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Business Times: ISU Research Park building approaches completion

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Iowa State University Research Park — Ames' best-known places to grow ideas into new businesses — is about to add a new building.

The first, 26,000 square-foot unit of Building 5 is approaching completion near the corner of Airport Road and South Loop Drive.

Dallis Sonksen, associate director of the Research Park Corporation, said this week that workers are busy with mechanical and drywall projects in the building.

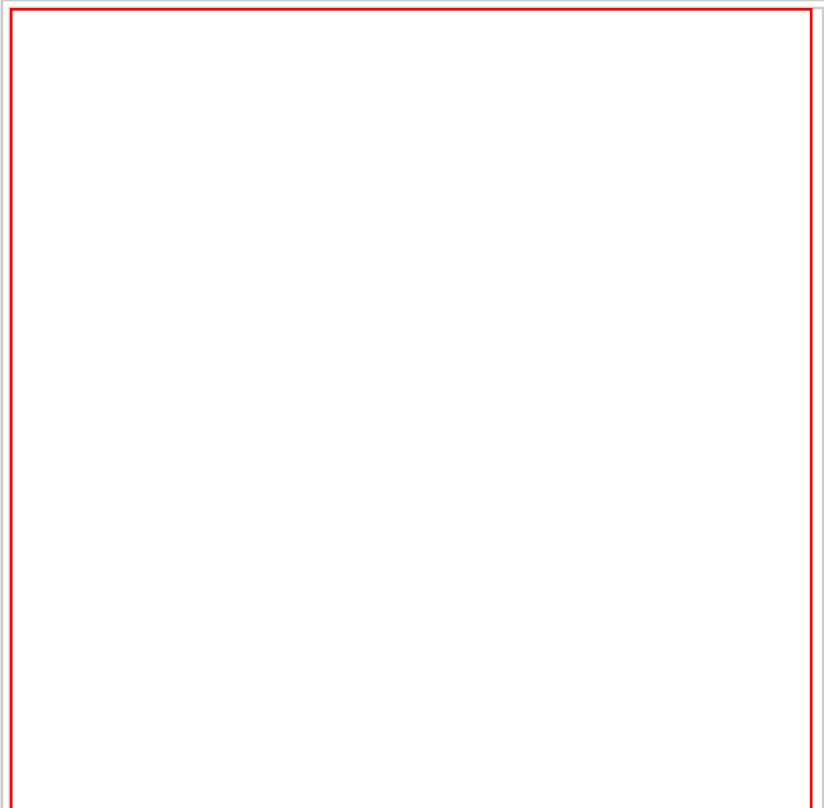
Completion of the \$2.3 million structure was financed earlier this year with a \$1.25 million loan from the Iowa Department of Economic Development.

Two Ames companies have been involved in the project. Mechanical, electrical and drywall work are under the supervision of Story Construction. Harold Pike Construction put up the building shell in a project that started in fall 2008.

The building's individual units will be completed in phases between now and the end of spring 2010, Sonksen said.

Footings are being poured for the second 26,000 square-foot wing of Building 5, after approval by the Research Park Corporation board earlier in November, she said. Construction work will proceed through the winter.

Chad Criss, Story Construction, is superintendent for the current project. He said at least 30 workers are in the building any given day from contractors for plumbing and heating (ACI Mechanical), electrical (Nikkel) and drywall (Heartland Finishes).



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By Ronnie Miller/The Tribune

Work continues on the inside of Building 5 at the Iowa State University Research Park Monday in Ames. The building is 26,000 square feet and costs \$2.3 million.

Some of the space is being built to what Criss called "clean room" standards to meet the demands of future tenants.

Criss said that as the first building is finished, workers will move on to the second wing. The goal is to "weather in" the building's shell by fall 2010 so that finishing work can take place next winter.

As it has done since 1987, the nonprofit ISU Research Park Corporation will oversee bids and tenant leasing for both new buildings, according to Sonksen.

The first leases were negotiated in 1989. The park now has some 60 tenant businesses employing about 700 people.

Research Park Corporation executive director Steve Carter said that as many as seven tenants will occupy the new building, and negotiations are proceeding with potential tenants for the new building as well.

He said the building's first tenant will begin moving later in the winter, most likely by late February or early March.

Carter said that when the twin-building complex is complete, it will offer 52,000 square feet of new space and will be financed by a \$3.7 million loan borrowed from the state by the Research Park Corporation.

Lease money from tenant businesses will help the corporation repay the loan, he said.

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Iowa State University Research Park

Tenant businesses

- 3Fueled LLC
- Acumen Instruments Corp.
- Adapt Data Solutions
- Advanced Analytical Technologies
- Ajinomoto Food Ingredients LLC
- Alliance Technologies Group Inc. (ATG)
- Ames Best Pies Full Service Catering, LLC
- BASF Plant Sciences LLC
- Biogemma
- Biomed Vision Technologies L.C.

- BioProtection Systems Corp.
- BiOva, LLC
- Bodyviz
- Boehringer Ingelheim Vetmedica
- Cellencor Corporation
- Center for Survey Statistics and Methodology (CSSM)
- CyberInnovation Institute (CII)
- Demonstratives Inc.
- Edge Technology Corporation
- EMTech, LLC
- EnSoft Corp.
- ETREMA Products Inc.
- Farmers Cooperative Company (FC)
- Global BetaHealth
- Global Consulting Inc.
- Global Reach Internet Productions
- GlobalVetLink
- Harrisvaccines
- Heartland Assays
- Information Assurance Center/ISEAGE
- Institute for Design Research and Outreach (IDRO) Lab
- Institute for Social & Behavioral Research (ISBR)
- Institute for Transportation (InTrans)
- Intuition Games
- Iowa State Innovation System (ISIS)
- ISU Business Development Center (SBDC)
- ISU Center for Agricultural Law and Taxation

- ISU Extension Community and Economic Development (CED)
- Extension Geospatial Technology Program
- Extension State and Local Government Programs
- ISU Pappajohn Center for Entrepreneurship
- ISU Research Park Corporation
- iSEEK Corporation
- Measure Inc.
- Metabolic Technologies Inc.
- MTI BioTech Inc.
- NewLink Genetics Corp.
- Novozymes
- Nutrition and Wellness Research Center
- Partnerships In Prevention Science Insitute (PPSI)
- Priority 5
- [Proplanner.NET](#)
- Siemens PLM Software
- Sirrah Bios
- Stine Biotechnology
- WebFilings LLC

Affiliates

- BisonFox
- Catilin Inc.
- Delta Heat Inc.
- Immunobiotics Iowa Inc.
- LuCella Biosciences, Inc.
- NDE Technologies Inc.
- NovaScan Technologies

- Pathovacs Inc.
- PK Biosciences Corporation
- PowerFilm Inc.
- Starch Design, Ltd.
- Technology Development & Management Group (TDMG)
- Verdant BioSciences Corp.
- Veterinary Resources Inc.
- Vibroacoustics Solutions Inc.

Source: Research Park Web site

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