLLINS REAL ESTATE/COLLEGE AVENUE COMMERCIAL 1220 S. College Ave. Fort Collins, CO 80524 (970) 212-2420/(970) 206-0090	261,930	242,285	19,645	N/A	7 mike@fortcollinsre.com www.fortcollinsre.com	Michael L. Jensen Owner 2003 1
5	7	THE GROUP INC. REAL ESTATE - COMMERCIAL 2803 E. Harmony Road Fort Collins, CO 80528 (970) 229-0700/(970) 282-9161	119,809	56,340	63,469	121,528	15 skawulok@thegroupinc.com www.thegroupinc.com	N/A N/A 1976 7
6	5	EVERITT COMMERCIAL PARTNERS LLC 3030 S. College Ave., Suite 200 Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	75,794	19,440	56,354	0	3 rc@everittcompanies.com www.everittcommercial.com	Rick Callan and Pete Kelly Managing broker and Broker 1994 1
7	9	LOVELAND COMMERCIAL LLC 1043 Eagle Drive Loveland, CO 80537 (970) 667-7000/(970) 635-2514	29,628	12,000	17,628	N/A	4 nklein@lovelandcommercial.com www.lovelandcommercial.com	Eric Holsapple Co-owner 1995 1
8	11	INVESTORS PROPERTIES OF COLORADO LLC 2850 McClelland Drive, Suite 3700 Fort Collins, CO 80525 (970) 226-2600/(970) 226-2609	18,624	N/A	18,624	N/A	2 mark@investors-usa.com www.investors-usa.com	Mark Lockwood N/A 2005 1
9	12	THE W.W. REYNOLDS COS. 1600 Specht Point Road, Suite C Fort Collins, CO 80525 (970) 482-4800/(970) 221-5009	17,425	0	17,425	0	2 johns@wreynolds.com www.wreynolds.com	John G. Slack Agent 1980 2

Region surveyed includes Brighton, Larimer and Weld counties.
N/A-Not Available

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1	1	REALTEC COMMERCIAL REAL ESTATE SERVICES INC. 255 E. Monroe St., Suite 4 Fort Collins, CO 80525 (970) 229-9900/(970) 282-1080	544,580	226,347	318,233	N/A	21 realtec@realtec.com www.realtec.com	Jim Mokler, Broker 1989 3
2	NR	MCWHINNEY 2725 Rocky Mountain Ave., Suite 200 Loveland, CO 80538 (970) 613-4562/(970) 635-3003	403,458	118,300	60,000	N/A	N/A info@mcwhinney.com www.mcwhinney.com	Chad C. McWhinney, CEO 1995 N/A
3	3	THE GROUP INC. REAL ESTATE - COMMERCIAL 2803 E. Harmony Road Fort Collins, CO 80528 (970) 229-0700/(970) 282-9161	288,943	194,803	94,140	121,528	15 skawulok@thegroupinc.com www.thegroupinc.com	N/A 1976 7
4	NR	EVERITT MACMILLAN DEVELOPMENT 3030 S. College Ave. Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	90,500	N/A	N/A	N/A	N/A terris@everittcompanies.com;stu@everittcompanies.com www.everittmacmillan.com	Stuart MacMillan, CEO and President 2005 N/A
5	7	THE W.W. REYNOLDS COS. 1600 Specht Point Road, Suite C Fort Collins, CO 80525 (970) 482-4800/(970) 221-5009	76,793	76,793	0	0	2 johns@wreynolds.com www.wreynolds.com	John G. Slack, Agent 1980 2
6	8	EVERITT COMMERCIAL PARTNERS LLC 3030 S. College Ave., Suite 200 Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	71,276	33,599	37,677	0	3 rc@everittcompanies.com www.everittcommercial.com	Rick Callan, Managing Broker and Pete Kelly, Broker 1994 1
7	NR	FORT COLLINS REAL ESTATE/COLLEGE AVENUE COMMERCIAL 1220 S. College Ave. Fort Collins, CO 80524 (970) 212-2420/(970) 206-0090	37,222	17,758	19,464	N/A	7 mike@fortcollinsre.com www.fortcollinsre.com	Michael L. Jensen, Owner 2003 1
8	9	INVESTORS PROPERTIES OF COLORADO LLC 2850 McClelland Drive, Suite 3700 Fort Collins, CO 80525 (970) 226-2600/(970) 226-2609	29,044	29,044	N/A	N/A	2 mark@investors-usa.com www.investors-usa.com	Mark Lockwood 2005 1
9	NR	REALTEC COMMERCIAL REAL ESTATE SERVICES OF LOVELAND 350 E. Seventh St., Suite 2 Loveland, CO 80537 (970) 593-9900/(970) 593-9901	14,081	10,389	3,692	187,079	6 loveland@realtec.com www.realtec.com	Thomas Reznik, Managing Broker 1989 1
10	11	LOVELAND COMMERCIAL LLC 1043 Eagle Drive Loveland, CO 80537 (970) 667-7000/(970) 635-2514	9,204	8,460	744	N/A	4 nklein@lovelandcommercial.com www.lovelandcommercial.com	Eric Holsapple, Co-owner 1995 1
11	NR	MARCUS & MILLICHAP 1027 W. Horsetooth Road, Suite 200 Fort Collins, CO 80526 (970) 225-9305/(970) 225-9709	2,550	2,550	N/A	551,993	7 N/A www.marcusandmillichap.com	Adam Christofferson, Regional manager 1995 1

Region surveyed includes Brighton, Larimer and Weld counties.
N/A-Not Available

Based upon responses to Business Report survey researched by Kathleen Chaballa
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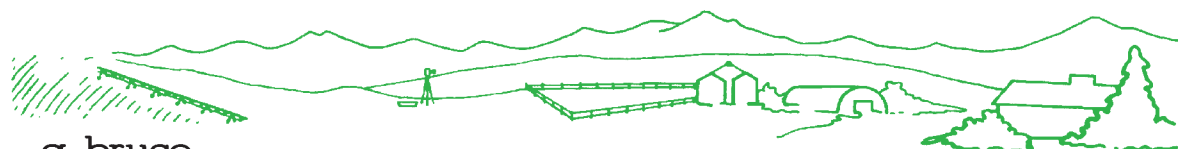
LARGEST LAND BROKERAGES

Ranked by total acres brokered

RANK	PREV RANK	COMPANY ADDRESS PHONE/FAX	TOTAL ACRES BROKERED 2006	BROKERED ACRES DOLLAR VALUE	TOTAL NON-LAND SQ FT BROKERED 2006	NO. AGENTS E-MAIL WEB SITE	PERSON IN CHARGE W/ TITLE YEAR FOUNDED NO. LOCATIONS
1	2	THE GROUP INC. REAL ESTATE - COMMERCIAL 2803 E. Harmony Road Fort Collins, CO 80528 (970) 229-0700/(970) 282-9161	3,380	\$106,316,335	121,528	15 skawulok@thegroupinc.com www.thegroupinc.com	N/A 1976 7
2	3	REALTEC COMMERCIAL REAL ESTATE SERVICES INC. 255 E. Monroe St., Suite 4 Fort Collins, CO 80525 (970) 229-9900/(970) 282-1080	699	\$4,459,309	N/A	21 realtec@realtec.com www.realtec.com	Jim Mokler, Broker 1989 3
3	1	HARRISON RESOURCE CORP. 2725 Rocky Mountain Ave., Suite 400 Loveland, CO 80538 (970) 612-4100/(970) 612-4106	645	\$20,365,000	N/A	1 Craig@harrisonresource.com www.harrisonresource.com	Craig Harrison, President 1985 1
4	NR	Z CORP REAL ESTATE 6121 Weld County Road 74 Windsor, CO 80550 (970) 482-8877/(970) 482-0254	450	\$11,250,000	N/A	N/A johnzell@zcorprealstate.com www.zcorprealstate.com	John Zell, Managing Broker 2002 N/A
5	10	THE W.W. REYNOLDS COS. 1600 Specht Point Road, Suite C Fort Collins, CO 80525 (970) 482-4800/(970) 221-5009	138	N/A	0	2 johns@wvreynolds.com www.wvreynolds.com	John G. Slack, Agent 1980 2
6	NR	MARCUS & MILLICHAP 1027 W. Horsetooth Road, Suite 200 Fort Collins, CO 80526 (970) 225-9305/(970) 225-9709	87	\$1,155,000	551,993	7 N/A www.marcusandmillichap.com	Adam Christofferson, Regional manager 1995 1
7	7	EVERITT COMMERCIAL PARTNERS LLC 3030 S. College Ave., Suite 200 Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	33	\$7,545,967	0	3 rc@everittcompanies.com www.everittcommercial.com	Rick Callan, Managing broker and Pete Kelly, Broker 1994 1
8	11	LOVELAND COMMERCIAL LLC 1043 Eagle Drive Loveland, CO 80537 (970) 667-7000/(970) 635-2514	12	\$5,307,023	N/A	4 nklein@lovelandcommercial.com www.lovelandcommercial.com	Eric Holsapple, Co-owner 1995 1
9	NR	MCWHINNEY 2725 Rocky Mountain Ave., Suite 200 Loveland, CO 80538 (970) 613-4562/(970) 635-3003	11	N/A	N/A	N/A info@mcwhinney.com www.mcwhinney.com	Chad C. McWhinney, CEO 1995 N/A
10	NR	ZTI GROUP INC. 2120 S. College Ave. Fort Collins, CO 80525 (970) 493-4105/(970) 221-9620	2	\$836,000	N/A	1 Debbie@ZTIgroup.com N/A	Debbie Tamlin, President 1987 1

Region surveyed includes Brighton, Larimer and Weld counties.
N/A-Not Available

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LARGEST PROPERTY MANAGEMENT COMPANIES

Ranked by total square footage under management

RANK	PREV RANK	COMPANY ADDRESS PHONE/FAX	TOTAL SQ FT MANAGED 2007 TOTAL SQ FT MANAGED 2006	REVENUES 2006 REVENUES 2005	NO. OF APARTMENTS MANAGED NO. OF HOUSES MANAGED NO. OF COMMERCIAL PROPERTIES MANAGED	EMPLOYEES-FT EMPLOYEES-PT	E-MAIL WEB SITE	PERSON IN CHARGE TITLE YEAR FOUNDED
1	1	MOUNTAIN 'N' PLAINS PROPERTY MANAGEMENT INC. 920 S. Taft Hill Road Fort Collins, CO 80521 (970) 221-2323/(970) 221-5310	4,259,935 1,936,330	\$2,600,000 \$2,500,000	N/A 421 30	14 4	charliek@mountain-n-plains.com www.mountain-n-plains.com	Charlie Koons, CPM and Justin Morrison CPM Broker and Owner and Vice president 1979
2	2	ALL PROPERTY SERVICES 155 N. College Ave., Suite 200 Fort Collins, CO 80524 (970) 224-4446/(970) 224-4488	1,500,000 1,200,000	N/A	N/A N/A	27 1	info@allpropertyservices.com www.allpropertyservices.com	Paul Lillie N/A 1985
3	7	INVESTORS PROPERTIES OF COLORADO LLC 2850 McClelland Drive, Suite 3700 Fort Collins, CO 80525 (970) 226-2600/(970) 226-2609	820,866 746,831	N/A N/A	N/A N/A 18	N/A N/A	mark@investors-usa.com www.investors-usa.com	Mark Lockwood N/A 2005
4	3	HORIZON WEST PROPERTY MANAGEMENT 150 Whalers Way, # 200 Fort Collins, CO 80525 (970) 225-0888/(970) 225-1100	795,596 795,596	N/A N/A	N/A N/A 34	6 N/A	gary@horizonwestproperties.com N/A	Mitchell Morgan and Dave Veldman Owners 1986
5	4	WHEELER MANAGEMENT GROUP INC. 1130 38th Ave., Suite B Greeley, CO 80634 (970) 352-5860/(970) 352-0117	581,862 612,562	N/A N/A	105 2 118	4 N/A	information@wheelermgt.com www.wheelermgt.com	Dan Wheeler President 1985
6	5	THE W.W. REYNOLDS COS. 1600 Specht Point Road, Suite C Fort Collins, CO 80525 (970) 482-4800/(970) 221-5009	563,916 610,835	N/A N/A	N/A N/A 71	4 N/A	johns@wreynolds.com www.wreynolds.com	John G. Slack Agent 1980
7	6	TOUCHSTONE PROPERTY MANAGEMENT LLC 2850 McClelland Drive, Suite 1000 Fort Collins, CO 80525 (970) 223-5000/(970) 223-5282	527,460 478,800	N/A N/A	N/A N/A N/A	18 7	customer-service@touchstone-property.com www.touchstone-property.com	Kathy Louderback Managing agent 1979
8	NR	EVERITT COS. PROPERTY MANAGEMENT 3030 S. College Ave., Suite 200 Fort Collins, CO 80525 (970) 226-1500/(970) 223-4156	498,138 464,279	N/A N/A	N/A N/A 30	N/A N/A	rob@everittcompanies.com www.everittcommercial.com	N/A N/A 1994
9	8	RLS MANAGEMENT CO. 3436 S. Shields St. Fort Collins, CO 80526 (970) 282-8000/(970) 282-8993	318,767 309,237	\$937,506 \$903,553	344 0 0	11 3	gail@risonline.com risonline.com	Gail Sibbald N/A 1986
10	NR	PB ROCHE SOLUTIONS 2030 35th Ave., Suite A-1 Greeley, CO 80634 (970) 356-6900/(970) 356-7171	250,000 250,000	N/A N/A	N/A N/A 5	4 1	fvthomas@pbroche.com N/A	Frances Verniece Thomas and Tom Smerud Managers 1993
11	9	THOMAS & TYLER LLC 810 Ninth St., Suite 120 Greeley, CO 80631 (970) 351-8888/(970) 378-8708	215,000 205,000	N/A N/A	N/A N/A N/A	N/A N/A	drew@thomasandtyler.com www.thomasandtyler.com	T. Drew Notestine Manager 1992
12	10	OLD TOWN SQUARE PROPERTIES 5 Old Town Square, Suite 216 Fort Collins, CO 80524 (970) 221-9332/(970) 221-9341	191,000 191,000	N/A N/A	382 N/A N/A	12 4	estoner@oldtownsq.com www.oldtownsq.com	Ed Stoner President 1997
13	11	FORT COLLINS REAL ESTATE/COLLEGE AVENUE COMMERCIAL 1220 S. College Ave. Fort Collins, CO 80524 (970) 212-2420/(970) 206-0090	190,937 162,747	\$49,615,726 \$46,523,054	18 92 23	6 2	mike@fortcollinsre.com www.fortcollinsre.com	Michael L. Jensen Owner 2003
14	NR	ZTI GROUP INC. 2120 S. College Ave. Fort Collins, CO 80525 (970) 493-4105/(970) 221-9620	126,756 85,194	N/A N/A	N/A N/A 3	N/A N/A	Debbie@ZTIgroup.com N/A	Debbie Tamlin President 1987
15	NR	COLORADO ASSOCIATION SERVICES AN ASSOCIA MEMBER CO. 702 W. Drake Road, Suite B-1 Fort Collins, CO 80525 (970) 407-9990/(970) 407-9996	86,000 N/A	N/A N/A	25 31 30	10 N/A	rpowers@associaolorado.com www.associaolorado.com	Heather Kerwin N/A 1998

Region surveyed is Brighton, Larimer and Weld counties.
N/A-Not Available

Based upon responses to Business Report survey researched by Kathleen Chaballa
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LARGEST ENGINEERING COMPANIES

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RANK	COMPANY ADDRESS PHONE/FAX	NO. PES NO. EIS TOTAL EMPLOYEES 2007	REVENUES 2006 REVENUES 2005	TYPE OF ENGINEERING	NOTABLE PROJECTS	HEADQUARTERS E-MAIL WEB SITE	PERSON IN CHARGE TITLE YEAR FOUNDED
1	AYRES ASSOCIATES 3665 J.R. Parkway, Bldg. 2, Suite 200 Fort Collins, CO 80525 (970) 223-5556/(970) 223-5578	26 9 54	\$6,500,000 \$6,500,000	Civil engineering, water resources engineering.	Design of levee repairs for 3 critical sites on the Sacramento River for the U.S. Army Corps of Engineers; North College Ave. drainage improvements for the City of Fort Collins.	Fort Collins quastt@ayresassociates.com www.ayresassociates.com	Jim Schall Vice president 1967
2	THE ENGINEERING CO. 2310 E. Prospect Road, Suite B Fort Collins, CO 80525 (970) 484-7471/(970) 484-7488	18 3 40	\$5,000,000 \$5,700,000	Consulting civil engineers, water, wastewater, drainage, roads, GIS, feasibility and rate studies.	Carter Lake WTP, South Fort Collins WTP, St. Vrain State Park, Soldier Canyon WTP.	Fort Collins wmesloh@tec-engrs.com www.tec-engrs.com	Warren Mesloh and Brian Zick President and Vice president 1985
3	STANTEC CONSULTING INC. 209 S. Meldrum St. Fort Collins, CO 80521 (970) 482-9922/(970) 482-6368	14 N/A 47	\$6,500,000 \$6,000,000	Professional design and consulting services in planning, engineering, architecture, surveying and project management.	Fort Collins Design Center, Fort Collins; Front Range Village, Bayer Properties; N. Taft Avenue & W. Eighth St. improvements, Loveland; I28th Avenue Bridge, CDO; Town Engineer (Environmental Services) for Wellington; Fossil Creek Drainage Improvements, Fort Collins.	Edmonton, Alberta, Canada bret.cummock@stantec.com www.stantec.com	Bret Cummock Principal 1954
4	ELECTRICAL SYSTEMS CONSULTANTS INC. 212 W. Mulberry St. Fort Collins, CO 80521 (970) 224-9100/(970) 224-9137	13 5 75	\$9,292,000 \$8,200,000	Electrical power, controls instrumentation & GIS/GPS for utilities & industry.	Engineering and programming for a SCADA system for the City of Glenwood Springs electric system.	Fort Collins esc@electsys.com www.electsys.com	Jim Siano President 1978
5	NORTHERN ENGINEERING SERVICES 200 S. College Ave., Suite 100 Fort Collins, CO 80524 (970) 224-4980/(970) 221-4159	13 5 46	\$5,400,000 \$5,000,000	Civil engineering and land surveying.	Fossil Lake Ranch in Fort Collins, Highlands Meadows Golf Course in Windsor, Centerra Marketplace and supporting infrastructure for The Promenade Shops, Hessa in Loveland.	Fort Collins info@northernengineering.com www.northernengineering.com	George Schock President 1987
6	TST INC. CONSULTING ENGINEERS 748 Whalers Way Fort Collins, CO 80525 (970) 226-0557/(970) 226-0204	12 13 46	\$5,300,000 \$5,223,000	Civil engineering & surveying firm for municipal & private clients.	Water Valley, Centerra, Grand Station, Paragon Point, Waterfront, Observatory Village.	Fort Collins dtaranto@tstinc.com www.tstinc.com	Donald N. Taranto President 1977
7	CTLTHOMPSON INC. 351 Linden St., Suite 140 Fort Collins, CO 80524 (970) 206-9455/(970) 206-9441	11 5 33	N/A N/A	geotechnical, environmental, materials and structural engineering	Crow Lane Dam, Timberline Road widening, Ft. Collins Police Station, Peetz Wind Farm, Paws of the Rockies, Old Town North subdivision and Solaris Building	Centennial, CO ksmith@ctlthompson.com www.ctlthompson.com	Howard A. Perko P.D., P.E., Fort Collins division manager 1977
8	K L S A INC. 4412 W. Eisenhower Blvd. Loveland, CO 80537 (970) 667-2426/(970) 667-2426	11 18 43	\$8,260,000 \$7,250,000	Structural.	One Steamboat Place, Taxi-2, Sky Ute Casino, Snowmass Center Redevelopment.	Golden drutledge@klsaa.com www.klsaa.com	M. Douglas Rutledge CEO 1994
9	TERRACON CONSULTING INC. 301 N. Howes St. Fort Collins, CO 80521 (970) 484-0359/(970) 484-0454	10 3 65	\$7,500,000 N/A	Geotechnical, environmental, construction materials testing, natural resources management.	Medical Center of the Rockies, Hughes Stadium expansion, Owens-Illinois glass manufacturing facility.	Lenexa, Kan. drparson@terracon.com www.terracon.com	Dean Parson Principal 1965
10	EXPONENTIAL ENGINEERING CO. 328 Airpark Drive Fort Collins, CO 80524 (970) 207-9648/(970) 207-9657	7 N/A 21	\$2,080,000 \$1,600,000	Consulting electrical engineering.	Grandview Substation in Bayfield, Cogeneration Relaying, Reedy Creek Energy Services in Lake Buena Vista, Fla.	Fort Collins support@exponentialengineering.com www.exponentialengineering.com	Thomas A. Ghidossi Manager 1993
11	ANDERSON CONSULTING ENGINEERS INC. 772 Whalers Way, Suite 200 Fort Collins, CO 80525 (970) 226-0120/(970) 226-0121	7 4 20	\$2,603,000 \$2,363,910	Water resources, river restoration, irrigation and drainage, mining, environmental.	Colorado digital flood-insurance rate map project, City of Fort Collins Canal Importation Detention Ponds project.	Fort Collins baanderson@acewater.com www.acewater.com	Bradley A. Anderson President 1998
12	LANDMARK ENGINEERING LTD. 3521 W. Eisenhower Blvd. Loveland, CO 80537 (970) 667-6286/(970) 667-6298	6 2 29	\$3,500,000 \$3,442,000	Civil, structural, geotechnical, surveying, planning and architecture.	Loveland Visitor's Center, Fort Logan National Cemetery, Horizon Bank building.	Loveland account@landmarkltd.com www.landmarkltd.com	Robert J. Nelson and Ken Merritt President/CEO and Senior vice president 1967
13	NOLTE ASSOCIATES INC. 1901 Sharp Point Drive, Suite A Fort Collins, CO 80525 (970) 223-2400/(970) 221-2415	6 2 17	\$2,398,000 \$2,470,400	Civil engineering & surveying.	The Ranch Larimer County Fairgrounds and Events Center, Fossil Ridge High School, Thompson River Ranch.	Sacramento linda.hoffmann@nolte.com www.nolte.com	Linda Hoffmann Vice president 1949
14	AQUA ENGINEERING INC. 4803 Innovation Drive Fort Collins, CO 80526 (970) 229-9668/(970) 226-3855	5 6 30	N/A N/A	Irrigation, water resource.	Agricultural irrigation design, canal modernization, landscape and golf course irrigation design, water rights.	Fort Collins beccard@aquaeengr.com www.aquaeengineering.com	Robert Beccard President 1975
15	BASILINE ENGINEERING CORP. 920 Ninth Ave. Greeley, CO 80631 (970) 353-7600/(970) 353-7601	5 4 16	\$1,272,726 \$1,086,463	Traditional civil engineering, water and wastewater treatment.	Kremmling Wastewater Treatment Facility and Re-USE line, Stevinson Lexus of Frederick, Fort Garland WWTF, Lithia LZ Centerra, Town of Red Cliff WWTF.	Golden bec@basilinecorp.com www.basilinecorp.com	John McLain, P.E. N/A 1998
16	STEWART & ASSOCIATES 103 S. Meldrum St. Fort Collins, CO 80521 (970) 482-9331/(970) 482-9382	5 (1) 3 26	N/A \$2,700,000	Civil engineering.	N/A	Fort Collins Stewart@fmi.com N/A	Jerry Robinson Vice president 1959

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LARGEST GENERAL CONTRACTORS

Ranked by revenues

RANK	PREV RANK	COMPANY ADDRESS PHONE/FAX	REVENUES 2006 REVENUES 2005	EMPLOYEES 2007 EMPLOYEES 2006	AREAS OF SPECIALTY	NOTABLE PROJECTS	E-MAIL WEB SITE	PERSON IN CHARGE W/ TITLE YEAR FOUNDED
1	1	HENSEL PHELPS CONSTRUCTION CO. 420 Sixth Ave. Greeley, CO 80631 (970) 352-6565/(970) 352-9311	\$2,130,580,000 \$1,783,542,000	2,289 2,240	Commercial general contracting.	Sahara Hotel and Casino in Las Vegas, Tabor Center in Denver, Thornton Town Center.	mreizt@henselphelps.com www.henselphelps.com	Jeffrey Wenaas, President and Jerry Morgensen, CEO 1937
2	2	FCI CONSTRUCTORS INC. 4001 N. Valley Drive Longmont, CO 80504 (970) 335-4725/(970) 535-4867	\$213,000,000 \$143,000,000	233 218	Commercial general contractor and construction manager.	Kinard Jr. High School, Holmes Dining Hall at UNC, Logan County Justice Center.	sarmstrong@fcio.com www.fcio.com	Ed Forsman, President 1978
3	3	ROCHE CONSTRUCTORS INC. 361 71st Ave. Greeley, CO 80634 (970) 356-3611/(970) 356-3619	\$185,059,484 \$153,479,441	83 80	Retail, office and banking, education, public works/corrections and industrial and manufacturing.	Erie High School in Erie.	info@rocheconstructors.com www.rocheconstructors.com	Thomas J. Roche, President 1971
4	4	HALL-IRWIN CORP. & AFFILIATES 301 Centennial Drive Milliken, CO 80543 (970) 352-6057/(970) 352-6284	\$148,000,000 \$140,000,000	570 540	Commercial buildings, land development, pipe/infrastructure, aggregate supplies, landscape services and supplies, athletic fields and golf courses, water storage.	N/A	ghall@hall-irwin.com www.hall-irwin.com	George W. Hall, President 1963
5	5	THE NEENAN CO. 2620 E. Prospect Road Fort Collins, CO 80525 (970) 493-8747/(970) 493-5869	\$100,000,000 \$95,000,000	195 180	Development, design, construction, medical/office/industrial.	Orthopedic Center of the Rockies, Day Spring and Heritage Christian Schools, Value Plastics.	info@neenan.com www.neenan.com	David Neenan, CEO and Randy Myers, President 1966
6	6	ALLIANCE CONSTRUCTION SOLUTIONS LLC 2725 Rocky Mountain Ave., Suite 100 Loveland, CO 80538 (970) 463-9700/(970) 663-9750	\$73,000,000 \$54,000,000	61 52	Construction manager, general contractor, design/build/assist construction services, LEED/sustainable building alternatives.	Northern Hotel Historical Renovation & Rangeview Office Bldg.	jwalusis@allianceconstruction.com www.allianceconstruction.com	Clayton A. Schwerin, CEO and President 1982
7	7	DRAHOTA COMMERCIAL LLC 4700 Innovation Drive, Bldg. C Fort Collins, CO 80525 (970) 204-0100/(970) 204-0200	\$72,000,000 \$42,000,000	70 65	Full-service general contractor.	Skyline Medical, Lodge at Miramont, The Chadwick.	info@drahota.com www.drahota.com	Terry L. Drahota, President 1973
8	8	MARK YOUNG CONSTRUCTION INC. 195 N. College Ave., Suite 220 Fort Collins, CO 80524 (303) 477-9073/(303) 477-9085	\$45,340,000 \$39,703,000	105 110	Retail grocery, general aviation, agricultural.	Park Mayfair condos in Denver.	dcheuveont@markyoungconstruction.com www.markyoungconstruction.com	David Guida, President 1989
9	10	SINNETT BUILDERS INC. 4551 Denrose Court Fort Collins, CO 80524 (970) 493-1770/(970) 482-4537	\$18,000,000 \$18,300,000	24 18	Commercial construction, schools, shopping centers, office buildings, multifamily.	Harmony Center Buildings, Heart of the Rockies Church, Lofts at Campus West, Harmony Market Place.	dennis@sinnettbuilders.com www.sinnettbuilders.com	Dennis Sinnett, President 1973
10	9	COE CONSTRUCTION INC. 2302 E. 13th St Loveland, CO 80537 (970) 663-7636/(970) 669-4329	\$16,000,000 \$19,056,200	23 25	New construction, tenant improvements and remodeling of restaurants, hotels, office buildings, banks, retail buildings, apartment buildings.	Advantage Bank, Chili's and Fairfield Inn in Loveland.	admin@coeconstruction.com www.coeconstruction.com	Gregg Meisinger, President 1990
11	11	CLARK CONSTRUCTION CO. INC. 2956 Gimnata Drive Loveland, CO 80538 (970) 667-0674/(970) 663-7384	\$12,000,000 \$9,400,000	15 18	Institutional.	Fossil Creek Park in Fort Collins, Loveland LDS Church.	Dave@Clarkconco.com N/A	David Clark, President 1970
12	12	GRACON CORP. 7221 E. Eschenhower Blvd. Loveland, CO 80537 (970) 667-2203/(970) 667-3621	\$11,000,000 \$7,700,000	N/A N/A	Heavy, industrial, hydro-power.	Boyd Lake dam spillway.	info@graconcorp.com www.graconcorp.com	Douglas Donahue 1981
13	14	LANDMARK BUILDERS 3812 Carson Ave. Evans, CO 80620 (970) 330-8855/(970) 330-5756	\$4,450,000 \$4,800,000	9 10	Commercial and industrial design/build	King Partners, Home Lumber	dennis@landmark-builders.com www.landmark-builders.com	Dennis Wernsman, President 1984
14	NR	BAESSLER CONSTRUCTION CO. INC. 3505 Holman Court Greeley, CO 80631 (970) 356-6251	\$4,300,000 \$4,250,000	9 6	Custom homes.	N/A	jamie@baesslerconst.com www.baesslerconst.com	Moritz (Ted) E. Baessler, President, Jamie Baessler and Corie Baessler 1968

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Chief Estimator & Employee Owner

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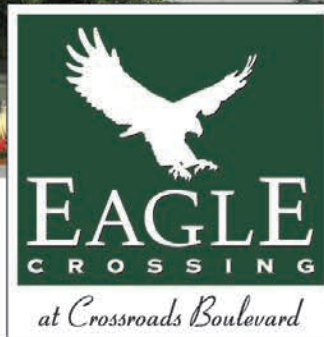
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fax: 970.686.2768



SALES & LEASING
Everitt Commercial Partners
Rick Callan or Pete Kelly
3030 South College Ave.
Suite 200
Fort Collins, CO 80525
tel: 970.226.1500
fax: 970.223.4156

Appraisers

Appraisal Associates of Larimer County Inc.

P.O. Box 1669
Estes Park, CO 80517
(970) 586-2998
mjkellam@estesparkappraisers.com

Products/Services: Specializes in commercial, residential, estate, development and construction appraisals and seller and buyer consultations in Estes Park, Glen Haven, Pinewood Springs (Lyons), Big Elk Meadows and the Big Thompson Canyon.

Person In Charge: Michael J. Kellum
www.appraisalassociateslar.com

Appraisal Specialties Inc.

105 S. Meldrum St., No. 1
Fort Collins, CO 80521
(970) 493-7700
Fax: (970) 482-3771
harold@AppraisalSpecialties.com

Products/Services: Commercial and residential real estate appraisal.

Person In Charge: Harold Sommers, MAI, SRA, Owner
www.AppraisalSpecialties.com

Dennis W. Marion, MAI, SRA

724 Hinsdale Drive
Fort Collins, CO 80527
(970) 223-1563
Fax: (970) 282-0139
mariondw@aol.com

Products/Services: All types of commercial appraisals and consulting.

Person In Charge: Dennis Marion, MAI, SRA

DRM Real Estate Advisors LLC

4025 Automation Way, No. F4
Fort Collins, CO 80525
(970) 214-8291

Fax: (970) 530-0799

Products/Services: Appraisals, consulting, research.

Person In Charge: Derek R. Maunsell
www.drmrealestate.com

Foster Valuation Co.

910 54th Ave., Suite 210
Greeley, CO 80634
(970) 352-1117

Fax: (970) 353-2753

west@fosterval.com

Products/Services: Commercial real estate appraisal.

Person In Charge: W. West Foster
www.fosterval.com

Shannon & Associates

215 W. Oak St., Suite 501
Fort Collins, CO 80521
(970) 482-1010

Fax: (970) 221-4444

rebecca@shannonmai.com

Person In Charge: Donald Shannon, Owner

Shelley K. Kechter, MAI

3760 Kentford Road
Fort Collins, CO 80525
(970) 204-1400

Fax: (970) 223-3511

Products/Services: Commercial and residential real estate appraisals and real estate consultation.

Person In Charge: Shelley K. Kechter

Associations/Organizations

American Council of Engineering Cos. of Colorado

800 Grant St., Suite 100
Denver, CO 80203
(303) 832-2200

Fax: (303) 832-0400

acec@acec-co.org

Products/Services: Works to further the private practice of consulting engineering, protect the public safety and welfare, further the satisfactory business relations of its members with their clients and maintain a high professional standard and the interchange of business experience.

Person In Charge: Sondra Donnel
www.acec-co.org

American Institute of Architects of Colorado (AIA)

1515 Arapahoe St., Suite 1-110
Denver, CO 80202
(303) 446-2266

Fax: (303) 446-0066

emily@aiacolorado.org

Products/Services: Serves 1,900 members, improving the quality of the built environment. Provide architect referrals, lobby the Colorado Legislature, offer architectural employment information and are a full-service AIA Contract Documents distributor.

Person In Charge: Sonia Riggs, Executive director
www.aiacolorado.org

American Society of Professional Estimators, Chapter 5

c/o Adolfsen & Peterson Construction
797 Ventura St.
Denver, CO 80011

(303) 363-7101

Fax: (303) 363-9521

Products/Services: Serves construction estimators by providing education, fellowship and opportunity for professional development. ASPE encourages a wide range of educational activities that provide learning experiences for estimators at all experience levels.

Person In Charge: Ralph Kasper, President
www.aspedenver.org

Appraisal Institute, Colorado Chapter

1540 S. Holly, Suite 5
Denver, CO 80222
(303) 691-0487

Fax: (303) 757-0158

carol@colo-ai.org

Products/Services: Members are appraisal professionals who provide real estate solutions through valuation and consulting.

Person In Charge: Carol Brooks

www.colo-ai.org

Associated General Contractors

1114 W. Seventh Ave., Suite 200
Denver, CO 80102
(303) 388-2422

Fax: (303) 388-0936

Products/Services: A trade association comprised of commercial building contractors, specialty contractors, supply and service firms. Services include: training, education, legislative representation, salary information, networking opportunities, craft training, forms, publications.

Person In Charge: Dick O'Brecht, President

www.agccolorado.org

Association for Facilities Engineering, Rocky Mountain Chapter 70

823 Centennial Way
Bennett, CO 80102
(303) 329-5224

b_wilske@comcast.net

Products/Services: Provides training, certification and other resources for plant and facility engineering, maintenance and operations professionals.

Person In Charge: Bryan Wilske

www.afe.org

Building Operators Association of Colorado, Denver Chapter

P.O. Box 2559
Denver, CO 80201-2559
(303) 374-8888

Fax: (303) 374-8888

Products/Services: Assist its members in developing their knowledge and increase their competency in all areas of building services. The association provides a professional arena for networking and fellowship. Monthly meetings include a technical presentation and luncheon.

Person In Charge: Jim Wessels,

President

www.boac-colorado.org

CCIM Institute, Colorado/Wyoming Chapter

c/o DMCAR
4300 E. Warren Ave.
Denver, CO 80222

(303) 756-0553

Fax: (303) 756-0669

Products/Services: Provides education, networking and technology opportunities for Certified Commercial Investment Members.

Person In Charge: Marcia Will-Clifton, President

http://chapters.ccim.com/coloradowyoming

Certified Consulting Engineers of Colorado

800 Grant St., Suite 100
Denver, CO 80203
(303) 832-2200

Fax: (303) 832-0400

ccec@acec-co.org

Products/Services: Promotes public safety through certification of qualified engineers with administrative skills and professionalism.

Person In Charge: Marilen Reimer

www.acec-co.org/ccec

Commercial Real Estate Women

c/o Rocky Mtn Valuation Spec
1526 Cole Blvd., Bldg. 3, Ste. 150
Lakewood, CO 80401
(303) 914-9565

Fax: (303) 914-9517

Products/Services: Opportunities for networking business development and personal and professional growth; to facilitate the exchange of industry information; to advocate and support effective public policy; and to encourage and recognize leadership development of women in commercial real estate.

Person In Charge: Gail Mead

www.crewdenver.org

CREW Northern Colorado (Commercial Real Estate Women)

1315 Salem St.
Fort Collins, CO 80525
690-6305

jcrawmer@comcast.net

Products/Services: One of 60 chapters within CREW Network, a national organization of 7,000+ members. CREW Northern Colorado provides a venue for professionals from a wide variety of disciplines within commercial real estate to exchange information, develop business contacts and help each other succeed professionally.

Person In Charge: Julia R. Crawmer,

President

www.crewnetwork.org

Design-Build Institute of America, Rocky Mountain Chapter

P.O. Box 3948
Parker, CO 80134
(303) 841-8999

Fax: (303) 933-7099

info@dbiarockymountain.org

Products/Services: Supports and promotes the use of design-build projects through educational conferences and an annual contest for collegiate chapters.

Person In Charge: Brent Jones

www.dbiarockymountain.org

Greeley Area Realtors Assoc.

819 11th St.
Greeley, CO 80631
(970) 353-8884

Fax: (970) 353-9749

Person In Charge: Susan Harris

**Home Builders Association
of Northern Colorado**

P.O. Box 669
Windsor, CO 80550
(970) 686-2798
Fax: (970) 686-9223
hbanco@frii.com

Products/Services: Non-profit trade association working to promote education and ethical practice for members.

Person In Charge: Dotti Weber,
Executive officer
www.hbanco.com

**Institute of Real Estate Management,
Northern Colorado Chapter 17**

c/o GF Solutions
1395 Peninsula Circle
Castle Rock, CO 80104
(303) 940-9444
Fax: (303) 940-9442
denvercpm@aol.com

Products/Services: Promotes ethical real estate management practices through educational programs and other events.

Person In Charge: Alexander H. Ringsby,
SIOR, Executive director
www.iremdenver.org

**IRES (Information and Real Estate
Services) LLC**

2725 Rocky Mountain Ave.
Loveland, CO 80538
(970) 593-9002
Fax: (970) 593-0900
info@ires-net.com

Products/Services: Multiple Listing Service database for Northern Colorado real estate professionals.

Person In Charge: Lauren Emery, CEO
www.ires-net.com

Land Title Association of Colorado

P.O. Box 4604
Grand Junction, CO 81502
(303) 813-9909
Fax: (303) 388-0936

Products/Services: Non-profit trade organization promoting title insurance issues in Colorado. Provides educational opportunities for members and outreach for communities and legislators.

Person In Charge: Eric Morgan,
Executive director
www.ltac.org

**NAIOP (National Association of
Industrial and Office Properties),
Colorado Chapter**

1720 S. Bellaire St., Suite 110
Denver, CO 80222
(303) 782-0155
Fax: (303) 820-3844
admin@naiop-colorado.org

Products/Services: Facilitates communication and networking for commercial and industrial real estate professionals; provides a forum for continuing education and promotes effective public policy.

Person In Charge: Kathie Barstnar,
Executive director
www.naiop-colorado.org

**Northern Colorado Commercial
Association of Realtors (NCCAR)**

255 E. Monroe Drive, Suite No. 4
Fort Collins, CO 80525
(970) 222-4159
Fax: (970) 232-3699
nancy@realtec.com

Products/Services: Realtor association covering Larimer and Weld counties. Membership requires national, state and local association membership as Realtor. All professionals are proficient in leasing and sales of commercial property, land, industrial, retail, office and investment properties. All members have access to comparable sales and leasing data in Larimer and Weld counties. Associates within this organization include designations of CCIM, SIOR, IREM and MIA.

Person In Charge: Nancy Clarke,
Association executive and Nicholas
Christensen
www.nccar.com

**RCIS - Realtor Commercial
Industrial Society**

c/o Trammell Crow Company
25 N. Cascade Ave., Suite 201
Colorado Springs, CO 80903
(719) 471-3300

Fax: (719) 471-3302

Products/Services: A professional service organization to facilitate the sale and leasing of commercial real estate in the Colorado Springs metro area.

**SEAC (Structural Engineers
Association of Colorado)**

c/o Martin/Martin
12499 W. Colfax Ave. PMB 15150
Lakewood, CO 80215-3720
(303) 431-6100

Fax: (303) 456-9923

Products/Services: Promotes advancement of structural engineering for professionals and public safety.

Person In Charge: Steve Neujahr,
President
www.seacolorado.org

Signil Wealth Network

5220 Boardwalk Drive, F13
Fort Collins, CO 80525
(970) 207-0121
Fax: (970) 223-0052

Products/Services: Real estate portfolio planner.
www.signil.com

**SIOR (Society of Industrial and Office
Realtor), Colorado Chapter**

c/o Grubb & Ellis, 1200 17th St., Suite 2000
Denver, CO 80202
(303) 572-7700
Fax: (303) 572-7722

Products/Services: Commercial and industrial real estate association certifies members with SIOR designation.

Person In Charge: Alexander H. Ringsby,
SIOR, President
www.sior.com

Tatanka Historical Associates Inc.

612 S. College Ave., Suite 21
Fort Collins, CO 80524
(970) 221-1095

Fax: (970) 221-1095

tatanka@verinet.com

Products/Services: Consulting on history and historical preservation projects.

**U.S. Green Building Council, Colorado
Chapter**

P.O. Box 101086
Denver, CO 80202
(303) 534-4444

Fax: (303) 629-5035

Person In Charge: Amy Jiron, Executive
director
http://chapters.usgbc.org/colorado/

ULI Colorado (Urban Land Institute)

P.O. Box 13917
Denver, CO 80201-3917
(303) 893-1760

Fax: (303) 893-1762

Products/Services: Promotes responsible land practices and connects land use and development professionals through educational programs and events.

Person In Charge: Michael Leccese,
Executive Director
www.colorado.uli.org

Women in Real Estate

c/o Holland & Hart
555 17th St., Suite 3200
Denver, CO 80202
(303) 295-8000

Fax: (303) 295-8261

Person In Charge: Liz Sharrer

CRE Brokerages

1st American Properties

1302 N. Cleveland Ave.
Loveland, CO 80537
(970) 663-6699

Fax: (970) 663-5250

info@1stAmericanProperties.com

Person In Charge: Matt Di Guglielmo
www.1stamericanproperties.com

A. Bruce Johnson & Associates

801 Eighth St., Suite 220
Greeley, CO 80631
(970) 356-6110

Products/Services: Farm, ranch and water sales, exchanges.

Person In Charge: Bruce Johnson

Able Real Estate Services

419 Canyon Ave., Suite 300
Fort Collins, CO 80521
(970) 482-9171

Fax: (970) 482-0839

ares@frii.com

Person In Charge: John Greer and
Joanne Greer
www.ablerealestateservices.com

Anderson Realty & Management

351 Moraine Ave., Suite B
Estes Park, CO 80517
(970) 586-2950

Fax: (970) 586-5113

Info@KeyToEstesPark.Com

Products/Services: Commercial and residential real estate.
www.KeytoEstesPark.com

Austin & Austin Real Estate

103 W. First St.
Ault, CO 80610
(970) 834-2475

Austin & Austin Real Estate

918 13th St.
Greeley, CO 80631
(970) 353-0790

Fax: (970) 353-0799

bruce@greeley-homes.com

Person In Charge: Bruce W. Willard, Broker
www.greeley-homes.com

Austin & Austin Real Estate

1993 Vineyard Drive
Windsor, CO 80550
(970) 674-1303

Bancwise Real Estate Solutions

3227 S. Timberline Road, Suite A
Fort Collins, CO 80525
(970) 282-9473

Fax: (970) 282-9475

mike.shults@bancwise.com

Products/Services: Mortgage bank that is also a full-service real estate brokerage that sells homes for a flat fee and provides traditional real estate services.

Person In Charge: Mike Shults
www.bancwise.com

Bisetti Management Co.

116 E. Oak St.
Fort Collins, CO 80524
(970) 472-4214

Products/Services: Specialized real estate.

Person In Charge: Robert Bisetti

Century 21 The Platinum Group

4407 29th St., Suite 100
Greeley, CO 80634
(970) 352-8838

Fax: (970) 352-2610

staff@c21platinum.com

Person In Charge: Andrew V. Pittman
www.c21platinum.com

Chrisland Inc.

2725 Rocky Mountain Ave., No. 440
Loveland, CO 80538
(970) 663-3150

Fax: (970) 663-3291

info@chrislandinc.com

Products/Services: Commercial real estate brokerage and development.

Person In Charge: Nicholas Christensen,
Managing principal
www.chrislandinc.com

Colorado & Santa Fe Real Estate - TriPointe

3001 Eighth Ave.
Evans, CO 80620
(970) 395-0504
Fax: (970) 395-0501
Person In Charge: Marcel Arsenault, President
www.coloradosantafe.com

Colorado Commercial Real Estate Brokers Group

617 E. Eisenhower Blvd.
Loveland, CO 80537
(970) 635-9999
Fax: (970) 690-1652
bobcocom@aol.com
Products/Services: Commercial real estate brokerage.
Person In Charge: Robert R. McConnell, Program manager and Rick Archibald, Broker/Partner

Craig Realty Group

5661 McWhinney Blvd.
Loveland, CO 80538
(970) 663-1916
peggy@outletsatloveland.com
Products/Services: Shopping-center development company.
Person In Charge: Daniel Hill, General manager
www.craigrealtygroup.com

Doberstein Lemburg Commercial Inc.

1537 Riverside Ave.
Fort Collins, CO 80526
(970) 221-1965
Person In Charge: Daniel R. Bernth, Managing broker

eRealtyCo

155 E. Boardwalk Drive, Suite 400
Fort Collins, CO 80525
(970) 229-9990
Fax: (970) 232-3101
info@eRealtyCo.net
www.eRealtyCo.net

Everitt Commercial Partners, LLC

3030 S. College Ave., Suite 200
Fort Collins, CO 80525
(970) 226-1500
Fax: (970) 223-4156
rc@everittcompanies.com
Products/Services: Regional commercial real estate development and brokerage services.
Person In Charge: Rick Callan, Managing broker and Pete Kelly, Broker
www.everittcommercial.com

Fort Collins Real Estate/College Avenue Commercial

1220 S. College Ave.
Fort Collins, CO 80524
(970) 212-2420
Fax: (970) 206-0090
mike@fortcollinsre.com
Products/Services: Residential and commercial real estate brokerage,

commercial real estate property management, development/ redevelopment urban infill.

Person In Charge: Michael L. Jensen, Owner
www.fortcollinsre.com

Hale Commercial Properties

208 Oak Ave.
Eaton, CO 80615
(970) 454-1440
Fax: (970) 454-1447
haleprops@msn.com
Products/Services: Decision-based sales and leasing for Northern Colorado.
Person In Charge: Jeff Hale

Harmony LLC

1 Old Town Square
Fort Collins, CO 80524
(970) 224-9444

Harrison Resource Corp.

2725 Rocky Mountain Ave., Suite 400
Loveland, CO 80538
(970) 612-4100
Fax: (970) 612-4106
Craig@harrisonresource.com
Products/Services: Land, water rights and commercial real estate.
Person In Charge: Craig Harrison, President
www.harrisonresource.com

Landmark Cos. LLC

4627 W. 20th St. Road, Suite A
Greeley, CO 80634
(970) 506-0056
Fax: (970)330-8160
Person In Charge: Curtis Sears, Owner

Livingston Real Estate & Development

736 Whalers Way, Building G, Suite 201
Fort Collins, CO 80525
(970) 266-0333
Fax: (970) 204-0350
toml@qwest.net
Products/Services: Commercial brokerage and project management.
Person In Charge: Tom Livingston, Owner

Loveland Commercial LLC

1043 Eagle Drive
Loveland, CO 80537
(970) 667-7000
Fax: (970) 635-2514
nklein@lovelandcommercial.com
Products/Services: Real estate brokerage, development, property management.
Person In Charge: Eric Holsapple, Co-owner
www.lovelandcommercial.com

Marcus & Millichep

1027 W. Horsetooth Road, Suite 200
Fort Collins, CO 80526
(970) 225-9305
Fax: (970) 225-9709
Products/Services: Commercial real estate brokerage, development and investments.
Person In Charge: Adam Christofferson, Regional manager
www.marcusandmillichap.com

Middel Realty

1407 S. College Ave.
Fort Collins, CO 80524
(970) 221-1100
Fax: (970) 221-7247
Info@middelrealty.com
Person In Charge: Mark Middel, President
www.middelrealty.com

Old Town Square Properties

5 Old Town Square, Suite 216
Fort Collins, CO 80524
(970) 221-9332
Fax: (970) 221-9341
estoner@oldtownsq.com
Products/Services: Commercial sales and leasing.
Person In Charge: Ed Stoner, President
www.oldtownsq.com

Prudential Rocky Mountain Realtors

3780 E. 15th St.
Loveland, CO 80538
(970) 667-2510
Fax: (970) 667-2604
Products/Services: Residential and commercial sales, farm and land development.
Person In Charge: John Warnock, President
www.prudentialrockymountain.com

Re/Max Advanced Commercial

3501 Galway Drive
Laporte, CO 80535
(970) 224-4748
Fax: (970) 472-6883
rwpennock@remax.net
Products/Services: Retail, office, industrial space for sale or lease, commercial vacant land.
Person In Charge: Bob Pennock, Associate broker

Re/Max First Commercial

4703-A Boardwalk Drive, Suite 200
Fort Collins, CO 80525
(970) 206-8300
Fax: (970) 206-8301
Person In Charge: Ron Young, Managing broker
www.rmfa.com

RE/MAX Optimum Group LLC

5586 W. 19th St., Suite 150
Greeley, CO 80634
(970) 506-2940
Fax: (970) 313-4072
ronkohl@remax.net
Products/Services: Real estate brokerage, residential and commercial.
Person In Charge: Ron A. Kohl, Wayne Kohl and Kevin Schumacher, Owners
www.ronkohl.com

Realtec Commercial Real Estate Services Inc.

255 E. Monroe St., Suite 4
Fort Collins, CO 80525
(970) 229-9900
Fax: (970) 282-1080

realtec@realtec.com
Products/Services: Commercial real estate, sales, development and leasing.
Person In Charge: Jim Mokler, Broker
www.realtec.com

Realtec

801 Eighth St., Suite 110
Greeley, CO 80634
(970) 346-9900
Fax: (970) 304-0707
Products/Services: Real estate brokerage.
www.realtec.com

Realtec Commercial Real Estate Services of Loveland

350 E. Seventh St., Suite 2
Loveland, CO 80537
(970) 593-9900
Fax: (970) 593-9901
loveland@realtec.com
Products/Services: Commercial real estate brokerage.
Person In Charge: Thomas Reznik, Managing broker
www.realtec.com

SourceOne Realty Sales and Investments LLC

5315 Killdeer St.
Brighton, CO 80601
(303) 302-3547
Fax: (303) 659-3281
Casey@CaseyEllsworth.com
Products/Services: Real estate brokerage and real estate investment services.
Person In Charge: Casey Ellsworth
www.CaseyEllsworth.com

Stanford Real Estate LLC

3555 Stanford Road, Suite 204
Fort Collins, CO 80525
(970) 226-1414
Fax: (970) 226-3348
Person In Charge: Tom Peterson, Principal

Stephen & Co.

145 W. Swallow Road, No. A
Fort Collins, CO 80526
(970) 282-8505
Fax: (970) 282-8528
Person In Charge: Stephen Robinson, Managing broker

Stroh & Co. Realty

247 E. Fourth St.
Loveland, CO 80537
(970) 667-2837
Fax: (970) 667-9721
dstroh1047@aol.com
Products/Services: Full-service real estate & development company.
Person In Charge: Dan Stroh, Broker
www.strohrealty.com

The Group Inc. Real Estate - Commercial

2803 E. Harmony Road
Fort Collins, CO 80528

(970) 229-0700

Fax: (970) 282-9161

skawulok@thegroupinc.com

Products/Services: Commercial real estate services.

www.thegroupinc.com

The W.W. Reynolds Cos.

1600 Specht Point Road, Suite C
Fort Collins, CO 80525

(970) 482-4800

Fax: (970) 221-5009

johns@wwreynolds.com

Products/Services: Developer and complete commercial real estate services.

Person In Charge: John G. Slack, Agent
www.wwreynolds.com

Thomas & Tyler LLC

810 Ninth St., Suite 120

Greeley, CO 80631

(970) 351-8888

Fax: (970) 378-8708

drew@thomasandtyler.com

Person In Charge: T. Drew Notestine,
Manager

www.thomasandtyler.com

United Country Real Estate

1211 Lake Ave., No. 1B

Berthoud, CO 80513

(970) 532-0489

Fax: (970) 344-1118

loug@aapprovedfinancial.com

www.unitedcountry.com

Van Hull Commercial

4033 Boardwalk Drive, Suite 201

Fort Collins, CO 80525

(970) 266-8900

Fax: (970) 266-9010

bvanhull@aol.com

Person In Charge: Brad Van Hull,
Managing broker

Z Corp Real Estate

6121 Weld County Road 74

Windsor, CO 80550

(970) 482-8877

Fax: (970) 482-0254

johnzell@zcorp realestate.com

Products/Services: Development and land sales, investment properties, residential sales.

Person In Charge: John Zell, Managing
broker

www.zcorp realestate.com

ZTI Group Inc.

2120 S. College Ave.

Fort Collins, CO 80525

(970) 493-4105

Fax: (970) 221-9620

Debbie@ZTIGroup.com

Products/Services: Commercial real estate, investment sales, leasing, tenant representation, property management, and development.

Person In Charge: Debbie Tamlin,
President

Commercial Lenders

Adams Bank & Trust

1201 Lake Ave.

Berthoud, CO 80513

(970) 532-1800

Fax: (970) 532-1802

info@abtbank.com

Products/Services: Commercial bank.

Person In Charge: Jim Strovas, Regional
president

www.abtbank.com

Adams Bank & Trust

8303 Colorado Blvd.

Firestone, CO 80520

(303) 833-2796

Fax: (303) 833-2796

Products/Services: Agricultural, commercial, consumer and real estate loans.

Person In Charge: Jim Strovas, Regional
president

www.abtbank.com

Adams Bank & Trust

7800 S. Highway 287

Fort Collins, CO 80525

(970) 667-4308

Fax: (970) 667-4398

info@abtbank.com

Products/Services: Deposit accounts, CODs, loans, Telebank, online banking, Visa check cards, insurance, trust services and investments/securities.

www.abtbank.com

Advantage Bank

4532 McMurry Ave., Suite 100

Fort Collins, CO 80525

(970) 204-0450

Fax: (970) 204-1535

Products/Services: Banking and financial services.

Person In Charge: John Meyer, Branch
president

www.advantagebanks.com

Advantage Bank

1801 59th Ave.

Greeley, CO 80634

(970) 353-0047

Fax: (970) 353-0433

mbond@advantagebanks.com

Person In Charge: Mike Bond, Branch
president

www.advantagebanks.com

Advantage Bank

1475 N. Denver Ave.

Loveland, CO 80538

(970) 613-1982

Fax: (970) 613-1328

customerservice@advantagebanks.com

Person In Charge: Thomas Chinnock,
CEO

www.advantagebanks.com

Bank of Choice

3635 23rd Ave.

Evans, CO 80620

(970) 506-1000

Fax: (970) 506-1937

Products/Services: Loans and banking services for the community.

Person In Charge: Darrell D. McAllister,
CEO

www.bankofchoice.net

Bank of Choice

1044 W. Drake Rd.

Fort Collins, CO 80526

(970) 224-1500

ddahlgren@bankofchoice.net

Products/Services: Loans and banking services.

Person In Charge: Darrell D. McAllister,
CEO

www.BankofChoiceOnline.com

Bank of Choice

3780 W. 10th St.

Greeley, CO 80634

(970) 352-6400

Fax: (970) 352-5282

Products/Services: Loans and banking services for the community.

Person In Charge: Darrell D. McAllister,
CEO

www.BankofChoiceOnline.com

Bank of Choice

7251 W. 20th St., Bldg. A

Greeley, CO 80634

(970) 339-5600

Fax: (970) 339-5848

Products/Services: Loans and banking services for the community.

Person In Charge: Darrell D. McAllister,
CEO

www.BankofChoiceOnline.com

Bank of Choice

1270 Automation Drive

Windsor, CO 80550

(970) 674-3434

Fax: (970) 674-3737

Products/Services: Loans and banking services for the community.

Person In Charge: Darrell D. McAllister,
CEO

www.bankofchoice.net

Bank of Colorado

312 Collins St.

Eaton, CO 80615

(970) 454-1414

Fax: (970) 454-1420

matt.pletcher@bankofcolorado.com

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Darrell D. McAllister,
CEO

www.bankofcolorado.com

Bank of Colorado

533 Big Thompson Ave.

Estes Park, CO 80517

(970) 586-8185

Fax: (970) 586-8006

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Brad Sishc, President
www.bankofcolorado.com

Bank of Colorado

1102 Lincoln Ave.

Fort Collins, CO 80524

(970) 223-8200

Fax: (970) 223-8201

Products/Services: Banking and investments.

Person In Charge: Cody Fullmer,
President

www.bankofcolorado.com

Bank of Colorado

111 S. Rollie Ave.

Fort Lupton, CO 80621

(303) 857-3400

Fax: (303) 857-3401

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Tom Goding, President
www.bankofcolorado.com

Bank of Colorado

605 Fourth St.

Fort Lupton, CO 80621

(303) 857-3400

Fax: (303) 857-3401

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Tom Goding, President
www.bankofcolorado.com

Bank of Colorado

3640 W. 10th St.

Greeley, CO 80634

(970) 506-0100

Fax: (970) 506-0093

gludlow@pinnbank.com

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Greg Ludlow, Branch
president

www.bankofcolorado.com

Bank of Colorado

1041 Main St.

Windsor, CO 80550

(970) 686-7631

Fax: (970) 686-9246

Tom.prenger@pinnbank.com

Products/Services: Agricultural, commercial and personal banking.

Person In Charge: Tom Prenger, Branch
president

www.bankofcolorado.com

Bank of the West

415 Mountain Ave.

Berthoud, CO 80513

(970) 532-1000

Fax: (970) 493-2857

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Kim Buxbaum, Branch
manager

www.bankofthewest.com

Bank of the West

1795 E. Bridge St.
Brighton, CO 80601
(303) 202-5330

Fax: (303) 659-7639

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: David Benevides, Branch manager
www.bankofthewest.com

Bank of the West

181 W. Boardwalk Drive
Fort Collins, CO 80525
(970) 225-2982

Fax: (970) 225-3916

wanda.zimmerman@bankofthewest.com

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Wanda Zimmerman, Branch manager
www.BankoftheWest.com

Bank of the West

1075 W. Horsetooth Road
Fort Collins, CO 80526
(970) 267-2200

Fax: (970) 223-7438

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Wanda Zimmerman, Branch manager
www.bankofthewest.com

Bank of the West

426 S. Link Lane
Fort Collins, CO 80524
(970) 267-3700

Fax: (970) 493-2857

ddelaney@bankofthewest.com

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Debbie Delaney, Branch manager/Vice president
www.bankofthewest.com

Bank of the West

1111 11th St.
Greeley, CO 80631
(970) 353-2640

Fax: (970) 352-2773

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Nadine Trujillo-Rogers, Branch manager
www.bankofthewest.com

Bank of the West

4290 W. 10th St.
Greeley, CO 80634
(970) 352-0077

Fax: (970) 353-1495

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Jeri Custer, Branch manager
www.bankofthewest.com

Bank of the West

1800 Greeley Mall
Greeley, CO 80631
(970) 356-2700

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Jeri Custer, Branch manager
www.bankofthewest.com

Bank of the West

303 E. Sixth St.
Loveland, CO 80537
(970) 667-5150

Fax: (970) 669-7164

Products/Services: Banking services, including loans and banking services for the agriculture community.

Person In Charge: Rhonda Westover, Branch manager
www.bankofthewest.com

Cache Bank and Trust

100 S. College Ave.
Fort Collins, CO 80624
(970) 493-4111

Fax: (970) 493-1324

Products/Services: Loans and banking services for commercial and personal entities.

Person In Charge: Byron W. Bateman, CEO, COO and Chairman
www.cachebankandtrust.com

Cache Bank and Trust

4601 W. 20th St.
Greeley, CO 80634
(970) 351-8600

Fax: (970) 351-7878

jredfern@cachebankandtrust.com

Products/Services: Loans and banking services for commercial and personal entities.

Person In Charge: Jodie Redfern, AVP mortgage lending
www.cachebankandtrust.com

Cache Bank and Trust

924 11th St.
Greeley, CO 80631
(970) 506-7183

Fax: (970) 351-6272

Products/Services: Loans and banking services for commercial and personal entities.

Person In Charge: Byron W. Bateman, CEO, COO and Chairman
www.cachebankandtrust.com

Capital West National Bank

2108 Milestone Drive
Fort Collins, CO 80525
(970) 282-2400

Fax: (970) 282-8945

questions@cwnbank.com

Products/Services: Full-service banking. Construction lending.

Person In Charge: Steve Hogan
www.cwnbank.com

Centennial Bank of the West

807 Mountain Ave.
Berthoud, CO 80513
(970) 532-2676

Fax: (970) 532-8131

dbesch@centennialbanks.com

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn
www.centennialbanks.com

Centennial Bank of the West

100 Oak Ave.
Eaton, CO 80615
(970) 454-3456

Fax: (970) 454-2457

rgroshans@centennialbanks.com

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn
www.centennialbanks.com

Centennial Bank of the West

4650 Royal Vista Circle
Fort Collins, CO 80528
(970) 266-0505

Fax: (970) 225-9045

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

1550 E. Harmony Road
Fort Collins, CO 80525
(970) 204-0505

Fax: (970) 204-6857

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

1210 E. Mulberry St.
Fort Collins, CO 80524
(970) 490-2121

Fax: (970) 224-3889

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

2900 S. College Ave.
Fort Collins, CO 80525
(970) 223-3535

Fax: (970) 223-1557

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

2700 47th Ave.
Greeley, CO 80634
(970) 339-3456

Fax: (970) 454-4166

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

930 11th Ave.
Greeley, CO 80631
(970) 356-3456

Fax: (970) 454-4245

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

3151 N. Garfield Ave.
Loveland, CO 80538
(970) 267-6906

Fax: (970) 267-6908

tkula@centennialbanks.com

Products/Services: Financial services, commercial loans, cash management, agricultural loans, construction loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

1401 S. Taft Ave.
Loveland, CO 80537
(970) 278-1547

Fax: (970) 267-6925

Products/Services: Full-service banking and loans.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Centennial Bank of the West

221 29th St., Suite 106
Loveland, CO 80538
(970) 266-0505

Products/Services: Full-service banking.

Person In Charge: Daniel M. Quinn, CEO
www.centennialbanks.com

Chase Bank

2000 S. College Ave.
Fort Collins, CO 80525
(970) 622-7644

Fax: (970) 484-7063

Products/Services: Consumer and business checking and savings, investments, mortgages, SBA loans.

Person In Charge: Sheida Azimi, Branch manager
www.chase.com

Chase Bank

731 S. Lemay Ave.
Fort Collins, CO 80524
(970) 622-7702

Fax: (970) 224-9601

Person In Charge: Justin Simpson, Branch manager
www.chase.com

Chase Bank

4603 Boardwalk Drive
Fort Collins, CO 80528
(970) 282-8626

Person In Charge: Laura Brigham, Branch manager
www.chase.com

Chase Bank

822 Seventh St.
Greeley, CO 80631

(970) 392-3203
Fax: (970) 395-7359
Products/Services: Full-service banking.
Person In Charge: Eric Biberstine, Branch manager
www.chase.com

Chase Bank
2600 W. 10th St.
Greeley, CO 80631
(970) 392-3330
Fax: (970) 353-0109
Products/Services: Full-service banking.
Person In Charge: Cyndi Ingram, Branch manager
www.chase.com

Chase Bank
1212 Ninth St.
Greeley, CO 80631
(970) 392-3218
www.chase.com

Chase Bank
4719 W. 29th
Greeley, CO 80631
(970) 392-3238
www.chase.com

Chase Bank
200 E. Seventh St.
Loveland, CO 80537
(970) 622-7532
Fax: (970) 622-7466
Products/Services: Full-service banking.
Person In Charge: Shirley Choury, Branch manager
www.chase.com

Chase Bank
1905 W. Eisenhower Blvd.
Loveland, CO 80537
(970) 622-7679
Person In Charge: Suzie Allen, Branch manager
www.chase.com

Chase Bank
975 N. Lincoln Ave.
Loveland, CO 80537
(970) 622-7444
Fax: (970) 635-5700
Products/Services: Full-service banking.
www.chase.com

Colorado Community Bank
3650 35th Ave.
Evans, CO 80620
(970) 339-8430
Fax: (970) 339-8431
ddougherty@coloradocommunitybank.com
Products/Services: Personal and commercial banking, commercial and consumer loans.
Person In Charge: Dennis Dougherty, Branch president
www.coloradocommunitybank.com

Colorado Community Bank
5855 Firestone Blvd.
Firestone, CO 80504
(720) 652-7255
Fax: (720) 652-7265
Products/Services: Personal and commercial banking, commercial and consumer loans.
www.coloradocommunitybank.com

Colorado Community Bank
6222 W. Ninth St.
Greeley, CO 80631
(970) 330-6090
Fax: (970) 330-7819
Products/Services: Personal and commercial banking, commercial and consumer loans.
Person In Charge: Max Ellis, President
www.coloradocommunitybank.com

Colorado Community Bank
10 Angove Ave.
Johnstown, CO 80534
(970) 587-2160
Fax: (970) 587-5186
Products/Services: Personal and commercial banking. Commercial, residential and consumer loans.
Person In Charge: Bill Bowlds, Branch president
www.coloradocommunitybank.com

Colorado Community Bank
1050 Eagle Drive
Loveland, CO 80537
(970) 278-0040
Fax: (970) 278-0038
Products/Services: Personal and commercial banking, commercial and consumer loans.
Person In Charge: Harry Morgan
www.coloradocommunitybank.com

Colorado Community Bank
1300 Broad St.
Milliken, CO 80543
(970) 587-2880
Fax: (970) 587-2789
mkeller@coloradocommunitybank.com
Products/Services: Personal and commercial banking, commercial and consumer loans.
Person In Charge: Michele Keller
www.coloradocommunitybank.com

Colorado Community Bank
3 S. Timber Ridge Parkway
Severance, CO 80546
(970) 686-9090
Fax: (970) 686-9197
Products/Services: Personal and commercial banking, commercial and consumer loans.
www.coloradocommunitybank.com

Compass Bank
3131 S. College Ave.
Fort Collins, CO 80525

(970) 266-9090
www.compassweb.com

Compass Bank
3501 W. 12th St.
Greeley, CO 80634
(970) 356-3760
Person In Charge: Michael McClure, President
www.compassweb.com

Compass Bank
5275 McWhinney Blvd.
Loveland, CO 80538
(970) 622-8080
Fax: (970) 663-4384
amy.olinger@compassbank.com
Person In Charge: Todd Kooi, President
www.compassweb.com

Farmers Bank
119 First St.
Ault, CO 80610
(970) 834-2121
Fax: (970) 834-1351
info@farmersbank-weld.com
Person In Charge: Fred J. Bauer, President
www.farmersbank-weld.com

First Community Bank
785 Cheesman St.
Erie, CO 80516
(303) 828-0888
Fax: (303) 828-0828
Person In Charge: Mary Webber, Branch manager
www.fcbcolo.com

First Community Bank
8080 Weld County Road 13
Firestone, CO 80504
(303) 789-0660
Fax: (303) 789-4404
Person In Charge: Sara Trujillo, Branch manager
www.fcbcolo.com

First Community Bank
151 S. College Ave., Suite 5
Fort Collins, CO 80525
(970) 225-4907
Fax: (970) 225-4905
rstumbaugh@fcbcolo.com
Person In Charge: Ron Pino, Branch manager
www.fcbcolo.com

First Community Bank
3711 JFK Parkway, Suite 100
Fort Collins, CO 80525
(970) 203-4585
Fax: (970) 225-4977
Person In Charge: Ted Ray, Branch manager
www.fcbcolo.com

First National Bank
155 E. Boardwalk Drive
Fort Collins, CO 80525
(970) 282-9600

Fax: (970) 282-9648
Person In Charge: Chris Osborn
www.1stnationalbank.com

First National Bank
1600 N. College Ave.
Fort Collins, CO 80521
(970) 495-9390
Person In Charge: Chris Osborn
www.1stnationalbank.com

First National Bank
2100 W. Drake Road
Fort Collins, CO 80526
(970) 495-9541
Person In Charge: Chris Osborn
www.1stnationalbank.com

First National Bank
4603 Timberline Road
Fort Collins, CO 80525
(970) 267-2789
Person In Charge: Chris Osborn
www.1stnationalbank.com

First National Bank
750 N. Lincoln Ave.
Loveland, CO 80537
(970) 203-2601
Fax: (970) 203-2669
seikner@fnbfc.com
www.1stnationalbank.com

First National Bank
4100 Harrison Ave.
Wellington, CO 80549
(970) 568-9355
Fax: (970) 568-7263
www.1stnationalbank.com

First National Bank
205 W. Oak St.
Fort Collins, CO 80521
(970) 495-9423
Fax: (970) 482-4738
Products/Services: Full-service bank, including checking, savings, loans, commercial, mortgage, investments, trust, etc.
Person In Charge: Mark Driscoll, President
www.1stnationalbank.com

First National Bank of Estes Park
241 Park Lane
Estes Park, CO 80517
(970) 586-4485
Fax: (970) 586-0517
dsutter@fnbestes.com
Person In Charge: David Taylor, President/CEO
www.fnbestes.com

First National Bank of Julesburg
8100 Sixth St.
Wellington, CO 80549
(970) 568-3250
Fax: (970) 568-7131
Person In Charge: Mark Brase, Front Range manager
www.fnbc.com

First National Bank of Julesburg
1291 Main St.
Windsor, CO 80550
(970) 686-0878
Person In Charge: Mark Brase, Front Range manager
www.fnbc.com

FirstBank of Greeley
2901 23rd Ave.
Greeley, CO 80631
(970) 339-9000
Fax: (970) 339-2795
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
4322 Ninth Street Road
Greeley, CO 80634
(970) 506-4477
Fax: (970) 506-4488
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
1013 E. Harmony Road
Fort Collins, CO 80525
(970) 223-4000
Fax: (970) 282-3925
banking@efirstbank.com
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
2315 S. College Ave.
Fort Collins, CO 80525
(970) 493-1700
Fax: (970) 282-3925
Products/Services: Full-service consumer and commercial banking.
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
1015 S. Taft Hill Road
Fort Collins, CO 80521
(970) 493-0200
Products/Services: Full-service consumer and commercial banking.
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
225 E. 29th St.
Loveland, CO 80538
(970) 669-4000
Products/Services: Full-service consumer and commercial banking.
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
1352 W. Eisenhower Blvd.
Loveland, CO 80537
(970) 669-4000

Products/Services: Full-service consumer and commercial banking.
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

FirstBank of Northern Colorado
1510 Main St.
Windsor, CO 80550
(970) 674-2900
Products/Services: Full-service consumer and commercial banking.
Person In Charge: Patrick M. Brady, President
www.efirstbank.com

Fort Collins Commerce Bank
3700 S. College Ave., Unit 102
Fort Collins, CO 80525
(970) 204-1010
Fax: (970) 204-1590
ebank@fortcollinscommercebank.com
Person In Charge: Gerard Nalezny, President and Mark Allen Kross
www.fortcollinscommercebank.com

Front Range Bank
3800 E. 15th St.
Loveland, CO 80538
(970) 663-1322
Fax: (970) 663-9087
droberts@frontrangebank.com
Person In Charge: Dale W. Roberts
www.frontrangebank.com

Home State Bank
303 E. Mountain Ave.
Fort Collins, CO 80524
(970) 622-7188
Fax: (970) 224-4180
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Steve Fobes, Senior vice president
www.homestatebank.com

Home State Bank
3227 Timberline Road
Fort Collins, CO 80525
(970) 203-6100
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank
2337 S. Shields St.
Fort Collins, CO 80526
(970) 203-6100
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank
1355 E. Eisenhower Blvd.
Loveland, CO 80537
(970) 622-7198
Fax: (970) 669-6228

bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank
935 N. Cleveland Ave.
Loveland, CO 80538
(970) 203-6100
Fax: (970) 669-6228
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank
2965 W. Eisenhower Blvd.
Loveland, CO 80538
(970) 203-6100
Fax: (970) 669-1491
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank - Main
300 E. 29th St.
Loveland, CO 80537
(970) 203-6100
Fax: (970) 669-1491
bank@homestatebank.com
Products/Services: Banking and loans.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Home State Bank - Mortgage Division
2695 W. Eisenhower Blvd.
Loveland, CO 80537
(970) 461-2292
Fax: (970) 669-6228
peggy.sage@homestatebank.com
Products/Services: All types of mortgage products for owner-occupied and investment real estate.
Person In Charge: Donald Churchwell, CEO
www.homestatebank.com

Horizon Banks
2950 N. Garfield Ave.
Loveland, CO 80538
(970) 669-6424
Fax: (970) 669-8114 or 669-8144
Products/Services: Residential, commercial and industrial real estate lending, consumer and commercial loan and deposit products.
Person In Charge: Tim Merkle, Branch president
www.bankhorizononline.com

KeyBank of Colorado
541 Big Thompson Ave.
Estes Park, CO 80517
(970) 586-2364
Products/Services: Banking services.
www.keybank.com

KeyBank of Colorado
300 W. Oak St.
Fort Collins, CO 80521
(970) 482-3216
Fax: (970) 221-2811
Products/Services: Banking services.
www.keybank.com

KeyBank of Colorado
100 E. Drake Road
Fort Collins, CO 80525
(970) 494-2480
Products/Services: Banking services.
www.keybank.com

KeyBank of Colorado
1130 Haxton Drive
Fort Collins, CO 80525
(970) 226-3902
Products/Services: Banking services.
www.keybank.com

KeyBank of Colorado
822 14th St.
Greeley, CO 80631
(970) 378-3220
Products/Services: Banking services.
www.keybank.com

New Frontier Bank
2425 35th Ave.
Greeley, CO 80634
(970) 339-5100
Fax: (970) 339-5200
support@newfrontierbank.com
Products/Services: Full service, locally owned and managed bank.
Person In Charge: Larry Seastrom, CEO and President
www.newfrontierbank.com

New Frontier Bank
1130 Main St.
Windsor, CO 80550
(970) 674-9080
Fax: (970) 674-9090
support@newfrontierbank.com
Products/Services: Full-service bank, locally owned and managed, and third largest ag lender in the United States
Person In Charge: Larry Seastrom, President
www.newfrontierbank.com

New West Bank
55 S. Elm Ave.
Eaton, CO 80615
(970) 454-1800
Fax: (970) 454-1802
customer_service@newwestbank.biz
Products/Services: Financial services, full-service locally owned community bank. Includes agricultural loan services.
Person In Charge: Tim Croissant, Branch manager
www.newwestbank.biz

New West Bank
3459 W. 20th St., Suite 114
Greeley, CO 80634
(970) 378-1800

Fax: (970) 378-1801

Products/Services: Financial services, full-service locally owned community bank. Includes agricultural loan services.

Person In Charge: William Hertneky, President
www.newwestbank.biz

Signature Bank

6801 W. 20th St.
Greeley, CO 80634
(970) 330-1200

customerservice@signaturebanks.com

Person In Charge: Robert N. Hinderaker
www.signaturebanks.com

Signature Bank

355 Eastman Park Drive
Windsor, CO 80550
(970) 674-3600

Fax: (970) 674-3610

customerservice@signaturebanks.com

Products/Services: Full-service banking.

Person In Charge: Robert N. Hinderaker
www.signaturebanks.com

TierOne Bank

1336 Oakridge Drive, No. 102
Fort Collins, CO 80525
(970) 282-9232

Person In Charge: Kathy Chemoff

www.tieronebank.com

Union Colony Bank

3645 35th Ave.
Evans, CO 80620

(970) 346-5050

Person In Charge: Larry Wood, President

www.unioncolonybank.com

Union Colony Bank

112 Denver Ave.
Fort Lupton, CO 80621
970-346-5050

Person In Charge: Larry Wood, President

www.unioncolonybank.com

Union Colony Bank

1701 23rd Ave.
Greeley, CO 80634
(970) 356-7000

Fax: (970) 353-6299

Person In Charge: Larry Wood, CEO

www.unioncolonybank.com

Union Colony Bank

920 54th Ave.
Greeley, CO 80634
(970) 346-5050

Fax: (970) 392-0504

Person In Charge: Larry Wood, President

www.unioncolony.com

Union Colony Bank

100 Johnstown Center Drive
Johnstown, CO 80534
(970) 587-4661

Fax: (970) 587-2817

www.unioncolonybank.com

Person In Charge: Larry Wood, President

www.unioncolonybank.com

Union Colony Bank

301 First St.
Kersey, CO 80644
(970) 346-5050

Fax: (970) 356-0418

Person In Charge: Larry Wood, President

www.unioncolony.com

Union Colony Bank

390 Justin Ave.
Platteville, CO 80651
(970) 346-5050

Fax: (970) 785-2244

Person In Charge: Larry Wood, President

www.unioncolony.com

Union Colony Bank

1505 Main St.
Windsor, CO 80550
(970) 346-5050

Fax: (970) 686-7091

Person In Charge: Larry Wood, President

www.unioncolony.com

US Bank

6110 Firestone Blvd.
Firestone, CO 80504
(720) 652-6691

www.usbank.com

US Bank

301 E. Horsetooth Road
Fort Collins, CO 80525
(970) 207-0799

Fax: (970) 223-8628

Products/Services: Banking.

www.usbank.com

US Bank

400 Howes St.
Fort Collins, CO 80521
(970) 493-5506

www.usbank.com

US Bank

4503 JFK Parkway
Fort Collins, CO 80525
(970) 255-8591.

www.usbank.com

US Bank

2602 S. Timberline Road
Fort Collins, CO 80525
(970) 206-0947.

www.usbank.com

US Bank

3690 W. 10th St.
Greeley, CO 80634
(970) 392-9717

Fax: (970) 352-7087

Person In Charge: Jeff Jiron

www.usbank.com

US Bank

2845 Linden Court
Loveland, CO 80538
(970) 669-5172

Fax: (970) 669-0553

www.usbank.com

US Bank

1275 Eagle Drive
Loveland, CO 80537
(970) 461-0115

Products/Services: Banking.

Person In Charge: Cory Brossman

www.usbank.com

US Bank

1520 Main St.
Windsor, CO 80550
(970) 686-0754

www.usbank.com

Valley Bank & Trust

2380 E. Bridge St.
Brighton, CO 80601
(303) 659-1472

Fax: (303) 654-1472

info@valleybankandtrust.com

Products/Services: Full-service banking, including agricultural loans.

Person In Charge: Jacqueline LaTerra,

Vice president

www.valleybankandtrust.com

Valley Bank & Trust

422 Eighth St.
Dacono, CO 80514
(303) 833-4261

Fax: (303) 833-4356

Products/Services: Full-service banking, including agricultural loans.

Person In Charge: Suzette Goecke,

Branch operations manager and Jeff

Olson, Branch president

www.valleybankandtrust.com

Valley Bank & Trust

450 Oak St.
Frederick, CO 80530-9999
(303) 833-2290

Fax: (303) 825-8081

Products/Services: Full-service banking, including agricultural loans.

Person In Charge: Marlys McMullen,

Branch operations manager and Frank

Ross, Branch president

www.valleybankandtrust.com

Valley Bank & Trust

580 Dahlia St.
Hudson, CO 80642
(303) 536-9259

Fax: (303) 536-9308

Products/Services: Full-service banking, including agricultural loans.

Person In Charge: Brian Blehm, Regional

branch president and Bethany Harrison,

Branch operations manager

www.valleybankandtrust.com

Washington Mutual Bank

1275 E. Magnolia St.
Fort Collins, CO 80521
(970) 472-6149

Fax: (970) 472-6167

Person In Charge: Brady Tomlin

www.wamu.com

Washington Mutual Bank

1414 E. Harmony Road
Fort Collins, CO 80524
(970) 226-6105

Fax: (970) 226-6504

Products/Services: Full bank services.

Person In Charge: Laurie Hart, Branch

manager

www.wamu.com

Wells Fargo Bank

15 S. Main St.
Brighton, CO 80601
(303) 655-3102

Fax: (303) 659-5319

www.wellsfargo.com

Wells Fargo Bank N.A.

401 S. College Ave.
Fort Collins, CO 80522
(970) 482-1100

Fax: (970) 495-9825

Products/Services: Banking, insurance, wealth management and estate planning, investments, mortgage and consumer and business finance.

Person In Charge: Dan Gasper, President

www.wellsfargo.com

Wells Fargo Bank

3500 JFK Parkway, Suite 110
Fort Collins, CO 80525
(970) 233-3600

Fax: (970) 224-0433

Products/Services: Banking, insurance, wealth management and estate planning, investments, mortgage and consumer finance.

Person In Charge: Anita Nemitz, Manager

www.wellsfargo.com

Wells Fargo Bank

3600 S. College Ave.
Fort Collins, CO 80525
(970) 266-7751

Fax: (970) 266-7771

Sue.L.Wagner@wellsfargo.com

Products/Services: Banking, insurance, wealth management and estate planning, investments, mortgage and consumer finance.

www.wellsfargo.com

Wells Fargo Bank

2827 E. Harmony Road
Fort Collins, CO 80528
(970) 223-1856

Products/Services: Banking, insurance, wealth management and estate planning, investments and consumer finance.

Person In Charge: Dan Gasper, President

www.wellsfargo.com

Wells Fargo Bank

1025 Ninth Ave.
Greeley, CO 80631
(970) 318-3112

Fax: (970) 378-3137

Products/Services: Full-service bank.

Person In Charge: Bill Kurtz

www.wellsfargo.com

Wells Fargo Bank
2164 35th Ave.
Greeley, CO 80634
(970) 336-6222
Fax: (970) 330-1004
william.b.kurtz@wellsfargo.com
Products/Services: Financial services.
Person In Charge: Bill Kurtz, President
www.wellsfargo.com

Wells Fargo Bank
2300 W. 16th St.
Greeley, CO 80631
(970) 378-2362
Fax: (970) 353-9143
Person In Charge: Bill Kurtz, President
www.wellsfargo.com

Wells Fargo Bank
2045 10th St.
Greeley, CO 80631
(970) 351-4724
Person In Charge: Bill Kurtz
www.wellsfargo.com

Wells Fargo Bank
5801 W. 11th St.
Greeley, CO 80634
(970) 356-7700
www.wellsfargo.com

Wells Fargo Bank
1069 Main St.
Windsor, CO 80550
(970) 686-7900
www.wellsfargo.com

Western States Bank
1520 E. Mulberry St.
Fort Collins, CO 80524
(970) 530-1500
Fax: (970) 530-1555
lmeier@westernstatesbank.com
Products/Services: Personal and business banking and loans.
Person In Charge: Larry Meier, Regional president and Mark Sheeley
www.westernstatesbank.com

Western States Bank
1298 N. College Ave.
Fort Collins, CO 80524
(970) 224-1300
Fax: (970) 224-1355
msheeley@westernstatesbank.com
Products/Services: Personal and business banking and loans.
Person In Charge: Mark Sheeley, Vice president and Larry Meier, Regional president
www.westernstatesbank.com

Developers

Brinkman Partners
1315 Oakridge Drive, Suite 100
Fort Collins, CO 80525
(970) 267-0954
Fax: (970) 206-1011
kevin.brinkman@brinkmanpartners.com
Products/Services: Construction,

development, real estate brokerage, vacation properties.
Person In Charge: Paul E. Brinkman and Kevin Brinkman, Principals
www.brinkmanpartners.com

Double Eagle Construction Services
4026 Timberline Road
Fort Collins, CO 80525
(970) 223-3500
Fax: (970) 223-5454
Products/Services: Consulting.
Person In Charge: Gregg Seebohm, President

Everitt MacMillan Development
3030 S. College Ave.
Fort Collins, CO 80525
(970) 226-1500
Fax: (970) 223-4156
terris@everittcompanies.com;stu@everittcompanies.com
Products/Services: Commercial real estate development.
Person In Charge: Stuart MacMillan, CEO and President
www.everittmacmillan.com

Hawkstone Development/Payant Real Estate
360 Oak Ave., No. 140
Eaton, CO 80615
(970) 454-3452
Fax: (970) 454-3112
barry@payant.com
Person In Charge: Barry Payant

Homeland Corp.
Fort Collins, CO 80527
(970) 225-2232
Person In Charge: Gary Berger, President

Lot Holding Investments
1760 Broad St., Suite E
Milliken, CO 80543
(970) 539-1457
Fax: (970) 587-2630
krobison@hall-irwin.com
Products/Services: Land development.
Person In Charge: Steve Hanson, President
www.lotholding.com

McWhinney Enterprises
2725 Rocky Mountain Ave., Suite 200
Loveland, CO 80538
(970) 613-4562
Fax: (970) 635-3003
info@mcwhinney.com
Products/Services: Full-service real estate developer, land development company, real estate services include community and office development, project and property management.
Person In Charge: Chad C. McWhinney, CEO
www.mcwhinney.com

Paragon Point Partners
1 Old Town Square, No. 304
Fort Collins, CO 80524

(970) 224-2944
Fax: (970) 224-9445
Products/Services: Land development, real estate investment.
Person In Charge: Byron R. Collins

Sierra Resources Corp.
4714 Valley Ridge Court
Fort Collins, CO 80526
(970) 225-2905
Products/Services: Rigden Farms housing and mixed-use development, Seneca retail plaza in Fort Collins.
Person In Charge: Dave Pietenpol

Snowdance Group LLC
1750 25th Ave., Suite 305
Greeley, CO 80634
(970) 356-9787
Fax: (970) 353-3348
jrawson@snowdancegroup.com
Products/Services: Residential and commercial land development.
Person In Charge: James C. Rawson, Principal
www.snowdancegroup.com

Stoner Homes
605 S. College Ave.
Fort Collins, CO 80524
(970) 229-1952
Fax: (970) 229-1951
jay@stonerco.com
Products/Services: Construction of custom and semi-custom homes and real estate development.
Person In Charge: Jay Stoner, President
www.stonerco.com

Trollco Inc. (dba) Water Valley Land Co.
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550
(970) 686-5828
Fax: (970) 686-2768
info@watervalley.com
Products/Services: Trollco: Residential, commercial and retail real estate development. Pelican Lakes Golf Course and Fitness Center, WaterValley and Poudre Tech Aggregate.
Person In Charge: Martin Lind, Owner
www.watervalley.com

Westward Development LLC
7785 Highlands Meadows Parkway
Fort Collins, CO 80528
(970) 207-0102
Fax: (970) 207-0104
Products/Services: Timnath South and Timnath Ranch, Windsor's Highland Meadows Golf Course, Windshire Park in Windsor.
Person In Charge: Dino DiTullio, President

Property Managers

All Property Services
155 N. College Ave., Suite 200

Fort Collins, CO 80524
(970) 224-4446
Fax: (970) 224-4488
info@allpropertyservices.com
Person In Charge: Paul Lillie
www.allpropertyservices.com

Armadillo Property Management
521 N. Taft Hill Road
Fort Collins, CO 80521
(970) 482-9293
Fax: (970) 493-1443
armadillo@rentfortcollins.com
www.rentfortcollins.com

Bolder Home Solutions LLC
1980 Hamron Court
Erie, CO 80516
(970) 936-8386
Fax: (303) 828-4286
admin@bolderhomesolutions.com
Products/Services: Foreclosure assistance, assists individuals with difficult housing situations.
http://bolderhomesolutions.com

Brass Key Property Management LLC
115 Riverside Ave.
Fort Collins, CO 80524
(970) 224-9134
Fax: (970) 224-5437
Person In Charge: Mike Braskich, General manager

Campus Renter Center
1220 S. College Ave.
Fort Collins, CO 80524
(970) 443-1418
rentnow@campusrentercenter.com
www.campusrentercenter.com

Colorado Association Services an Association Member Co.
702 W. Drake Road, Suite B-1
Fort Collins, CO 80526
(970) 407-9990
Fax: (970) 407-9996
rpowers@associaolorado.com
Products/Services: Property management.
Person In Charge: Heather Kerwin
www.associaolorado.com

Drake Manor Management
1212 Raintree Drive, Suite N273
Fort Collins, CO 80526
(970) 493-4052
Fax: (970) 484-5051
drakemanormgmt@comcast.net
Person In Charge: Carol Hoelscher
www.drakemanor.com

E.E. Kinder Co. LLC
1612 First Ave.
Greeley, CO 80631
(970) 351-6051
Fax: (970) 352-6812
Person In Charge: Nancy Eisenman, General manager

Everitt Cos. Property Management
3030 S. College Ave., Suite 200

Fort Collins, CO 80525
(970) 226-1500
Fax: (970) 223-4156
rob@everittcompanies.com
Products/Services: Regional commercial property management.
www.everittcommercial.com

Everitt Companies
3030 S. College Ave., Suite 200
Fort Collins, CO 80525
(970) 226-1500
Fax: (970) 223-4156
davide@everittcompanies.com
Products/Services: Regional commercial property management.
www.everittcompanies.com

Faith Property Management
300 Boardwalk Drive, Unit 6B
Fort Collins, CO 80525
(970) 377-1626
Fax: (970) 377-1628

Falcon Properties Inc.
833 N. Cleveland St.
Loveland, CO 80537
(970) 663-4664
Fax: (970) 663-6007
falconproperties@qwest.net
Person In Charge: Ken Conley, President

Front Porch Property Services Inc.
1234 W. Prospect Road
Fort Collins, CO 80526
(970) 472-8165
Fax: (970) 472-8168
rentals@1234rent.com
Person In Charge: Don Earls
www.1234rent.com

Horizon West Property Management
760 Whalers Way, A-200
Fort Collins, CO 80525
(970) 225-0888
Fax: (970) 225-1100
gary@horizonwestproperties.com
Person In Charge: Mitchell Morgan and Dave Veldman, Owners

Housing Solutions Property Management
3600 Mitchell Drive, Suite 50B
Fort Collins, CO 80524
(970) 224-1411
Fax: (970) 224-1191
Person In Charge: Wendy French, Owner
www.buyrentandsell.com

Investors Properties of Colorado LLC
2850 McClelland Drive, Suite 3700
Fort Collins, CO 80525
(970) 226-2600
Fax: (970) 226-2609
mark@investors-usa.com
Products/Services: Commercial real estate management and brokerage.
Person In Charge: Mark Lockwood
www.investors-usa.com

Kevco Real Estate Investments & Property Management
231 S. Howes St.
Fort Collins, CO 80521
(970) 419-8881
Fax: (970) 419-8689
contact@kevco.com
Products/Services: Real estate, investments and property management.
Person In Charge: Barb Bolin
www.kevco.com

Mountain 'n' Plains Property Management Inc.
920 S. Taft Hill Road
Fort Collins, CO 80521
(970) 221-2323
Fax: (970) 221-5310
charliek@mountain-n-plains.com
Products/Services: Residential and commercial management, real estate services, maintenance, leasing and sales.
Person In Charge: Charlie Koons, CPM, CPM Broker and Owner and Justin Morrison, Vice president
www.mountain-n-plains.com

North College Lofts
181 N. College Ave.
Fort Collins, CO 80524

PB Roche Solutions
2030 35th Ave., Suite A-1
Greeley, CO 80634
(970) 356-6900
Fax: (970) 356-7171
fvthomas@pbroche.com
Products/Services: Property management.
Person In Charge: Frances Verniece Thomas and Tom Smerud, Managers

Peak Property Management
3424 Stanford Road
Fort Collins, CO 80525
(970) 377-2717
Fax: (970) 416-8411
peakproperty@aol.com
Person In Charge: Debbie Jackson, Broker and Owner
www.peakproperty.net

Pinnacle Property Services
255 Linden St., Suite 203
Fort Collins, CO 80524
(970) 407-8131
Fax: (970) 407-7369
vicky@pinnacleproperty.com
Products/Services: Property management.
Person In Charge: Vicky Fanae-Burnett, Owner
www.pinnacleproperty.com

Poudre Property Services
706 S. College Ave., Suite 202
Fort Collins, CO 80524
(970) 224-9204
Fax: (970) 224-0242
jwbickerton@poudreproperty.com
Products/Services: Full-service property

management.
Person In Charge: John Bickerton, Vice president
www.poudreproperty.com

Property Technica Inc.
1719 Ninth St.
Greeley, CO 80631
(970) 352-2998
Fax: (970) 352-3780
info@propertytechnica.com
Person In Charge: Steve Reed, President
www.propertytechnica.com

RLS Management Co.
3436 S. Shields St.
Fort Collins, CO 80526
(970) 282-8000
Fax: (970) 282-8993
gail@rlsonline.com
Products/Services: Property management.
Person In Charge: Gail Sibbald
rlsonline.com

Rocky Mountain Property Management Inc.
446 E. Fourth St.
Loveland, CO 80537
(970) 669-0842
Fax: (970) 669-4942
info@rmpm.com
Person In Charge: Susan Albern, Broker and President
www.rmpm.com

Scott Property Management
1212 Eighth Ave.
Greeley, CO 80631
(970) 352-1209
Fax: (970) 352-1215
Products/Services: Residential, commercial and homeowners' association management.

Sitzman-Mitchell & Co.
P.O. Box 1208
Fort Collins, CO 80522
(970) 223-5500
Fax: (970) 223-5587
Person In Charge: Dave Sitzman, President

Summit Homes Property Management
7257 W. Fourth St., Suite 3
Greeley, CO 80631
(970) 352-3982
Fax: (970) 330-6577
amanda@summitconstruction.us
Products/Services: Commercial and residential property management.
Person In Charge: Steve White, CEO
www.summitconstruction.us

The Brandt Co.
1504 W. Prospect Road
Fort Collins, CO 80526
(970) 482-4000
Fax: (970) 224-0855
danebrandt@aol.com
Person In Charge: Dane Brandt, Owner
www.thebrandtcompany.com

Touchstone Property Management LLC
2850 McClelland Drive, Suite 1000
Fort Collins, CO 80525
(970) 223-5000
Fax: (970) 223-5282
customer-service@touchstone-property.com
Person In Charge: Kathy Louderback, Managing agent
www.touchstone-property.com

Vantage Properties
1113 W. Plum St.
Fort Collins, CO 80521
(970) 419-8384
Fax: (970) 419-8387

Veldman Morgan Commercial Inc.
760 Whalers Way, Building A, Suite 200
Fort Collins, CO 80526
(970) 223-5555
Fax: (970) 225-1100
Person In Charge: David P. Veldman, Partner
www.veldmanmorgan.com

Vintage Corp.
4631 20th St., Suite 100
Greeley, CO 80634
(970) 353-3000
Fax: (970) 352-1320
Info@vintage-corp.com
Person In Charge: Powell L. Prothe
www.vintage-corp.com

Water Colorado LLC
3384 E. Mulberry St.
Fort Collins, CO 80524
(970) 493-4227
Fax: (970) 493-0216
info@watercolorado.com
Products/Services: Online water rights and land brokerage.
Person In Charge: Joe O'Brien, Broker
www.watercolorado.com

Wheeler Management Group Inc.
1130 38th Ave., Suite B
Greeley, CO 80634
(970) 352-5860
Fax: (970) 352-0117
information@wheelermgt.com
Products/Services: Real estate management.
Person In Charge: Dan Wheeler, President
www.wheelermgt.com

Title companies

Attorneys' Title Guaranty Fund Inc.
205 S. Meldrum St.
Fort Collins, CO 80521
(970) 482-4974
Fax: (970) 484-3494
apsenleaf@aol.com
Person In Charge: Lynda Haaland, Branch president

Chicago Title of Colorado Inc.

300 E. Horsetooth Road, Suite 102
Fort Collins, CO 80525
(970) 226-5242

Fax: (970) 223-0375
kennedyde@ctt.com

Person In Charge: David Kennedy,
Manager
www.colorado.ctic.com

Empire Title Co. of Larimer County

4745 Boardwalk Drive, Suite D-1
Fort Collins, CO 80525
(970) 282-8711

Fax: (970) 282-8717

Products/Services: Title and escrow services.

Person In Charge: Donna Allen, Vice president
www.empiretitle.com

First American Heritage Title Co.

4532 McMurry Ave., Suite 210
Fort Collins, CO 80525
(970) 493-3051

Fax: (866) 871-2840

Products/Services: Title, mortgage, foreclosure, public trustee sale, subdivision, litigation and recorded document guarantees and farm packages.

Person In Charge: Elaine Vincent, President and Jill Mann, Northern Colorado Vice president
www.firstamheritage.com

First American Heritage Title Co.

3760 E. 15th St., No. 102
Loveland, CO 80538
(970) 461-9477

Fax: (970) 461-9644

Products/Services: Title, mortgage, foreclosure, public trustee sale, subdivision, litigation and recorded document guarantees and farm packages.

Person In Charge: Jill Mann, Northern Colorado Vice president and Elaine Vincent, President
www.firstamheritage.com

Guardian Title Agency LLC

702 W. Drake, Bldg. A
Fort Collins, CO 80526
(970) 419-6532

Fax: (303) 876-1455

fortcollinsdrake@guardiancolo.com
Products/Services: Title insurance.
www.guardiantitleagency.com

Guardian Title Agency LLC

1100 Haxton Drive
Fort Collins, CO 80525
(970) 419-2230

Fax: (303) 876-1456

fortcollinsharmony@guardiancolo.com
www.guardiantitleagency.com

Guardian Title Agency LLC

100 W. 29th St.
Loveland, CO 80538
(970) 278-4175

Fax: (303) 876-1461

loveland@guardiancolo.com

Products/Services: Title insurance.
www.guardiantitleagency.com

Land Title Guarantee Co.

772 Whalers Way, Suite 100
Fort Collins, CO 80525
(970) 282-3649

Fax: (970) 282-3652

kgrimes@ltgc.com

Person In Charge: Kerry Grimes, Vice president
www.ltgc.com

Land Title Guarantee Co.

3705 N. Grant Ave.
Loveland, CO 80538
(970) 663-3628

Fax: (970) 663-3781

LandAmerica Financial Group Inc.

3000 S. College Ave., Suite 110
Fort Collins, CO 80525
(970) 226-5454

Fax: (970) 226-6527

Products/Services: Residential services including 1031 exchange, home warranty, title services, property inspection.

Person In Charge: John Solano, Larimer County manager and Vice president
www.landam.com

Lawyers Title Insurance Corp.

7251 W. 20th St., Bldg. L, Suite 100
Greeley, CO 80634
(970) 330-7222

Fax: (970) 330-5477

Products/Services: Closing services.

North American Title Co.

712 Whalers Way
Fort Collins, CO 80525
(970) 282-8800

Fax: (970) 282-4453

cmacdonald@nat.com

Products/Services: Title insurance and settlement services.

Person In Charge: Chris MacDonald, Vice president
www.nat.com

North American Title Co.

3459 W. 20th St., No. 112
Greeley, CO 80634
(970) 304-9012

Fax: (970) 304-9022

fburke@nat.com

Products/Services: Title insurance, closings.

Person In Charge: Felicia Burke, Business development representative
www.nat.com

North American Title Co.

3850 N. Grant Ave.
Loveland, CO 80537
(970) 622-8888

Fax: (970) 622-8158

www.nat.com

North American Title Co.

4630 Royal Vista Circle, Unit 12
Windsor, CO 80528
(970) 679-1601

Fax: (877) 217-8167

Person In Charge: Shannon Velasquez,
Senior escrow officer
www.nat.com

Schmehl & Vowell PC

211 W. Magnolia St.
Fort Collins, CO 80521
(970) 472-6445

Fax: (970) 484-8903

Security Title Guaranty Co.

255 Park Lane
Estes Park, CO 80517
(970) 586-6626

Fax: (970) 586-6331

Person In Charge: John Longo, President
www.stgco.com

Security Title Guaranty Co.

343 W. Drake Road, No. 200
Fort Collins, CO 80526
(970) 226-1901

Fax: (970) 226-4330

jswoff@stgco.com

Products/Services: Residential and commercial title insurance and closing services for real estate.

Person In Charge: John Longo, President
www.stgco.com

Security Title Guaranty Co.

2809 E. Harmony Road, Suite 150
Fort Collins, CO 80528
(970) 267-8980

Fax: (970) 267-8987

Person In Charge: John Longo, President
www.stgco.com

Security Title Guaranty Co.

375 E. Horsetooth Road, Bldg. 6, Suite 201
Fort Collins, CO 80525
(970) 206-4845

Fax: (970) 206-4394

sclift@stgco.com

Person In Charge: John Longo, President
www.stgco.com

Security Title Guaranty Co.

3690 W. 10th St., Second Floor
Greeley, CO 80634
(970) 356-3200

Fax: (970) 356-4912

Person In Charge: John Longo, President
www.stgco.com

Security Title Guaranty Co.

383 W. 37th St., Suite 104
Loveland, CO 80538
(970) 663-6600

Fax: (970) 663-1017

Person In Charge: John Longo, President
www.stgco.com

Stewart Title Co. of Larimer County

150 E. 29th St., Suite 200-A
Loveland, CO 80538
(970) 669-4071

Fax: (970) 282-0822
revans@stewart.com

Products/Services: Title and escrow services.

Person In Charge: Richard C. Evans, Esq. and President
www.stewart.com

Stewart Title of Greeley

1801 59th Ave., Suite 203
Greeley, CO 80634
(970) 356-5573

Fax: (970) 356-7058

Person In Charge: Ryan Martin, Greeley division president
www.stewart.com

Stewart Title of Larimer County

3665 JFK Parkway
Fort Collins, CO 80525
(970) 226-4399

Fax: (970) 226-4499

revans@stewart.com

Products/Services: Title and escrow services.

Person In Charge: Richard C. Evans, Esq., and President
www.stewart.com

Tierra Madre Title

549 Fourth St.
Berthoud, CO 80513
(970) 532-1116

Fax: (970) 532-0111

Transnation Title Insurance Co.

455 E. Wonderview Ave., No. B2
Estes Park, CO 80517
(970) 586-4481

Fax: (970) 586-8043

telley@landam.com

Transnation Title Insurance Co.

5801 11th St., Suite 201
Greeley, CO 80631
(970) 352-2283

Fax: (970) 352-2312

Transnation Title Insurance Co.

3025 N. Taft Ave.
Loveland, CO 80538
(970) 461-1046

Fax: (970) 461-1543

telley@landam.com

Transnation Title Insurance Co.

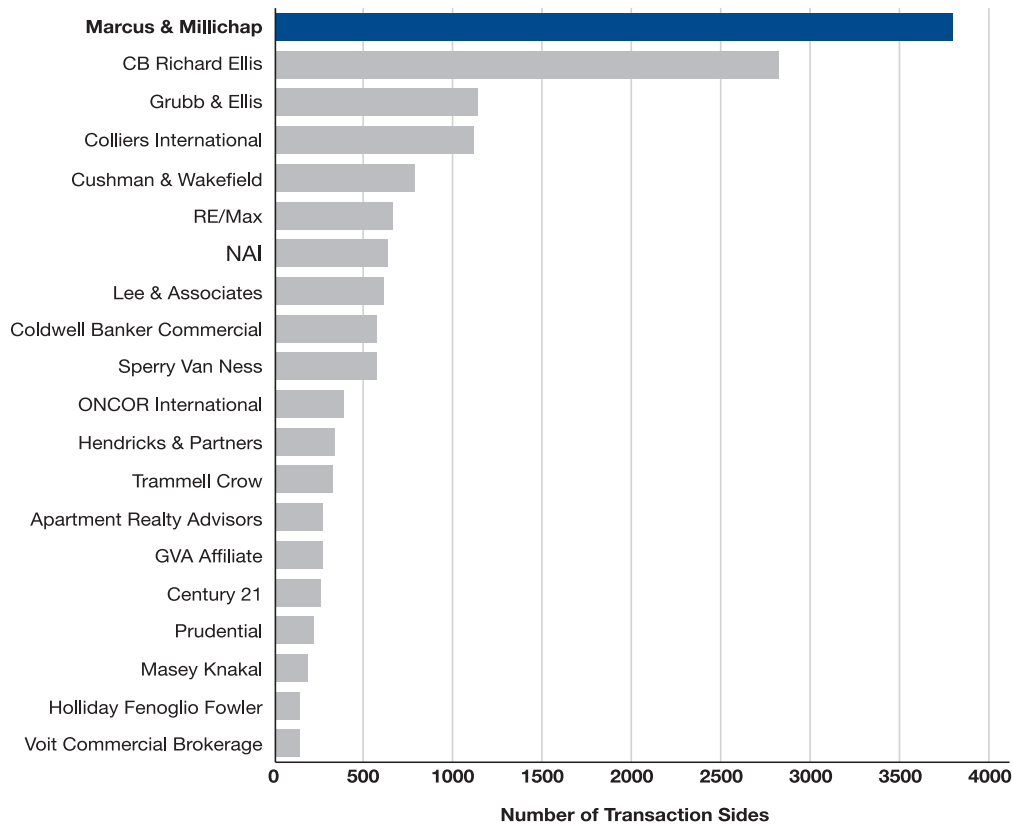
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