

# Arrowhead Park looking to fill growing needs

**LAS CRUCES >>** Arrowhead Park is looking to expand. The 225-acre facility at New Mexico State University where the Burrell College of Osteopathic Medicine is expected to break ground this week is looking to create more space to go along with existing facilities.

Currently, the park hosts the Arrowhead offices, General Dynamics, General Genetics and the USGS in addition to the Arrowhead Park Early College High School and Arrowhead Park Medical Academy.

Now, says Wayne Savage, executive director of Arrowhead Park, it's time to get ready for more growth. Hopefully new construction could bring as much as 100,000 to 120,000 square feet of available space in the next 30 months.

"We're viewing this as an expansion of our capacity to respond" to future needs, Savage said. "We know we have a need for an Arrowhead Center operations building and to expand incubation."

The lack of available, well-built spaces has hampered the region's ability to attract new business, especially in light of the Santa Teresa Intermodal Park filling up so quickly after Union Pacific completed an intermodal transfer facility last year.

"We've had a need in Arrowhead and in the community for some spec office space," Savage said. "We've lost quite a few opportunities because of that."

The park was established through state legislation known as the University Research Park and Economic Development Act, which allows universities to establish separate, nonprofit entities to develop and manage research park lands on behalf of the university, with the caveat that no heavy manufacturing take place.

So what would the development encompass?

"Maybe engineering, research, back-office, support the needs at Santa Teresa," said Savage. "We think through the university we can be problem solvers and solution sources for them."

Ideal tenants could include those in the health care and biotech fields, aerospace, water and energy development.

The hoped-for development could create sufficient space through early 2017 and would be followed by a market study and land-use plan to define what Arrowhead can become in the long-term as a mixed-use development.

"We need to be prepared in the next six months," Savage said. "By summertime, I hope we are designing on the next building."

Those interested are invited to attend an informational meeting Feb. 12 with responses on development due March 11. According to the phase I milestones developed to solicit development partners for the park, a master plan should be complete in April with ground breaking on an incubation center by June and anchor tenant leases in place that month as well. Ground breaking for an anchor tenant could come as early as October with the incubation Center opening in August, 2016 and anchor tenant buildings opening in October, 2016.

Another goal in building the space for future tenants is to tap into the university's Internet capability to offer high-speed connections.

"I think even if you are doing a light manufacturing facility, you have got to be connected," Savage said. "But offices, open offices, shared spaces (especially) have to be connected. You've got to have the bandwidth and we can connect to high-speed networks the university has in place."

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