

Simmons Vedder plans office project

Firm to build near Greenspoint Mall

By **RALPH BIVINS**

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Simmons Vedder Co. will begin construction later this month on an office building near Greenspoint Mall, where numerous telecommunications firms have located in recent months.

The 157,000-square-foot building will be completed in January 2001, said Aubrey Haines, vice president of construction for Simmons Vedder, which has operations in Houston and Austin. It is being constructed on a "spec" basis, meaning construction will begin before any space is leased.

The project will be in the Greens Crossing project, which is west of Interstate 45 and north of the Sam Houston Parkway.

The Greens Crossing area is near a major hub of fiber-optic cables, enabling technology firms to locate near there.

Last year, Simmons Vedder built a 157,000-square-foot one-story project in Greens Crossing that was leased by Ikon for a telephone-service center.

For its new building, Simmons Vedder bought a 16-acre tract at the corner of Gears Road and Greens Crossing. The land was purchased from Carsam Realty Two, an affiliate of Fuller Realty Partners.

Steve Darnall, Bill Smith and

Stewart Smith, all of Fuller Realty Partners, handled the land sale.

The Greens Crossing area has attracted firms seeking inexpensive office space suitable for call centers and telecommunications firms. The buildings are usually one or two stories.

About one-half mile from the Simmons Vedder building, Dallas-based Myers & Crow has constructed a similar structure — a 120,000-square-foot, two-story office project.

The communications capability provided by the underground fiber-optic cable hub in Greenspoint has motivated others to make deals nearby.

The Greenspoint Commons shopping center, developed in 1989 by the Trammell Crow Co., has been transformed from a retail center into an office building for technology firms.

The shopping center is now known as the Greenspoint Technology Center. It is 90 percent leased, with tenants including Level 3 Communications, Caprock Communications and Splitrock Services.

In addition to its development in Greens Crossing, Simmons Vedder has been active in west Houston. The company recently developed a nine-story, 470,000-square-foot building for ABB Lummus Global on Briarpark Drive.