

Market Roundup

Following is a roundup of 16 office properties around Denver that are either recently completed or under construction. Buildings were required to be around 100,000 square feet or larger and needed to be predominantly office space. Each property was asked to submit

information on its status, size, location, project partners and cost. Of the responding properties, seven are located within downtown Denver, seven are in the suburban southeast submarket and two are in between (Cherry Creek and Colorado Boulevard).

16 Chestnut



East West Partners

Status: Under construction, scheduled to be completed in late 2018. Only committed tenant is DaVita, which is leasing 81 percent of the space.

Size: 430,000 sf, 250 feet tall

Location: 16 Chestnut Place in the Union Station neighborhood. The building fronts both 16th and 17th streets.

Project Partner: Gensler, BuildMark, Saunders Construction, East West Partners and Invesco Real Estate

Cost: \$190 million project

50 Fifty DTC



Clutch Design Studio

Status: Under construction, targeting late-spring 2018 completion with occupancy late-summer 2018.

Size: 185,000 sf, 12 stories – six stories of office over eight stories of parking

Location: 5050 S. Syracuse St. in the Denver Tech Center

Project Partner: Corum Real Estate Group, Rise Commercial Real Estate Advisors and Clutch Design Studio

169 Inverness



CBRE

Status: Under construction, scheduled to deliver in the fourth quarter.

Size: 115,859 sf, four floors

Location: 169 Inverness Drive West in the Inverness Business Park, south of East Dry Creek Road

Project Partner: CBRE, Trammell Crow Co., Artis REIT and Fentress

1144 Fifteenth



Studio 216

Status: Under construction, to be completed first-quarter 2018. As of now, 37 percent is leased; notable tenants include Optiv and Gates.

Size: 670,000 sf, 38 floors

Location: Between Arapahoe and Lawrence streets, and 14th and 15th streets, in Denver's central business district

Project Partner: Pickard Chilton Architects, Hines and JLL

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1401 Lawrence



Russ Pence, Core Cinepix

Status: Recently completed. The property is 71.5 percent leased. Tenants include Polsinelli Shughart Inc., Cushman & Wakefield, Stifel, Nicolaus & Company Inc. and CoBiz Financial.

Size: 22 stories, consisting of 306,000 total leasable sf, including 8,000 sf of first-floor retail/restaurant space. Floors 2-7 are covered parking.

Location: 1401 Lawrence St. in Midtown, on the edge of Lower Downtown within the CBD

Project Partner: First Gulf Corp., The Beck Group, Cushman & Wakefield and Newmark Knight Frank

Cost: The building cost approximately \$435 per sf to build. Rental rates range from \$32 to \$34 per sf triple net.

Charter Communications Headquarters



Status: Under construction, February delivery. Charter Communications will be the sole tenant.

Size: 306,000 sf, 12 stories

Location: Interstate 25 and South Fiddlers Green Circle in the southeast suburban submarket, located at the Village Center Station transit-oriented development

Project Partner: Shea Properties, Newmark Knight Frank, Davis Partnership Architects, and Adolfson & Peterson Construction

The Circa Building



Open Studio Architecture

Status: Under construction, spring completion

Size: 97,247 sf

Location: 1615 Platte St., in the Platte submarket

Project Partner: Unico Properties, Open Studio Architecture, Swinerton Builders and JLL

Civica Cherry Creek



Bowen Studios

Status: Under construction, first-quarter 2018 delivery

Size: 112,000 rentable sf

Location: Cherry Creek North, Fillmore Street between Second and Third avenues

Project Partner: Schnitzer West, Davis Partnership Architects, Guess and Pinnacle Real Estate Advisors

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Colorado Center — Tower 3



Tryba Architects and Lincoln Property Co.

Status: Under construction, summer delivery

Size: 229,670 sf, 16 stories – eight floors of office space, ground-floor retail and covered parking

Location: South Colorado Boulevard and Colorado Center Drive, in the Colorado Boulevard and Interstate 25 submarket

Project Partner: Lincoln Property Co., ASB Real Estate Investments, Tryba Architects and JE Dunn Construction

Cost: \$80 million project; rental rates are between \$26 and \$30 per sf triple net

Flight



Dynia Architects

Status: Under construction. The primary tenant will be Boa Technology, which is leasing 100,000 sf for its headquarters.

Size: 140,000 sf, four floors, approximately 40 offices and shared conference rooms

Location: On Ringsby Court, just off of 38th Street, on the Taxi campus in River North

Project Partner: Dynia Architects, gkkworks, Vertex Builders and Zeppelin Development

Cost: \$50 million to build; \$35 per sf for larger spaces with a tenant improvement allowance; \$2,000 to 3,000 monthly rent for smaller spec suites

Granite Place at Village Center



Colliers International

Status: Completing construction, 100 percent leased to two tenants

Size: 299,654 rentable sf, 10 floors

Location: Cross streets are South Willow Drive and South Yosemite Street in Greenwood Village

Project Partner: Granite Properties, Confluent Development, Open Studio Architecture and Colliers International

Cost: Rental rates are \$24 to \$26 per rentable sf net

Industry RiNo Station



Newmark Knight Frank

Status: Under construction, November delivery. The property is 30 percent leased to three tenants – Velocity Global, Cloud Elements and Feldmann Nagel LLC.

Size: 152,000 sf

Location: Walnut and 38th streets in the River North submarket

Project Partner: Clarion Partners, Qfactor, Industry Denver and Newmark Knight Frank

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Inova Dry Creek I



United Properties

Status: Delivered in the first quarter. Comcast is the sole tenant.

Size: 211,000 sf, five stories

Location: South Havana and East Geddes in the southeast suburban submarket; part of a master-planned development

Project Partner: United Properties, Newmark Knight Frank, Principal Real Estate Investors, Powers Brown Architecture and Adolfson & Peterson Construction

Inova Dry Creek II



United Properties

Status: Under construction, January delivery

Size: 222,070 sf, four stories

Location: South Havana and East Geddes in the southeast suburban submarket; part of a master-planned development

Project Partner: United Properties and Principal Real Estate Investors

One Bellevue Station



Michelle Meunier Photography

Status: Recently completed

Size: 318,000 sf, 15-story building including four levels of parking

Location: Situated at the northwest corner of Bellevue Avenue and Quebec Street. The building is part of a 42-acre mixed-use development surrounding the Bellevue light-rail station.

Project Partner: Prime West, Goldman Sachs, Front Range Land and Development, Cushman & Wakefield, The Weitz Co. and Gensler

Riverview at 1700 Platte



Tryba Architects

Status: Under construction, with completion scheduled for first-quarter 2018. BP Lower 48 has leased 67 percent of the building.

Size: 213,713 gross sf. The building is a four- and five-story building connected by a LINK Structure, plus two levels of underground parking (338 spaces)

Location: 1700 Platte St., located along Platte Street, facing the street to the northwest and the Platte River to the southeast.

Project Partner: Trammell Crow Co., Clarion Partners/CalSTRS, Saunders Construction Co., Tryba Architects, CBRE (office leasing and property management) and Legend Partners (retail leasing)

Cost: Approximately \$90 million project; rental rates quoted \$32 to \$34 per sf, triple net