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Redevelopment invites tenants to 'recreate' themselves

by Jill Jamieson-Nichols

A 1960s office building near Invesco Field at Mile High will be redeveloped as a place where small downtown tenants can "recreate" themselves.

A group that acquired the former Boy Scouts of America property at 2901 W. 19th Ave. a year ago has applied for a building permit to renovate the building into a modern glass and stucco structure. The property will have unobstructed views of the city skyline -- and free parking.

Broker Keith Krombach of Frederick Ross Co. is targeting downtown and midtown professional companies that want to get out of the congestion but still be less than five minutes

from the city and have quick access to Interstate 25. The 13,000-square-foot, two-story building will offer tenant signage.

"We're really going to be looking for that design firm or advertising firm or law firm that really just wants to recreate itself," Krombach said. "We think it's an opportunity for a smaller user to have a great presence in a really unique building."

"It's going to be a pretty nice place to work."

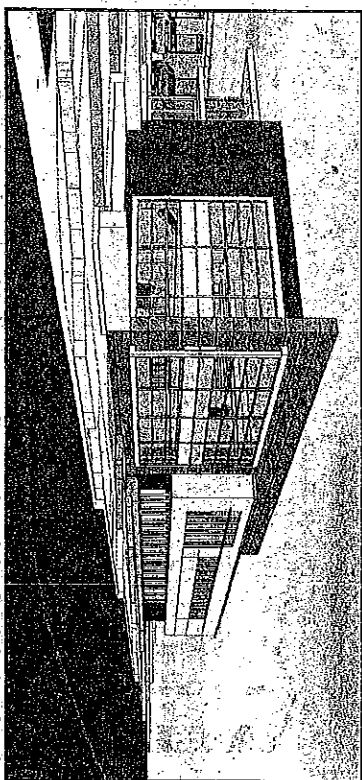
Owner Evergreen Marketplace LLC hired Bothwell Davis George Architects, which designed numerous contemporary commercial and residential structures in Denver, to create the new building. The firm was

selected in part because of the "cutting-edge" architecture it has done in the surrounding Highland neighborhood, said Steve Peckar of J&B Building Co., a managing agent for the project.

The renovation will exceed \$1 million.

"We're going down to the original bones of the building and rebuilding everything from there," said Peckar. The construction will be flexible enough to create a single space or up to four tenant spaces of 3,250 sf each. The site includes the Boy Scouts' former 3,000-sf retail building, which could provide room for tenant expansion.

Spectrum General Contractors is expected to finish the new



Bothwell Davis George Architects recently completed the final design for the redevelopment of a former Boy Scouts building at 2901 W. 19th Ave. The owner has applied for a building permit.

building in June. Full-service area in which redevelopment asking lease rates will start has started to take hold, yet at \$22 to \$25 per sf triple net, there is very little in the way of which will include some tenant new office product.

The property is located in an "This location is a diamond in the rough," Peckar said. ▲