1755 Blake Street

Presentation for NAIOP
13 October 2009
First Century Development, LLC
First Century Development
Basic Data- 1755 Blake

- Opened December 15, 08
- 125,000 GSF, 112,900 RSF
- 74% leased
- LEED
  - Silver Core and Shell (Certificate received)
  - Gold EB– in progress
- Design- RNL
- Construction – Haselden Construction
- Leasing- David Morrison and Chuck Zeman, G&E
- First contemporary office building in LoDo
- A project based on partnerships
First Century Development
Energy- 1755 Blake

- Estimated at 95% leased—30% below Market energy usage.
- Raised Floor Dist. System—second in LoDo.
- Partnership with XCEL
  - Reimbursed energy engrg.
  - Reimbursement for demand reduction (pending)
  - Solar pending.
First Century Development
Next Steps- Energy

- Energy focused design.
- Grid neutrality. Partnerships with XCEL is imperative.
- Carbon offsets –future legislation.
- Adaptive re-use of existing structures vs. new buildings.
- Understanding the speed of change in the built environment.