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Office, retail, apartment project planned for 16th Street Mall

By John Rebchook, Rocky Mountain News

March 2, 2006

Two Denver developers plan a 10-story office, retail and luxury apartment building on a parking lot adjacent to the historic Sugar Building they own in lower downtown.

Grant McCargo and Will Fleissig, principals of Urban Villages, think the new building could be the most energy-efficient built in the Denver area. It also will command the highest office lease rates in today's soft but improving market.

The building will be constructed on one of the last major undeveloped sites along the 16th Street Mall. Fleissig, an architect by training, previously was a principal of Denver-based Continuum Partners and the planning director for Boulder. Fleissig, who lives in California, left Continuum, developer of numerous high-profile developments, including the \$750 million Belmar in Lakewood, to head the California operation for Urban Villages.

"When you look at sustainable buildings, they tend to be more in the suburbs," Fleissig said. "We are looking at a building that is in the heart of downtown that is walking distance to everything."

"The big thing about us is that we are long-term developers that plan to hold real estate for generations," McCargo said. "We are really going to be pushing the sustainability and energy-saving features."

They include energy-efficient heating and cooling systems, using recycled construction materials when possible, and energy-saving windows.

The architect for the contemporary-styled building is Kuwabara Payne McKenna of Toronto, an earlier finalist for the design of the Wellington E. Webb building.

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