

Colorado

FALL | 2015

CONSTRUCTION & Design

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TEAMWORK DEVELOPMENT

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JE Dunn, Tryba Architects, ASB and Lincoln Property Company Break Ground on Next Phase of Colorado Center



ABOVE: Jeff Romine, chief economist and strategic advisor to Mayor Hancock; David Tryba, president, Tryba Architects; Robert Bellinger, president, ASB Real Estate Investments; Scott Caldwell, SVP of Lincoln Properties; Mark Reilly, West Region VP of operations, JE Dunn; Michael Lewis, deputy executive director, CDOT; Kendra Black, Denver City Council District 4. (Photo by David Scott.)

Lincoln Property Company and ASB Real Estate Investments recently broke ground on a new mixed-use development, adding more than 450,000 square feet of commercial and residential space to Colorado Center. The office-retail complex is located at 2000 South Colorado Boulevard, at the intersection of I-25 and Colorado Boulevard. Colorado Center currently features three Class-A office buildings; Dave & Busters; and United Artists Colorado Center Stadium 9 & IMAX, served by RTD light rail in a transit-oriented development.

The planned additions to Colorado Center include a 210,000-square-foot Class AA office building with covered parking; a 205,000-square-foot Class-A residential tower containing 189 apartments and 80 loft-style units with mountain views, exterior balconies and a fitness center; 40,000 square feet of Main Street retail; modernization of existing parking garages; two new garages and street parking.

Lincoln Property Company Denver is promoting the new development with its tagline, “Business infused with Life. Life infused with Business.”

Scott Caldwell, senior vice president of Lincoln Property Company Denver, has envisioned this project since Lincoln Property Company and ASB Real Estate Investments purchased the property in 2006. “It’s been in the works for quite a while,” Caldwell said. “A highly visible, centrally located place where companies can attract, entertain and live. The time is right, and we are excited to get this project started.”

Robert Bellinger, president and CEO of ASB Real Estate Investments, said: “The project will build on the success of earlier phases, adding residential and benefiting from increasing

light rail line ridership. Colorado Center’s convenient location between LoDo and the Tech Center, and its proximity to Cherry Creek, create major-demand drivers.”

Denver-based Tryba Architects is the primary architect on the project. “We are thrilled by the opportunity to elevate the existing design of Colorado Center, creating a vibrant, 24-hour Main Street in the heart of a rapidly changing and developing region,” said William Moon, AIA, managing principal. “With the addition of the light rail station and new pedestrian/bicycle bridge, access to the site is...generating a true center to the surrounding neighborhoods and the 1-25 corridor.”

JE Dunn will serve as general contractor. Delivery planned for December 2016. Construction will take place in three phases: the Class AA office tower, the retail main street and the residential tower.



Colorado Center aspires to be among Denver’s great transit-oriented developments (TODs), featuring an RTD Light Rail Station (at bottom of image), eGo CarShare, RTD FasTracks, and a soon-to-be completed pedestrian bridge across I-25. (Image: Lincoln Property Company.)