

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 enrgg.
 - 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.

