

transaction.
The deal represents a 9,000-sf

Stanley Consultants in the trans-
action. Jeff Castleton, Frederick

four buildings in the Waterview
campus.▲

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Buyer pledges renovation of Boy Scouts' former facility

by Jill Jamieson-Nichols

A local group is pledging to do its best to do its duty to an infill property next to Invesco Field at Mile High.

The former Boy Scouts of America property at 2901-2929 W. 19th Ave. in Denver will be updated to capture new tenants, as well as the spirit of what's going on around it.

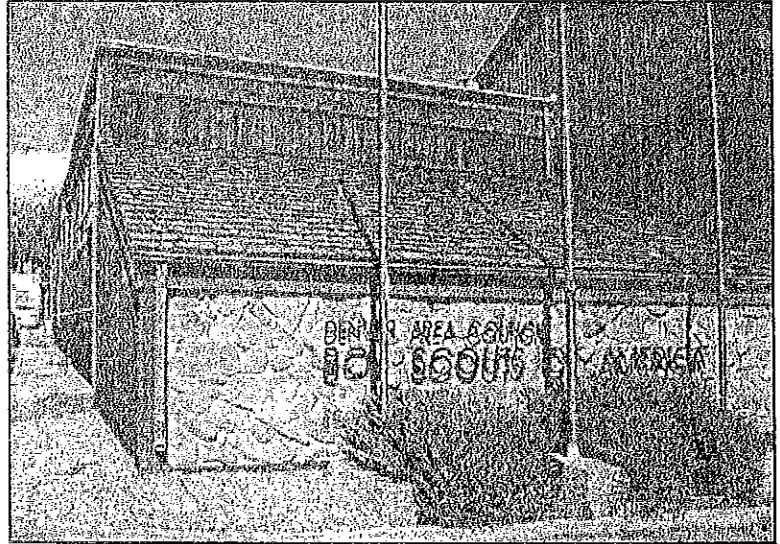
Evergreen Marketplace LLC bought the property, which includes a 9,997-square-foot, two-story office building and a 3,000-sf building that the Boy Scouts used as a retail shop for uniforms, badges and pins, etc. The price was \$1.48 million.

Represented by J&B Properties, the new owner plans to renovate the property to fit in with loft and commercial redevelopment in the area, which is south of the popular Highland neighborhood.

"The architectural styles that are going on over there are really stunning. We hope to come up with a design that speaks to that," said Steve Peckar, a manager at J&B Properties.

"The property has absolutely stunning views of Invesco Field and downtown," Peckar added. "We're going to do some renovations that really capture that view."

Peckar said the buyer was driven to the area because of its proximity to the Highland neigh-



A two-story office building formerly occupied by the Boy Scouts of America will be renovated to accommodate new tenants.

borhood and all the amenities of downtown. "We were interested in finding a property that was in town - in the center - that would perhaps do well in this recession we've got," he said. "We're very bullish, we're very optimistic about that part of Denver."

"It just really presents itself as kind of a classic Denver location," said Frederick Ross Co. broker Keith Krombach, who is marketing the space at \$22 to \$25 per sf full service.

The property offers a "great presence, great views" and good access, he said, adding that there is opportunity for larger tenants to have their name on the building.

Tenants in the 5,000- to 10,000-sf range are being targeted.

"We just think it's a really unique opportunity," Krombach said.

J&B Building Co. will manage the renovation. The office building, which was built in 1963, will be renovated first, followed by the retail building, which likely will go to office use. The retail building dates to 1970.

Peckar represented the buyer in the transaction. Krombach represented the Boy Scouts of America.

The Boy Scouts outgrew the building and relocated in December to a 53,000-sf office building it bought on West Sixth Avenue in Lakewood.▲

