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Trammel Crow begins work on \$100M LoDo project

The Denver Business Journal - by [Paula Moore](#) Denver Business Journal

The Trammell Crow Co. of Denver has broken ground on the \$100 million first phase of its 1900 Sixteenth Street office building in downtown Denver's Central Platte Valley, according to the developer.

The project's initial phase will include an 18-story, 335,000-square-foot building at 16th and Delgany streets. It will include some 10,000 square feet of first-floor retail space, as well as about 1,200 parking spaces on three underground levels and three levels above ground.

The structure is scheduled to be completed in late 2008.

The project's owner is Multi-Employer Property Trust, a Washington, D.C.-based pooled real estate equity fund with \$6.8 billion in assets.

Bill Mosher, principal at Trammell Crow in Denver, has said the 1900 Sixteenth Street building is distinctive because it will be a 250-foot tower, and there aren't many of those in Lower Downtown Denver. It's also well located, being across from the Denver Union Station transportation hub.

Also planned for the project are a 10-story office building that would be phase two, and a third phase including eight levels of condominiums atop the parking garage, according to [DenverInfill.com](#).

David Tryba of Tryba Architects designed the Class AA building, which will be LEED certified by the U.S. Green Building Council.

Asking office rents at the new building are \$26 to \$28 per square foot per year, according to [OfficeSpace.com](#).

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