

Tenants at Duffy's building mark 'end of an era'

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Businesses at the **Duffy's** building at 1635 Court Place in downtown Denver are preparing to close or move.

Some office tenants plan to meet with a mover, Great Plains Moving, and the **Beta-Chron Inc.** jeweler and watch repair store says it's going out of business.

Ken and Frank Lombardi, owners of the building and its Duffy's Shamrock Restaurant & Bar, recently agreed to sell the structure to **Brookfield Properties Corp.** (NYSE: BPO). Based in New York and Toronto, Canada, Brookfield owns the neighboring Republic Plaza skyscraper and used to own downtown's World Trade Center twin office buildings.

Brookfield plans to raze the old, 20,000-square-foot building and put up a 1,000-space parking garage in its space.

Some Duffy's customers have been told the popular bar and restaurant will close the end of November, but Ken Lombardi did not confirm that date.

"We're still here," Lombardi said on Monday. "We're in the process of negotiations."

Several businesses in the building's office component already are making moving plans.

"We're just being proactive," said Dean Lausten, a geological consultant who's been in the building for 15 years. "All we know is Brookfield bought the building, and the rumor is they're tearing it down. It's the end of an era."

The building has five floors of office space with roughly five tenants per floor. Businesses include several independent energy companies and energy-related companies such as Lausten's.

Beta-Chron has put up a going-out-of-business sign. Merchandise, except for batteries, is 35 percent off.

Owners Charles and Gladys Sartor, who incorporated the company in 1987, were unavailable for comment Monday.

Customers of the **Santa Fe Cookie Co.** have been told the bakery will leave the building, as well. Owner Debbie Kuehn declined comment.

Santa Fe Cookie's primary business is making cookies for Colorado ski areas, but it has a small retail location in the Court Place building.

Caroline Momo-Torres, an owner of the building's Pizzeria Colore restaurant, was unavailable for comment.

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