

CHIDLAW BUILDING

Offering Memorandum



2221 East Bijou Street
Colorado Springs, CO 80909

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USE:	OFFICE/FLEX/STORAGE SPACE
OPERATING EXPENSES: (2018 ESTIMATE; EXCLUDES UTILITIES AND JANITORIAL)	\$348/SF
ELEVATORS:	ONE
DOCK HIGH DOOR:	ONE
POWER:	DUAL FEED
BUILDING RSF:	281,144
STORIES:	2
ZONING:	C6 CU
PARKING:	UP TO 10/1,000 SF



Sapphire Investment Group

CHIDLAW BUILDING

PHASE 1 NEW ENTRANCE DESIGN



The Opportunity



Well Below market CAM Cost



Great highway access, offering an easy commute for tenants.



Only 1.5 miles from Downtown Colorado Springs.



Western mountain views and outdoor patios.



Nearby, walkable retail surrounded by a dense residential base.



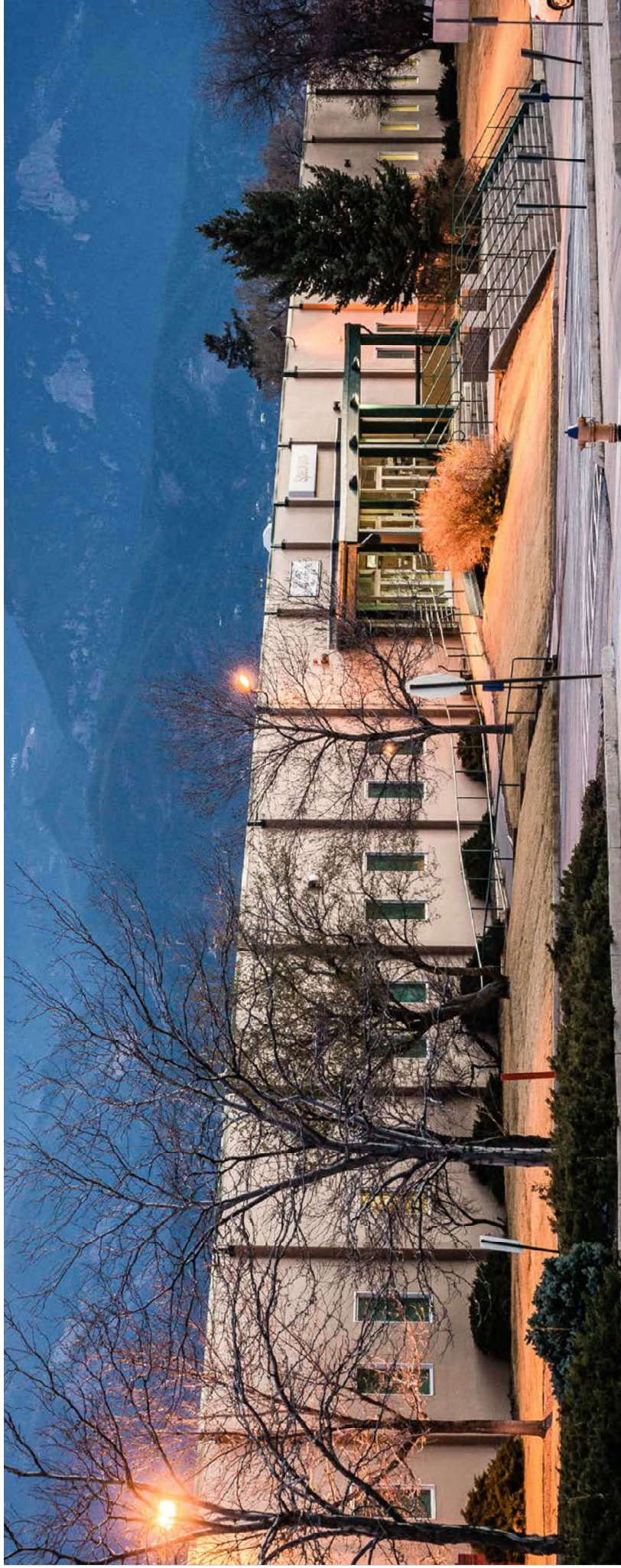
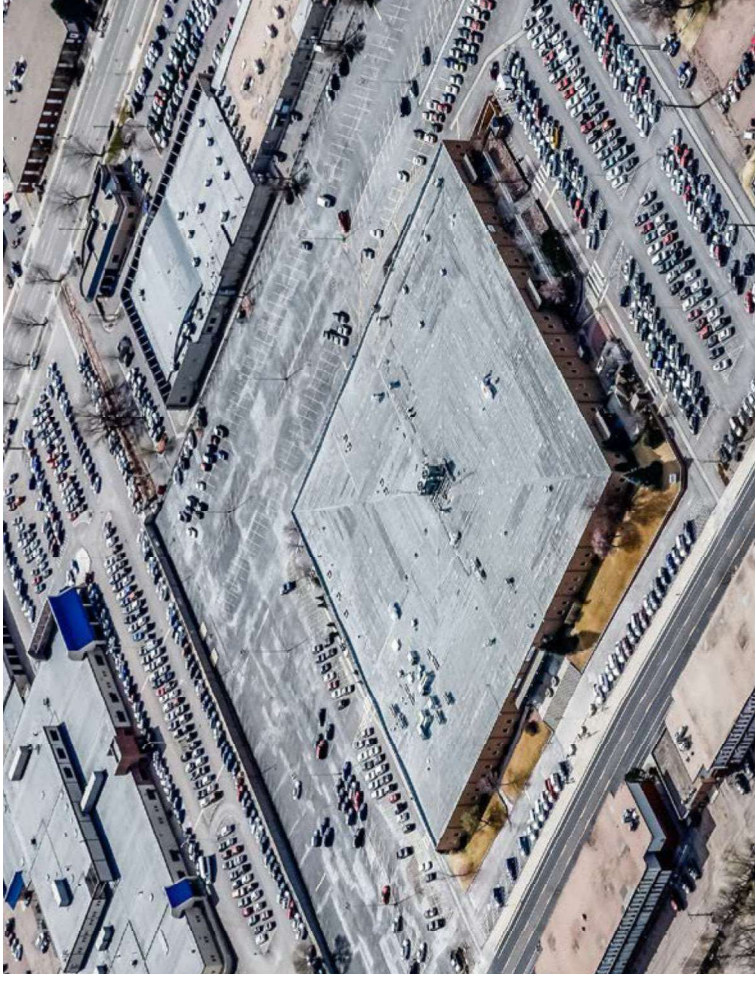
Cost affective expenses due to the building being built by the army with and being used by President Kennedy



The Offering

PROPERTY SUMMARY

Property Name: Chidlaw Building
Property Address: 2221 East Bijou Street
Colorado Springs, CO 80909
County: El Paso
Property Type: Office/Flex Industrial
Total Building SF: 281,144 SF
Parking: 969 spaces (32 Handicapped, 14 Motorcycle)



CHIDLAW BUILDING

BUILDING HISTORY

Building the Chidlaw Building was a grand idea both in size and purpose. The military commissioned the building, the largest and most secure structure in Colorado Springs at the time, to serve as the NORAD headquarters. The building's 281,144 square foot size and 1,100 parking spaces were to provide enough space for nearly 2,000 civilians and military personnel who were scattered in 17 different locations. Construction of the Chidlaw Building began on June 6, 1962.

The Chidlaw Building was originally built with fortified walls, 2 electrical substations, limited access, a 174-seat auditorium, 6 conference rooms, and elaborate heating, cooling and ventilation systems. Sixty-eight 33-ton prefabricated concrete & steel reinforced slabs, each 24ft by 32 ft and 7in thick, were used to “tilt-up” the construction of the exterior walls. Each floor of the Chidlaw Building is 3.5 acres. More than 7,000 cubic yards of concrete were poured for the construction, and the total building construction cost more than 2.6 million.

With the building under construction, NORAD officials had to choose a name for the new headquarters. The search for a new name was publicized and suggestions were encouraged from all base personnel. Some of the suggestions made were:

- Skyline Defense
- The Apex
- Chidlaw Compound
- Peak Building
- The Little Pentagon
- Peace Building
- Quadrangle Building

They finally chose the name Chidlaw Building, which was so named after retired Air Force General Benjamin W. Chidlaw, the first commander of NORAD.

NORAD moved in to Chidlaw Building on February 15, 1963. “Operation Move” was conducted from 5:00 PM on Thursday night through 8:00 AM Monday morning. It consisted of the consolidation of the 17 offices, including more than 300 personnel, 40 moving trucks, 5 fork lifts and 2 cranes – 1.5 million pounds of furniture, equipment and supplies in total.

The Chidlaw Building officially opened on October 30, 1963. More than 1,000 civilians and military personnel attended the grand opening ceremonies and toured the building. General Chidlaw was specifically honored during the grand opening festivities for his more than 37 years of service.

Within the Chidlaw Building, there were 2,950 square feet of corridors, 2.5 miles of movable partitions and 722 doors. They used an elaborate mapping system to navigate through the building – calling all east-west access “runways” and north-south access “taxiways”. Handheld maps were also distributed.

During its heyday as a military operations center, many dignitaries and four-star generals visited the Chidlaw Building. JFK conducted a walk-through during construction while in Colorado Springs to present diplomas to new AFA graduates. President LBJ was also a visitor to the Chidlaw Building. NORAD moved their command to the Cheyenne Mountain Complex in 1965 but the Chidlaw Building remained the operations hub of NORAD Air Defense Command until 1988, when overcrowding and security issues forced a move to Peterson Air Force Base.

With the exception of a small area of leased storage space on the first floor of the Chidlaw Building, the building set vacant from 1988 until 1996. In 1996, the building received a fresh coat of paint, landscaping and windows, and American Teleconferencing Systems became the first major tenant of the Chidlaw Building, occupying much of the 2nd floor.



Building Details

FOUNDATION

Concrete slab and reinforced concrete footings

CONSTRUCTION COMPONENTS

Steel frame with steel beams and steel deck

HVAC

The building is heated by a hydronic system utilizing two original (1962) Ajax natural gas fired 5,000,000 BTU/hour input hot water boilers in which one is reportedly used as a back-up. Two 150 gpm Balbor 7.5 HP motors circulate the hot water to the air handlers. The building is cooled by a chiller and cooling tower system. Two Trane 300-ton Centravac water-cooled chillers are used in which one operates as a back-up. The two chillers uses R-22 refrigerant and were installed in 1995. A Trane roof top unit uses R1341A refrigerant and was installed in 2003. Two 1440 gpm Bell & Gossett pumps with 25 HP motors circulate the chilled water to the air handler cooling coils. The system uses an Evapco roof-mounted cooling tower that was manufactured in 1998. Two 845 gpm pumps with 20 HP GE motors circulate the condensed water to the cooling tower. Twenty-three air handlers in which 20 are original and were manufactured by Drayer Hanson and three which were manufactured by Trane were replaced in 1997 and 1998 are located in six mechanical rooms. Four fan rooms are located in the basement and two are located on the first floor. The air handlers distribute conditioned air throughout the building to variable-air-volume (VAV) boxes. Thermostats along the perimeter control individual VAV units that are located in the tenant spaces.

ELECTRICAL

Electrical power to the building is provided by six transformers that are located in a locked room within the basement. The transformers provide 480/277 volt service to the main distribution panels. Two of the tenants have their own back-up generators. The interior lighting is a combination of recessed and surface incandescent and fluorescent fixtures. Century Link provided the telephone trunk lines to the property.

PLUMBING

Domestic water piping is reportedly copper throughout the structure. Sanitary drainage and vent piping is a combination of PVC and cast iron.

DOMESTIC HOT WATER

Domestic hot water to restrooms is provided by a Ruud natural gas 100-gallon-capacity 270,000 BTU/HR input water heater that was manufactured in 2001.

ELEVATORS/STAIR SYSTEM

One Dover 2,500 pound capacity passenger hydraulic elevator rated at 100 fpm provides access from the basement to the first floor. The elevator power unit and cab were installed in 1999. Elevator finishes include carpeted floors with paneled walls and recessed incandescent lighting. There are a total of five interior stair wells in the building.

FIRE/LIFE SAFETY

The building is fully protected by a hydraulically designed automatic fire sprinkler system. The system utilizes city water pressure and the fire riser is located near the north entrance to the building. The sprinkler system is connected to a Notifier AFP-400 fire alarm panel that has communication abilities and is monitored by Grinnell Simplex. Other life safety features include manual fire pull stations, smoke, heat and duct detectors, battery emergency lighting and exit signs. Fire extinguishers are provided throughout the building as required.

ROOF

Replaced in 2006

EXTERIOR WALLS

7-inch thick concrete tilt-up panel exterior walls

WINDOWS

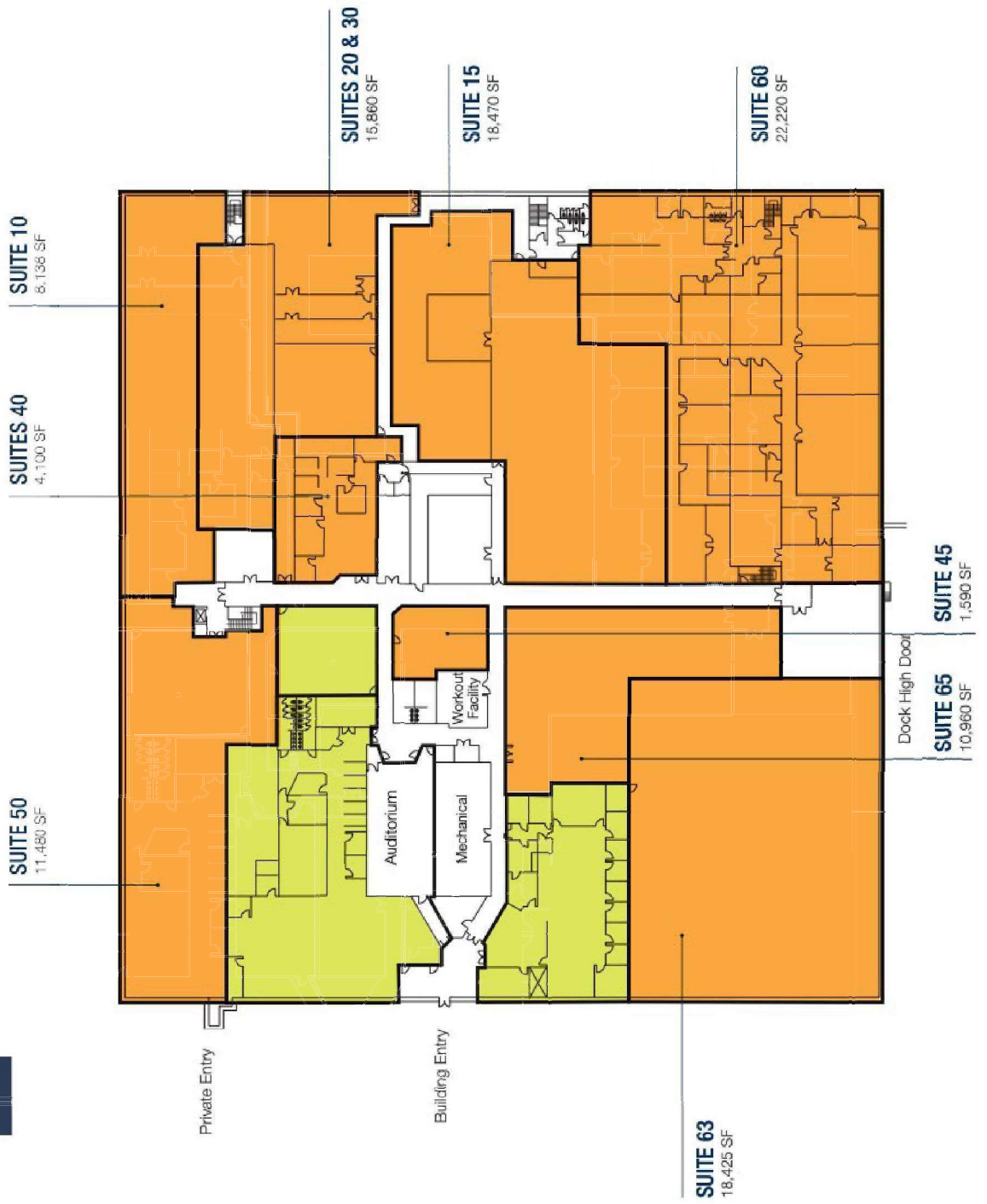
Aluminum framed, fixed pane double glazed

CHIDLAW BUILDING

FLOORPLANS | First Floor

Available in one Large space of up to 105,000 FT

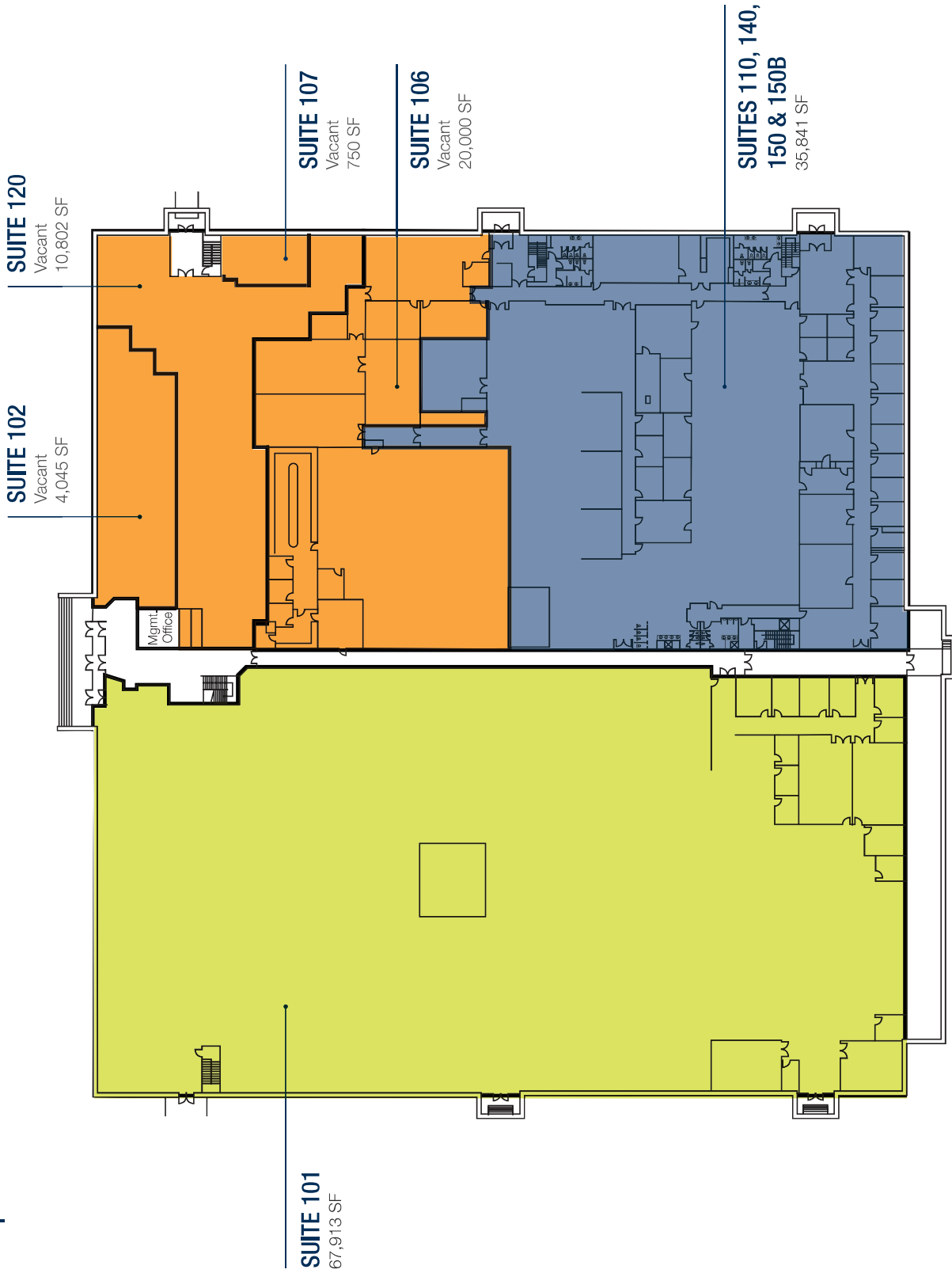
Work out facility and Cafeteria game room being upgraded



CHIDLAW BUILDING

Floor Plans | 2nd Floor

Available in one Large space
of up to 35,597 SF





Tenant Overview

TENANT	SUITE	LEASED SF
TIME WARNER NY CABLE LLC	5/25/101	93,077
HERO DVO, LLC	110/140/150/150B	35,841
PCI BROADBAND	55	2,471