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Building to have lots of room with a Bellevue

The planned 16-story office complex, part of a mixed-use development, will be adjacent to the light-rail station.

By John Mossman *The Denver Post*

Denver developer Prime West announced plans Friday to develop a 16-story, 340,000-square-foot office building adjacent to the Bellevue light-rail station.

One Bellevue Station will be part of the 42-acre Bellevue Station, a master-planned, walkable, mixed-use development at Interstate 25 that will include residential, retail, hotel and office space.

The building, designed by Gensler, will include four levels of structured parking, a fitness center, and outdoor meeting and plaza areas. Each floor will have 9½-foot ceilings and be designed without columns from the building's core to the exterior walls, allowing tenants maximum flexibility in planning their spaces.

The building's angled facade will be highlighted by a mosaic in the glass glazing, and Prime West says views will be maximized in all directions.

The developer is seeking LEED Gold certification for the facility, which will be built by the Weitz Co.

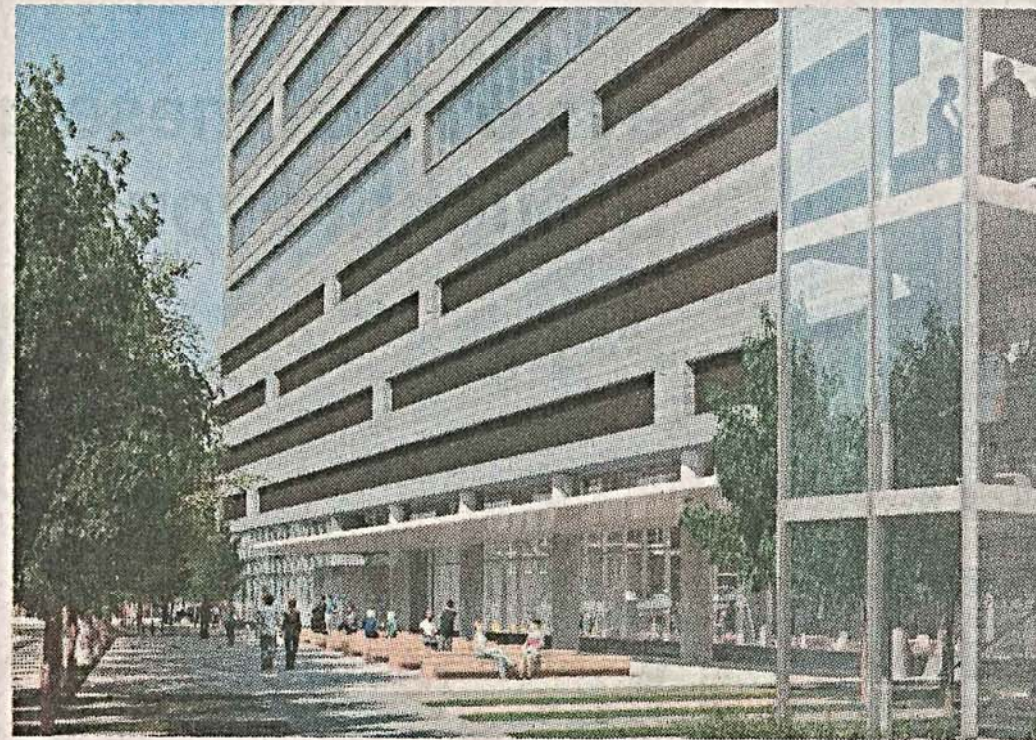
"It's a wonderful site and an iconic design, and we think it will be well-received," said Steve Clarke, president and chief executive of Prime West. "It's a 45-second walk from our proposed front door to the light-rail platform."

"Being at a light-rail station and at the intersection of the region's two major highways will make it easy for employees to travel between our building, downtown Denver, DIA, nearby neighborhoods and throughout the metropolitan area."

The building is expected to appeal to companies "needing large blocks of space in an employee-centric, energy-efficient building that can offer more amenities than the majority of existing suburban office buildings," said Nathan Bradley, senior director at Cushman & Wakefield of Colorado and who is handling leasing for the project with partner Ryan Stout.

Regional Transportation District spokesman Scott Reed said the proposed development dovetails with the agency's "focus on working with communities, private businesses and developers to maximize transit-oriented development opportunities near our stations. This helps provide the best possible mobility options to workers and residents, reduces single-occupant auto trips and furthers smart growth."

The building site is northwest of the rail station,



This rendering shows the 340,000-square-foot building adjacent to the Bellevue light-rail station. *Special to The Denver Post*



The Denver Post

on the west side of I-25 just north of East Union Avenue and a block north of Bellevue Avenue.

Continuum Partners had planned to develop the property but pulled out during the economic downturn.

Infrastructure has been installed on the Bel-

levue Station site, and Holland Development has begun work on a 352-unit apartment complex there with plans for another 300 units.

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