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Plans shaping up to build 40-story Two Tabor Center

Developer expects opening in 2010

By John Rebchook, Rocky Mountain News
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Plans for a second office tower at the Tabor Center downtown are moving forward, with a \$200 million, 40-story building envisioned.

Callahan Capital Partners, the Chicago owner of the site of the new office tower, has hired Bill Mosher of Trammell Crow to develop the 820,000-square-foot building.

Trammell Crow is expected to break ground early next year, with an opening scheduled for 2010.

"Bill Mosher has a sterling reputation," said Bill Tresham, chief operating officer of Callahan, which this year paid a record \$770 million for a five-building office portfolio downtown that includes One Tabor Center and the site for Two Tabor Center.

Mosher has been involved with developing more than \$1 billion of downtown projects during the past half-dozen years, including the Wellington E. Webb Municipal Building and the Denver Newspaper Agency building.

With Two Tabor Center and improvements to other buildings it owns - U.S. Bank Tower, Dominion Plaza, 1560 Broadway and 410 17th St. - Callahan will be investing about \$1 billion downtown.

"When Tabor Center opened, it was a big deal not only in Denver, but across the nation, because it was one of the early examples of those kind of mixed-use centers in a downtown," Mosher said.

This will mark Trammell Crow's first relationship with the fairly new Callahan organization.

The Two Tabor Center will have a glass skin, although the design is still evolving. Technology now allows energy-efficient glass building high-rises, which weren't practical when One Tabor was built more than 20 years ago on the 16th Street Mall, Tresham said.

"We want to build an elegant building that will make a world-class contribution to the Denver skyline," Tresham said. "Architecturally, it will be in sympathy with One Tabor Center, but it will be its own building."

Mosher and Callahan also are in talks with architects for the building, which could be the first high-rise office building downtown since 1999 Broadway opened in 1985.

"We have to sit down and speak with Gene Cohen (principal of New York-based Kohn Pedersen Fox Associates) and see exactly what Gene says," Tresham said.

"Gene did the original design of the Tabor Center building, so he would be a very logical choice for Two Tabor Center," Tresham said. "But he has to want to do it. He turns down more work than most architectural firms get. He's an icon. He has 400 architects, and he not only designs buildings but entire cities."

Tresham said he and Mosher also are in discussions with several "very qualified" Denver architects, including Curt Fentress, who designed the Colorado Convention Center and the Denver International Airport terminal, among other things.

The office space in One Tabor is close to 100 percent leased.

To meet current demand, Tresham is considering converting the food court in the Tabor Center into office space.

With about 55,000 square feet, that would represent the largest block of first-tier office space available downtown, said CB Richard Ellis broker Hart.

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Forty stories are slotted for the Tabor Center's second tower.