

# COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

JULY 20-AUGUST 2, 2022

**FEATURED**



**INSIDE**



**6 Multifloor lease**  
Gen II Fund Services will occupy Belleview Station



**12 Breaking records**  
Springs asset trades for record price per square foot

**17 Growing portfolio**  
DB Capital adds apartments to Denver area holdings

**20 New to NoCo**  
Developers underway on 1M-sf mixed-use project in Johnstown

**CONTENTS**

Office.....6	Finance.....24
Industrial.....10	Law & Accounting.....28
Multifamily.....16	CDE News.....32
Retail.....20	Who's News.....48

## Denver office tower sells for \$233 million

by Jenna Walters

DENVER – A Class A office tower in downtown Denver recently traded hands.

Chicago-based real estate investment firm **Heitman** sold the 22-story office building at 1401 Lawrence St. According to public records, the 309,988-square-foot property traded to **PR 1401 Lawrence LLC**, an entity related to **PGIM Real Estate**. Records show the building sold for \$233 million, or approximately \$752 per sf.

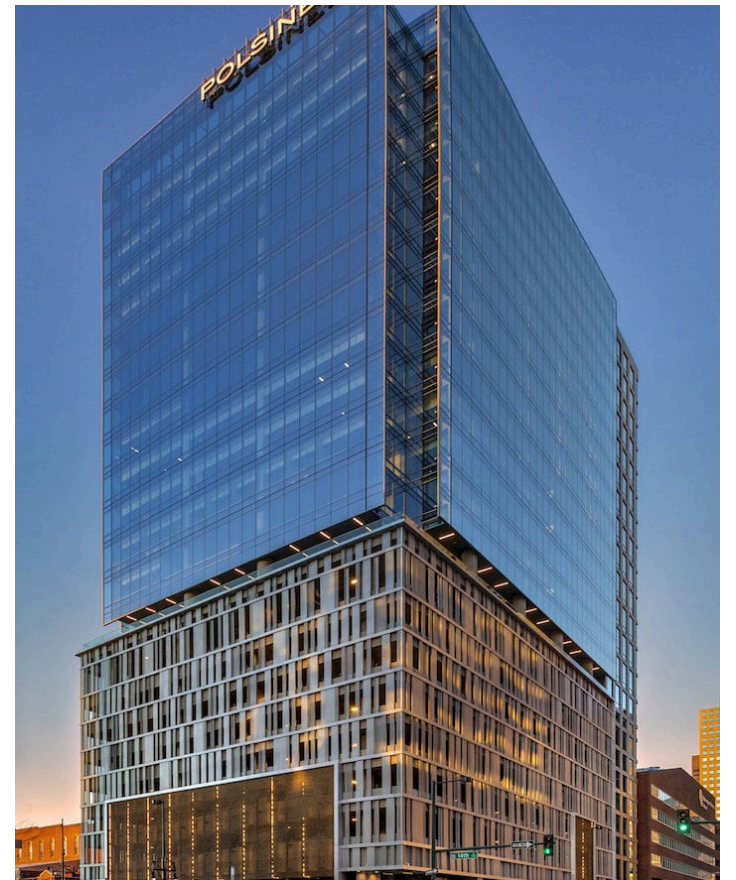
**Tim Richey, Charley Will, Jenny Knowlton, Chad Flynn and Alex Mulvihill** with **CBRE** brokered the transaction on behalf of the seller. Will confirmed the team's involvement but declined to comment on the transaction, claiming a confidentiality agreement restricted him from doing so. Neither Heitman nor

PGIM Real Estate could be reached for comment on the transaction.

Completed in 2016, 1401 Lawrence features office and ground-floor retail space. Building amenities include floor-to-ceiling windows with sprawling westward views, an on-site fitness center and management office, nearly 400 covered parking spaces and conferencing facilities.

National law firm **Polsinelli** anchors the building and has prominent signage on the exterior. Other users that list 1401 Lawrence as their office location include **Troxel Fitch, Anderson Construction and Thomas Law Group**.

The sale comes nearly five years after Heitman acquired the building from developer **First Gulf Corp.**, reportedly paying around \$223 million in late 2017. ▲



The 22-story office building at 1401 Lawrence St. in downtown Denver is under new ownership.

## Firm acquires 2 Front Range industrial parks

by Jenna Walters

FRONT RANGE – A Denver-based real estate investment and development firm recently added two Class A industrial parks totaling approximately 630,000 square feet to its Front Range portfolio.

**Confluent Development** purchased 25 Commerce Park, a three-building park totaling 456,400 sf in Thornton, to be delivered later this year. Additionally, the firm acquired **Ken Caryl Commerce Center**, another to-be-completed project, featuring two buildings totaling 175,000 sf, at C-470 and South Kipling Parkway in Littleton. Confluent Development declined to release the sellers and sales prices of each transaction. **Todd Witty** with **CBRE** brokered the 25 Commerce Park transaction, while **Eric Roth** with **CBRE** brokered the Ken Caryl Commerce Center transaction.

Upon its completion, 25 Commerce Park will feature clear heights ranging from 28 to 32 feet, dock-high and drive-in loading capabilities and more than 200 parking spaces, respectively. Trailer



Confluent Development recently acquired two industrial parks, including 25 Commerce Park.

parking also will be available at the park.

"These new industrial buildings in Thornton are well-positioned to serve a range of diverse tenants in the north Denver submarket seeking opportunities to utilize Thornton's strong labor pool and easy access to the Front Range via Interstate 25 and E-470," said Witty, who along with **Daniel Close** of **CBRE**, manages lease transactions for 25 Commerce Park.

**Cadie Crean**, development



Cadie Crean

director at **Confluent Development**, commented on 25 Commerce Park's desirable position within its north Denver submarket: "25 Commerce Center is located in the highly desirable, ever-growing I-25 corridor, known as the north submarket. This submarket

has seen massive expansion in the last five years on the heels of Amazon opening its 855,000-square-foot fulfillment center in Thornton in July 2018. Access to the labor pool is becoming more and more important, and as the labor force has continued to migrate north in search of attainable housing, this market has attracted national credit industrial users. 25 Commerce Center is well-positioned to

Please see **Confluent**, Page 14



## T Lowell

Continued from Page 8

seller **4645 Ice LLC** for \$2.93 million.

■ DENVER – **Bitaelen LLC** acquired the 5,200-sf office building at 2660 S. Monaco Parkway in Denver from seller **2660 Monaco LLC** for \$1.35 mil-

lion. A team from **Ally Realty & Finance** represented the buyer in the transaction, while **David Gagliano** and **Jason File** of **Fuller Real Estate** represented the seller.

According to the Fuller team, the buyer is expected to hold the property long-term and lease up its remaining vacancy. ▲

## ViaWest

Continued from Page 10

desiring to be located in central Denver,” said McManus. “Just minutes from downtown Denver and close to the National Western Complex, the project provides immediate proximity to an abundant workforce, public transporta-

tion and numerous nearby retail amenities, and is less than 30 minutes from Denver International Airport.”

The project, set to deliver in the second quarter of next year, comes at a time when demand for industrial product is at an all-time high in the Denver

metro area. According to Cushman & Wakefield research, 2021 was a record-breaking year for the Denver industrial market, with 14.2 million square feet of leasing activity. The momentum continued into 2022, with first-quarter reports showing 1.9 million sf in leasing activity. ▲

## Confluent

Continued from Page 1

serve a diverse range of tenants that will benefit from convenient access to I-25 and strong labor pools.”

Crean noted that Ken Caryl Commerce Park is expected to attract similarly strong tenant interest because of its unmatched visibility, easy access off E-470 and highly sought-after, supply constrained location.

To be completed by year-end, Ken Caryl Commerce Center will accommodate users ranging from 20,000 to 175,000 sf, offering ESFR sprinklers and 28-foot clear heights. The development also features 250 parking spots.

Confluent Development adds the industrial parks to a portfolio of more than two dozen developments spanning various property types in Colorado and beyond. ▲

## Armstrong

Continued from Page 12

knew the market’s residential density, strong demand and high barriers to entry for new competing supply would create an outstanding operating environment for self-storage product. Adding the site’s terrific curb appeal and can’t-miss-it visibility on Quebec Street to the mix further enhanced buyer interest. ACD received multiple offers on the listing and ultimately selected an experienced national owner-operator of self-storage facilities to take over the reins.”

GCP could not be reached for comment on the acquisition.

■ DENVER – **DHL Express** signed a lease with landlord **Nuveen Real Estate** to occupy 55,827 sf at the approximately 140,000-sf Enterprise Park Business Center building at 10075 E. 40th Ave. in Denver. **Mike Camp** and **Jim Bolt** of **CBRE** represented the tenant in nego-

tiations. **Tyler Carner**, **Jeremy Ballenger** and **Kyle McClure** of **CBRE** represented the landlord, noting the building’s visibility from Interstate 70 was a driver of tenant demand.

■ AURORA – **SmartStop Self Storage REIT Inc.** purchased the 55,707-sf self-storage property at 7411 S. Gartrell Road in Aurora for an undisclosed amount. According to public records, **Gartrell SS LLC** is the seller.

Built in 2018, the property comprises a single-story building and a three-story building offering a mix of drive-up and interior climate-controlled units. Additionally, the property features 24-hour video surveillance, keypad access and outdoor vehicle storage.

“This state-of-the-art facility is well situated in a high-growth residential environment and is complementary to our existing store located approximately half

a mile away on Gartrell Road,” **Wayne Johnson**, president and chief investment officer of SmartStop, said in a company press release. “The area’s strong median household income and solid density, coupled with the brand recognition from SmartStop’s existing stores in the Denver market, make this a strong addition to the SmartStop portfolio.”

■ DENVER – **GZSC Holding LLC** acquired the 12,000-sf industrial building on 0.69 acres at 520 E. 56th Ave. in Denver. According to public records, the buyer purchased the property from seller **520 E 56th LLC** for \$2.5 million. **Alyssa Tomback** of **Marcus & Millichap**, who brokered the transaction on behalf of the seller, said the property sold for 96% of the list price to a local sheet metal fabrication company.

Built in 1978 and renovated in 2021, the shallow-bay indus-

trial property features 3,500 sf of Class A office space, representing 29% of the building.

■ ARVADA – **Scussame LLC** purchased the 10,987-sf warehouse building on 1.35 acres at 5345 Marshall St. in Arvada. The buyer acquired the asset for an undisclosed amount from **The Estate of Lillian R. Adams, L.G. Adams Family Trust, LG Adams Marital Trust** and **LG Adams GST Exempt Marital Trust**. **Tanner Digby** of **Digby Commercial Advisors** exclusively brokered the off-market sale.

According to Digby, the property garnered significant interest from prospective buyers because of its location, warehouse size, and large paved and gated yard space.

The fully sprinklered property, offering four drive-in loading doors, ultimately sold to a buyer that will utilize it for its business following significant renovations. ▲



SIOR®

COLORADO CHAPTER

### A NETWORK OF COLORADO DEAL CLOSERS 2022 SIOR COLORADO CHAPTER LEADERSHIP TEAM



**Carmon Hicks, SIOR**  
President  
carmon.hicks@am.jll.com  
303.217.7975



**Todd M. Witty, SIOR**  
Vice President  
todd.witty@cbre.com  
303.725.7189



**Aaron Valdez, SIOR**  
Secretary  
aaron.valdez@cushwake.com  
303.819.7333



**Tyler Smith, SIOR, CCIM**  
Treasurer  
t.smith@cushwake.com  
303.312.4296

**SIORs report billions of dollars  
in sales and leases each year.**

For more than 80 years, SIOR has been the most trusted designation in commercial real estate, synonymous with the world’s most elite industrial and office professionals.

#### PRESENTING A FEW OF OUR BROKER MEMBERS IN THE COLORADO CHAPTER

Chris Ball, SIOR, CCIM  
Peter E. Beugg, SIOR  
Mark Bradley, SIOR, CCIM  
Steve Conrad, SIOR  
Dominic DiOrio, SIOR  
Gary H. Feffer, SIOR  
Jared Goodman, SIOR  
Mark Goodman, SIOR  
Michael Helwege, SIOR  
Carmon Hicks, SIOR  
Keith Kanemoto, SIOR

Peter C. Kast, SIOR  
Pete Kelley, CCIM SIOR  
Richard R. Kelly, SIOR  
Paul B. Kluck, SIOR, RPA  
Jeremy Kroner, SIOR  
Joseph Larkin, SIOR, CCIM  
Drew G. McManus, SIOR  
Craig Myles, SIOR, CPM  
R.C. Myles, SIOR, CCIM  
Chris A. Nordling, SIOR  
Michael P. Palmer, SIOR

Brad G. Pech, SIOR  
Murray Platt, SIOR  
Tyler Reed, SIOR  
Alec Rhodes, SIOR  
Alex Ringsby, SIOR  
John Rodgers, SIOR, CCIM  
Brian Smith, SIOR  
T. J. Smith, SIOR  
Tyler Smith, SIOR, CCIM  
James Spittler, Jr., SIOR  
Tom Stahl, SIOR

Steve Stansfield, SIOR, CCIM  
Mike Statter, SIOR, CCIM  
Nick Steitz, SIOR  
Bill Thompson, SIOR  
Matt Trone, SIOR  
Frank Tuck, SIOR  
Aaron Valdez, SIOR  
Doug Viseur, SIOR  
Mike Wafer, Sr., SIOR  
Ron Webert, SIOR  
Todd Witty, SIOR

To find out more information about the SIOR Colorado Chapter, please contact the Chapter President,  
Carmon Hicks [carmon.hicks@am.jll.com](mailto:carmon.hicks@am.jll.com) | +1 303 217 7975