

One Union Station building 100% leased

OCTOBER 14TH, 2013 | BY: JOHN REBHOOK | insiderealstatenews.com

Highlights:

- **Four retail tenants ink deal at One Union Station.**
- **Antero Resources taking four floors.**
- **Building opens in the spring.**

A first-class office building under construction next to Union Station is now completely leased thanks to three eclectic restaurants and a local bank.

The tenants will lease a total of 16,809-square-feet in the One Union Station Building scheduled to open next May at 16th and Wynkoop streets.

The 110,000-square-foot, five-story building is being developed by East West Partners with Starwood Capital Partners.

"Denver's Union Station Neighborhood is going to transform Denver's landscape, so it's not surprising that One Union Station was the first speculative office building in downtown Denver's history to be fully leased before the completion of construction," said Chris Frampton, managing partner at East West Partners. The building is being designed by AndersonMasonDale in conjunction with Semple Brown Design.

The restaurants include Boulder-based Zoe Ma Ma and two restaurants expanding into Denver—the healthy, quick-serve Protein Bar and the Thirsty Lion Pub, which combines U.S. and European-style pub features. FirstBank, a locally owned and operated bank with a strong history in Colorado, will take 2,450 square feet in the building. Denver-based Antero Resources is taking the top four floors.

"These businesses will bring a new level of vibrancy to the neighborhood and will be the beneficiaries of the prime location that will ultimately be the epicenter of activity, commerce, and growth in the city of Denver," Frampton said.

East West Partners' One Union Station building will open in the spring next to the historic Union Station.

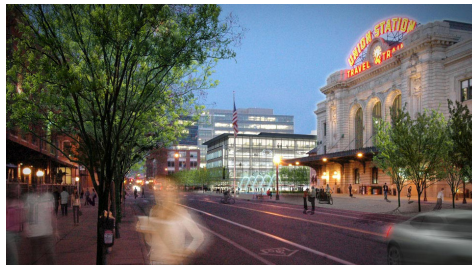
Of the four tenants, the Thirsty Lion Gastropub & Grill, based in Portland, will be the largest, taking 8,850 square feet.

The Thirsty Lion schedule to open in May, will be the first in Colorado after three openings across Oregon and Arizona.

"We are extremely excited about introducing the Thirsty Lion Gastropub & Grill featuring an amazing hand crafted food menu, 52 beers on tap, specialty cocktails and wines to Denver and the Union Station and LoDo neighborhoods this spring," said John Plew, Owner & CEO of Thirsty Lion.



The One Union Station building has landed four new tenants.



East West Partners' One Union Station building will open in the spring next to the historic Union Station.



A street-level look at One Union Station that is under construction. the spring next to the historic Union Station.

Zoe Ma Ma is taking 3,255 square feet.

Super Yummy

Zoe Ma Ma is a quick-service Chinese restaurant that serves what is describes as "Super Yummy Street Food."

It serves cage-free eggs, organic flour, MSG-free ingredients, recyclable containers, and renewable energy into their food and operations.

"I think Zoe Ma Ma and Union Station redevelopment project is a great partnership as we both strive to maintain our heritage while moving into the future with care for the environment," said Edwin Zoe, CEO of Zoe Ma Ma.

The Protein Bar, based in Chicago, is leasing 2,254 square feet.

Protein Bar had been searching for a strategic location for its third store in Denver for almost three years. At felt it was important to be along the 16th Street Mall.

"What East West Partners is doing to Union Station will only strengthen LoDo's reputation as the destination for dining, shopping, and

entertainment," said Matt Matros, CEO of the Protein Bar.

"East West has been a first-class landlord and they are building a first-class property," he continued. "They want all of their tenants to succeed in helping make Union Station the top draw in town."

A street-level look at One Union Station that is under construction.

FirstBank will open at One Union Station in April, a month before the rest of the building is ready for occupancy, if all goes to schedule.

It will operate Monday through Friday from 7:30 a.m. to 5:30 p.m.

"As a locally owned bank with a 50-year history in Colorado, we're thrilled to be a part of the iconic Union Station redevelopment project," said John Ikard, CEO of FirstBank Holding Co.

"Since Union Station will become Colorado's next major retail and transportation hub, we believe this branch will be a convenient resource for the many FirstBank customers who travel in and out of the city regularly."