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Deals & Dealmakers: Collaborative space for health nonprofits slated to open in downtown Denver

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Welcome back to another week of Deals & Dealmakers. Here's a recap from the past week:

A food and beer hall from [Troy Guard](#) is the latest addition to a recently created entertainment district in Greenwood Village. The team redeveloping the historic Tom's Diner teased its plans for the site this week.

Gov. [Jared Polis](#) moved to further delay evictions, although proceedings are likely to resume soon.

A downtown corner that's been home to restaurants for 20-plus years is [converting to retail](#).

Now, on to the deals.

Health nonprofits to get new collaborative space in Uptown

Nonprofits focused on improving the health and well-being of Coloradans will have a new place to call home this fall.



PROVIDED BY FORTE COMMERCIAL REAL ESTATE

Dustin Whistler (left) of Forte Commercial Real Estate and Jake Williams, executive director of Healthier Colorado, at the new location of Colorado's Health Capitol at East 17th Avenue and Grant Street.

The new collaborative space, known as Colorado's Health Capitol (CHC), is the brainchild of Healthier Colorado, a nonprofit that advocates for policies to improve the health of the state's residents.

The nearly 27,000-square-foot space at the intersection of 17th Avenue and Grant Street, just a short walk from the state Capitol building, will offer a conference and event center, shared kitchen, five private conference rooms, three phone booths, a media production room and a maternity and meditation space.

The amenities will also be available at no cost to mission-aligned individuals and organizations visiting Denver through CHC's Community Access Program.

In April, Healthier Colorado signed a 10-year lease to occupy a full floor at 303 E. 17th Ave. Construction is scheduled to begin in July, with an anticipated opening date in October.

Denver-based Forte Commercial real estate brokered the deal and has also played an integral role in the development of the project. Forte is experienced working in the bioscience space, and the company's community real estate practice focuses specifically on nonprofits and social enterprises.

"We're as much a part of the mission of this as we are a part of the dealmaking process," Whistler said.

The Bell Policy Center, Colorado Organization for Latina Opportunity and Reproductive Rights (COLOR), and One Colorado have signed on as anchor tenants. Colorado Consumer Health Initiative and Keystone Policy Center will also occupy space at CHC. The space is currently about half leased up, Whistler said.

Jake Williams, executive director of Healthier Colorado, originally approached Whistler with the idea. Healthier Colorado currently has offices at The Alliance Center, which offers a collaborative working space that's primarily used by environmental nonprofits. Williams hoped to create something similar for nonprofits focused on health and wellness.

Healthier Colorado originally hoped to buy a building near the Capitol, but available properties in its desired range of 30,000 to 40,000 square feet were difficult to come by. Eventually, the opportunity to lease a full floor near the Capitol was too

good to pass up. Healthier Colorado envisions the space will serve as a home base for visitors from across the state who come to town for the legislative session.

"It checked a lot of boxes for us," Whistler said.

Negotiations began in the fall and continued into the spring. While even a global pandemic couldn't sink the deal, Whistler noted that Covid-19 did shift the dynamics in negotiations after years of a landlord-favorable market.

"It definitely shifted motivations to get a deal done" Whistler said of the pandemic. "It also inserts a level of doubt as to, 'Are we doing the right thing by creating Colorado's Health Capitol and pursuing this?' It definitely inserts a level of uncertainty into the process. Happily, Healthier Colorado was able to stay the course and recognize that this is probably even more valuable after Covid than it was going into it."

Mixed-use redevelopment at Boulevard One tops out

The initial phase of a 200,000-square-foot, mixed-use redevelopment in the Lowry neighborhood is on pace for an on-schedule completion in spring 2021 after topping out earlier this month.

Known as Exchange at Boulevard One, the project is the only commercial development at Boulevard One, which represents the final 70 acres of the old Air Force base to be developed in the 1,866-acre neighborhood.

Denver-based Confluent Development and Centennial-based Kelmore Development are co-developers on the project. The initial phase is comprised of 135,000 square feet of commercial space.

Brinkman Construction is the general contractor and Open Studio Architecture designed the project.

You can read Denver Business Journal's previous coverage of the project [here](#).

In other topping-out news...

Art District Flats, an eight-story mixed-use building with 126 studio, one- and two-bedroom apartments, also topped out earlier this month. The 125,494-square-foot

development broke ground in July 2019 and is slated for completion in the fourth quarter of this year.

The project is located at 1225 Santa Fe Drive, part of the Art District on Santa Fe.

CRE Development Investments is the developer of Art District Flats. Katerra is the general contractor, and Ivins Design is the architect of record.

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