

Rocky Mountain News

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LoDo building to be green, tony

By John Rebchook, Rocky Mountain News

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Denver-based Urban Villages plans to start construction later this year on a \$40 million building along the 16th Street Mall.

The 10-story Sugar3 building will charge the highest office rates in Denver and be energy efficient, said Grant McCargo, chief executive of Urban Villages.

"It's going to be absolutely the greenest building ever built in Denver," McCargo said. "And the apartments will be the kind you might find in midtown New York or San Francisco, but there's nothing like this in Denver."

He said the 37 apartments, which will rent from \$1,200 to \$5,000 each month, will have "the type of finishes you find in \$2 million condos in the Central Platte Valley."

The target market, he said, will be busy executives who don't live in Denver but do a lot of business in the city - those who could afford to buy a \$2 million pad downtown but prefer to rent.

And its office leases will range from \$32 to \$34 per square foot.

"That's the top of the market," McCargo said. "It's more than at (the nearby) 16 Market Square, but this building takes everything to the next level."

One of the partners at Urban Villages is Will Fleissig, who most recently was a principal at Continuum Partners, developer of 16 Market Square.

The 197,000-square-foot Sugar3 building, which the Lower Downtown Design Review Board recently approved, is at the corner of Blake and 16th streets, adjacent to the historic Sugar building, which is owned by an affiliate of Urban Villages.

Kuwabara Payne McKenna Blumberg Architects, which is headquartered in Toronto, designed the building.

Its one- and two-level urban apartments will include features such as wood floors, granite countertops, stainless steel appliances and steam showers. Residents will have some of the largest terraces and balconies available downtown, and all residential and office tenants will have access to concierge services.

The retail lease space of the building, located along the entire 16th Street frontage, is made up of 8,000 square feet on the ground floor.

Urban Villages plans to include a restaurant tenant in the building and has added restaurant accommodations in the first-floor design.

Office space will be located on floors two through four and consist of 50,000 square feet of Class A rentable space. All three floors of office will have access to outdoor terraces.

Todd Wheeler of Cushman Wakefield is the listing broker for the office space.

Urban Villages will select a general contractor by the end of this month. Construction is expected to begin in September and be completed in January 2008.

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