

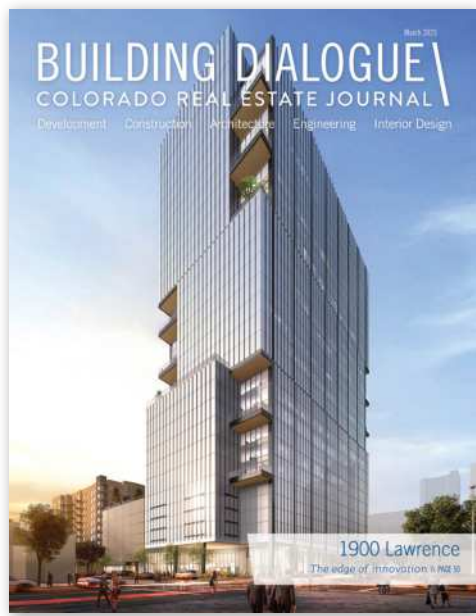


COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

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Class A industrial park underway near DIA

by Jenna Walters

AURORA – A Class A industrial and logistics park under construction in Aurora is seeing significant initial tenant interest, exemplifying a push to leasing in the airport sub-market.

Hines, in partnership with L.C. Fulenwider Inc., is developing the first phase of Denali Logistics Park, consisting of more than 760,000 square feet of industrial and logistics space across three speculative buildings on 57 acres near East 64th Avenue and East 68th Avenue.

The project includes three buildings. The 352,600-sf Building 1 will feature 40-foot clear height and a cross-dock design. Building 2 will total 205,800 sf, while Building 3 will total 201,200 sf, and both will feature 32-foot clear height and a rear-load design. According to Hines, the site also includes abundant trailer and auto parking, fully securable separated truck courts, and a fenced basketball court and outdoor seating, among other amenities.

Slated for completion in fall, the three buildings are being marketed for lease by Mitch



A rendering shows what Denali Logistics Park will look like upon completion.

Zatz, Carmon Hicks and Jason White of JLL.

“Denali is strategically situated right in the heart of Denver’s hottest big-box distribution and manufacturing sub-market,” White commented on the project. “With some of the world’s most recognizable brand names selecting this area for their state-of-the-art production and logistics facilities, this location has defined

itself as the new place to be.”

According to White, initial interest has been strong, and the JLL team is in talks with multiple prospective tenants. He said the buildings can accommodate a single user or multiple tenants, with a minimum



Jason White

divisibility of approximately 50,000 sf. Denali Logistics Park is zoned Airport District, which allows for warehouse/distribution, light-manufacturing, high-tech industrial and e-commerce fulfillment center uses.

Hines also has entertained purchase options presented by users, though the developer would prefer to lease the speculative buildings, White noted. ▲

Aspen Hospitality plans Denver reposition

by Jenna Walters

DENVER – Aspen Hospitality, the hospitality division of Aspen Skiing Co., recently invested in a downtown Denver hotel and will reposition the property.

Aspen Hospitality now owns an interest in the 200-room Hotel Born at 1600 Wewatta St., though the firm declined to disclose the amount it invested in the joint venture deal with developer Continuum Partners. Rick Rush of CBRE represented Continuum Partners in the deal. Continuum Partners retains exclusive ownership of the adjacent mixed-use property, including the office building at 1881 16th St., two leased retail spaces, and the Tavernetta and Sunday Vinyl restaurants.

Opened in 2017, Hotel Born comprises 200 guest rooms, including 23 suites.



Aspen Hospitality will reposition Hotel Born in downtown Denver.

The hotel features approximately 14,000 square feet of Class A meeting space and an on-site restaurant.

As part of the newly formed joint venture, Hotel

Born will be repositioned under Aspen Hospitality’s Limelight hotel brand. The conversion will include renovations to all the guest rooms and the potential re-

conception of the on-site restaurant. The transition will take place later this year, with Hotel Born continuing

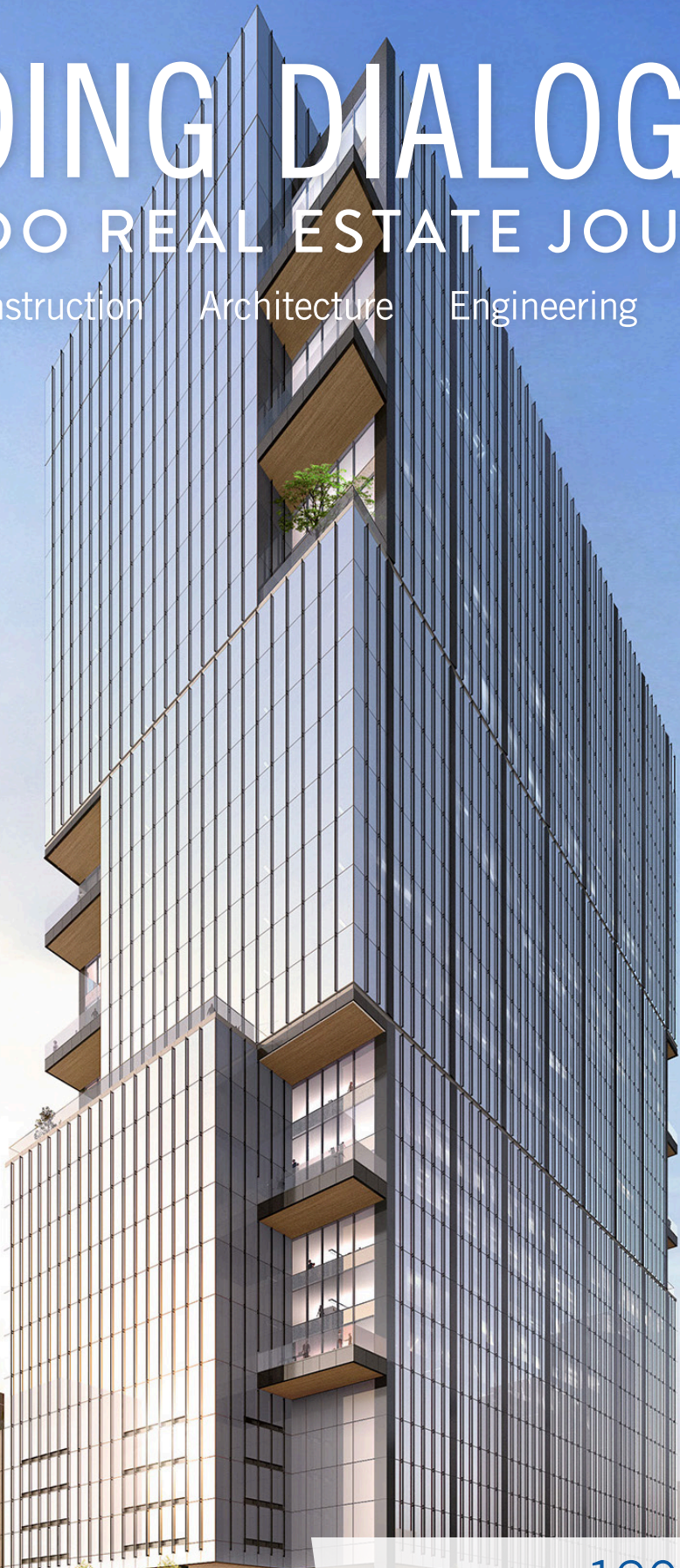
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March 2023

BUILDING DIALOGUE

COLORADO REAL ESTATE JOURNAL

Development Construction Architecture Engineering Interior Design



1900 Lawrence

The edge of innovation \ PAGE 50

An aerial night photograph of a city skyline. The scene is dominated by a multi-lane highway with long-exposure light trails from cars, creating a vibrant orange and white streak that runs diagonally across the frame. To the right, a tall, modern skyscraper with a glass facade stands out, its windows reflecting the ambient light. Several other modern buildings with varied architectural styles, including some with balconies and greenery on their roofs, are scattered throughout the urban landscape. The sky is a deep blue, suggesting dusk or dawn, with a soft glow on the horizon. The overall atmosphere is one of a bustling, modern metropolis.

Team Sport

In architecture, the edge of innovation is always only a day away

WORDS: Sean O'Keefe



Design is a continuum, a lineage of shared knowledge passed mouth to ear, hand to action over millennia. Indeed, the arch in architecture attributed to the Roman Empire for the proliferation of the technique appears in Mesopotamia 1,200 years earlier. In Denver, design doesn't stretch back quite that far. Having been established in 1859, Denver was little more than a supply line outpost until the first train station was built in 1881. That structure was gutted by a fire in 1894, and only portions of the original wing buildings were reincorporated into what stands today. In 1904, three-term mayor and city builder Robert W. Speer announced a series of civic improvements based on the City Beautiful ideas shown to him at the 1893 World Columbian Exposition in Chicago. Among the lasting results are the Denver Museum of Nature and Science (1908), City Auditorium (1908) and Civic Center Park (1919).

In the generations of design since, Denver has had the privilege of being home to signature pieces from many of modern architecture's most renowned designers – those of structures big and small. Among the many architectural masterpieces dotting the streets of Denver, those in the know are keen to enjoy the Daniels & Fisher Tower (1910), designed by Fredrick Serner; the “Cash Register Building” (1983), a collaboration be-



1900 Lawrence will deliver 720,000 square feet of high-flex, high-tech office space.

tween Phillip Johnson and I.M. Pei; or the Michael Graves addition (1995) to the Denver Central Library, designed by Fisher/Hoyt 40 years earlier. The Denver Art Museum now combines three generations of design brilliance in a single site – the Martin Building (formerly North), designed by Geo Ponti and James Sudler Associates (1971); the Hamilton Building, designed by Daniel Libeskind and Davis Partnership Architects (2006); and the new Sie Welcome Center, designed by Fentress Architects and Machado Silvetti (2021). Among the many, my favorite is the diminutive and brilliant Clyfford Still Museum, designed by Allied Works (2011).

On the horizon – 1900 Lawrence. This gleaming, trophy-class office tower will max out at 400 feet and promises to deliver 720,000 square feet of high-flex, high-tech office space that aims to contribute to Denver's design lineage in the second quarter of 2024.

“Winston Churchill once said, ‘We shape our buildings and afterward they shape us,’ and I really believe in that,” says Chris Payne, senior vice president of Riverside Investment & Development, the firm responsible for bringing 1900 Lawrence to market. Riverside was founded in 2012 in Chicago. The firm's first endeavor resulted in 150 North Riverside, a 54-story glass office tower along the Chicago River that is iconic for the tapering base implemented to build on what was long considered an undevelopable site.



The 30-story tower will feature 11 private outdoor terraces and column-free corner opportunities on every floor.

“Real estate development is a team sport,” says Payne of his firm’s ethos. For Payne, the thrill of his work is navigating the big picture from zoning to construction, capital consolidation to marketing the asset, and assembling teams capable of solving equations within the urban fabric. At 1900 Lawrence, Riverside will deliver a gleaming 30-story tower featuring 11 private outdoor terraces and column-free corner opportunities on every floor.

“Complex projects always have to deal with challenging entitlements, changing macroeconomics, and, in this case, COVID-19,” he says. “The way to get ahead of these things is to assemble a great team and forge real partnerships with everyone from the city, investors and tenant representatives to designers, contractors and the skilled trades.”

For 1900 Lawrence, the primary design relationship is long-standing. For their fifth consecutive commission, Payne and the Riverside team partnered with architect Goettsch Partners. Based in Chicago and practicing worldwide, the firm traces its history to the practice started by acclaimed modernist pioneer Ludwig Mies van der Rohe in 1938. Famous for what he called “skin and bones” architecture, Mies van der Rohe’s work is noteworthy for espousing a minimal framework of structural order to achieve open, unobstructed space. Today his influence lives on in building design at GP and architecture practices worldwide.

“Incremental learning through many past projects allows us to realize the next generation of great design,” says Joachim Schuessler, design principal with GP. For more than a decade, Schuessler has been at the helm of GP’s work with Riverside, leading not only 1900 Lawrence and 150 North Riverside but three others as well. “We pride ourselves on working from the inside out. Going from the user scale at an office to the surrounding city scale in a dense urban environment seamlessly is the focus of our work.”

In the design solution, Schuessler and the GP team have wisely prioritized the best-of-place in their undulating stack of eight outdoor terraces along the tower’s north façade and three more on the south side. Enjoying expansive views of the Front Range and skyline, the building’s offset massing configuration creates interstitial opportunities that allow an abundance of



Enticing ground-floor retail, food and beverage, along with cozy gathering and seating inside and out, will activate the plazas.



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daylight to fill interiors. 1900 Lawrence’s high-flex floor plates range from 29,000 to 31,000 rentable sf and boast 10- to 12-foot finished ceiling heights. By situating structural columns away from the building’s corners, the design maximizes the unobstructed volume of space with panoramas stretching as far as the eye can see. Nothing says success like a view.

“Though we specialize in high-rise buildings, fundamentally, what ties our work together is how our buildings meet the ground rather than how they meet the sky. The ground



1900 Lawrence's high-flex floor plates range from 29,000 to 31,000 rentable sf and boast 10- to 12-foot finished ceiling heights.



The building is set to achieve triple platinum: LEED Platinum (energy), WELL Platinum (health and well-being) and Wired Score Platinum (digital connectivity).

effect is where the building intersects with the cityscape and greets the street," continues Schuessler. Here, GP has designed a ground plane that visually removes the barrier between building and place. An intimate permeability will beckon passersby with two plazas of enticing ground-floor retail, food and beverage, and cozy gathering and seating inside and out. "We strive to express the lobby as an extension of the public realm, open and useful to all. Along the sidewalks, we are creating a lively streetside experience that benefits everyone driving or walking by."

An amalgam of hard-earned experience and cutting-edge technology, 1900 Lawrence expects to raise the bar for Denver office towers in several ways. The team designed the building to achieve triple platinum, which is to say certified as LEED Platinum (energy), WELL Platinum (health and well-being) and Wired Score Platinum (digital connectivity). Along with hyper-flexible floor plates, 1900 Lawrence represents best-in-class technologies and building systems that exceed code requirements for indoor air quality, operational efficiency and virtually any other measure top-of-the-line tenants care about when choosing space.

Schuessler and Payne share a sameness of sentiment around the many important players in a project like 1900 Lawrence, especially the value of local knowledge. For the design and delivery of 1900 Lawrence, Riverside assembled a Denver team that includes SAR+ (associate architect), Hensel Phelps (general contractor), MTech Engineers (mechanical and plumbing design-build), Greiner and ME Engineers (electrical design-build), Martin Martin (civil engineer), Wenk Associates (landscape architect), and Group14 (sustainability consultant), among many more.

"This was our first time working with Hensel Phelps, and market pressures have led to pricing uncertainties, material shortages and other volatilities. This team's collaboration has focused on finding solutions that achieve the level of quality expected with slightly different systems or materiality," finishes Schuessler.

"Denver is a new market for us," says Payne in summation. "We made a big effort to listen and learn. Then we developed relationships with local experts with strong connections to design consultants and the trade community. We take pride in the buildings we build and the relationships we develop along the way. In real estate development, it takes a lot of good players to make an exceptional team." \\