

Cherry Creek Centre

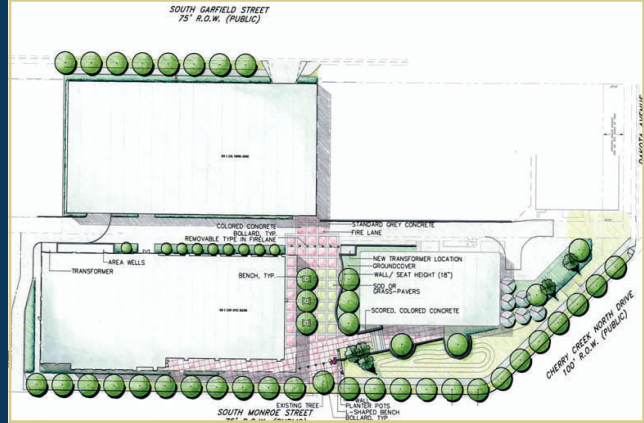
Denver, Colorado

Project Type:

New Office Building, Parking Garage

Year / Size:

2002 / 125,000 SF, 570-car garage



Specialty: Development

Completed By: Dan Poremba at Via Development Group, LLC

Client Need

- The Client, Rifkin & Associates, Inc., wanted to plan, design and obtain entitlements for a new 5-story office building and 6-level parking garage to be developed on the surface parking lot adjacent to its existing office building to create a 2-building complex with shared structured parking (including the renovation of the existing office building and shared site improvements).
- The entitlement efforts include a rezoning of the property with multiple public hearings.

Assignment Highlights

- Selected and managed the Project Team including architect, engineers, consultants, and leasing broker, etc., to achieve the Client's objectives including the rezoning of the property and completion of a detailed design and financial proforma.
- Provided a detailed evaluation of a possible apartment project alternative and extensive value engineering to the office building design.
- Led the project team in evaluating the costs/benefits of developing a medical office building.

Results

- Successfully achieved the desired rezoning of the subject property and completion of a detailed design and budget for the project.
- Recommended negotiating with the City of Denver pertaining to allowable height of the project. This successful effort permitted the cooling towers to be included in the cost-effective rooftop mechanical penthouse thereby eliminating the basement and resulting in significant reductions to the capital cost and annual operating expenses.
- Delivered a fully designed, priced and partially-entitled office building project. The Client ultimately elected to put the construction of this project on hold pending the prior completion of its adjacent luxury condominium project (Monroe Pointe).

