

Gen II

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Co., the master developer of Bellevue Station, said in a statement to CREJ. "Our office buildings are nearly 100% occupied, and we're looking forward to more exciting announcements in the near future."

The 6900 E. Layton Ave. building at Bellevue Station is also home to Newmont, DCP Midstream, SSR Mining, LogistiCare Solutions, and its newest tenant, Encore Bank, which signed a lease in early July.

The office's floor-to-ceiling windows offer views of the Front Range that are visible from nearly everywhere in the office. Additional amenities within Gen II's space include a large canteen with high-end appliances and breakout areas; a state-of-the-art training facility; ergonomic sit/stand desks and chairs; wellness rooms with a sink and refrigerator; huddle and conference rooms with soundproof fabric walls and ceiling tiles, and the latest audiovisual equipment. The

building also features a 5,000-sf on-site fitness center, a bicycle storage room, a lobby lounge, a conference area and a parking garage.

The building will soon display the Gen II logo on its marquee, which is visible for miles off Interstate 25. Chief Administration Officer **Matt Luongo** said the signage is a "significant milestone" for the firm because it is the first signage to be displayed on a Gen II office building.

Gen II selected Bellevue Station for its new location due to several factors, according to Luongo. The Layton office is situated just up the road from its former location in the heart of the Denver Tech Center, maintaining a similar commute for employees. The building's adjacency to the Bellevue high-rail station makes it attractive for commuters who use mass transit. Additionally, the walkable community – and its many amenities, including retail, residential, hotels, dog parks, farmers market and commercial spaces – provides options

for anyone living or working in the area, Luongo noted.

The firm upgraded to the new office space when its previous lease was set to expire because the location's square footage did not meet Gen II's growth needs, according to Luongo. Gen II plans to hire 200 people at its Denver office over the next two years to accommodate its growing client base.

"Our people are our most important asset, and this new office provides our growing staff with a state-of-the-art work environment in a thriving and easily accessible location," **Nikolaos Perros**, Gen II's chief operating officer, said in a statement. "We look forward to growing our Denver team as we continue to invest in our people, processes and technology."

Although Gen II has no plans to slow its growth strategy, the firm recently chose to sublease part of its space due to its flexible work policy, which was implemented between signing its lease last year and completing

construction on the office. The "3-2-1" policy allows employees to work three days a week from home, two days a week in the office, and one month a year from anywhere.

"When we leased the space, the intent was for each floor to accommodate about 150 people, so 300 people total," Luongo said. "But now with working in the office two days a week, we can double the capacity on each floor. So, our intent of hiring and growth is still exactly the same in Denver. It's just we will require less space to do so."

Luongo said Gen II plans to offer the entirety of the 15th floor for a short-term sublease, with the plan that the company will have the growth to take back the 15th floor at the end of that period. Luongo noted that despite the sublease, the firm has not made any changes to its strategy aside from capacity. **Nicholas Weld of CBRE** will handle subleasing the top floor on behalf of Gen II.

Gen II's Bellevue Station office will be home to its Global Train-

ing Center of Excellence, where the firm will host professional skills building bootcamps, and career development and mentoring events. The firm also instituted an internship program in Denver for its fund accounting and tax departments this summer to nurture young talent, Luongo said.

Since its founding in 2009, Gen II has become one of the largest independent private capital fund administrators, with more than \$1 trillion of private fund capital under its administration. In July, Gen II announced it signed a definitive agreement to acquire Crestbridge, a European provider of private capital fund administration solutions, expanding the firm's jurisdictional reach to the U.K., Ireland and other international markets.

Gen II is headquartered in New York City and has offices in Boston, Dallas, San Francisco, and Stamford, Connecticut, as well as Vancouver, British Columbia, Canada, and Luxembourg City, Luxembourg. ▲

Community

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tion at 121 S. Tejon St. to 601 N. Nevada Ave.

Caleb David of David Commercial represented the buyer, and **Taylor Stamp of Quantum Commercial Group Inc.** represented the seller in the transaction.

Community Health Partnership works to resolve community health issues such as homelessness, behavioral health, suicide and LGBTQ+ health by leveraging collective action to create community change, according to its website.

■ **METRO DENVER** – **Tanner Digby of Digby Commercial Advisors** brokered two office leases in the Denver metro area.

Digby represented **ARC Health OPCO LLC** for its lease agreement for 3,552 sf at 7951

E. Maplewood Ave., Suite 285, in Greenwood Village. **Mitch Bradley of CBRE** represented the landlord, **Greenwood Corporate Partners LLC**. The lease will begin Sept. 1 for a term of five years.

Digby also represented **Galvanize Law Group** in its lease agreement for 2,715 sf at 390 Union Blvd., Suite 200, in Lakewood. **JLL's Victoria Blackstock** brokered the transaction on behalf of landlord **Union Mountain Operating Company LLC**. Galvanize's lease will begin on Sept. 1 for a term of five years as well.

■ **BOULDER** – A 2,200-sf historic property near downtown Boulder has sold for \$1.71 million.

Arbor House LLC sold the building it had operated a mental health collective business out of since 1996 to **Tribe Recov-**

ery Homes Inc. The property received a historic landmark designation after **Arbor House** restored it in 1996.



Brian McCririe

Steve Kawulok and Brian McCririe of SVN | Denver Commercial represented **Arbor House**. **Bryan and Erika Staggs with Key Team Real Estate Corp.** represented **Tribe Recovery Homes**.

"The sale price was supported by the presence of seven off-street parking spaces, which includes a three-bay storage and carport structure off the alley access point," **Kawulok** said



Steve Kawulok

in a statement. "These are rare along the Pearl Street corridor in Boulder, which is a micro-market of its own. The location is of strategic importance to the buyer in order to serve their clientele in this much-needed service for the community."

Tribe Recovery Homes utilized grants and financing to obtain the property, which is the first property in its network that it owns outright. The nonprofit provides sober housing for people recovering from addiction. The group offers several different services, including education and therapy, a partial hospitalization program, outpatient services, peer mentorship, release assistance, and employment services.

■ **DENVER** – A Denver-based early care and education policy and operation solutions provider has leased the second floor of a Five

Points office building.

MetrixIQ LLC signed a lease for 1,868 sf at 608 26th St., represented by **Joey Gargotto of NAI Shames Makovsky**. MetrixIQ was "satisfied" to find short-term, flexible office space just off Welton Street, Gargotto said.

Landlord **2553-2563 LLC** was represented by **Panorama Commercial Group's Mark Pyms**.

MetrixIQ is a minority owned business enterprise that has provided its early education business solutions to government and nonprofit clients since 2009, according to its website. Its services include blended funding stream process design, program administration and operations, IT systems development and customer support, and case studies. ▲

McWhinney

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confident that Precision Industrial can accommodate a variety of companies and industries and their needs, from advanced manufacturing to warehouse and distribution to specialty uses," Eyer said in a statement.

Wood noted that McWhinney has seen increased demand in the market from "more sophisticated users" in fields like advanced manufacturing, food production, energy, equipment supply, and sports and recreation, as demand

from traditional distribution and e-commerce users has leveled off.

Located at 3645 Precision Drive, Precision Industrial affords visibility from Interstate 25 with immediate access from Crossroads Boulevard. The 11.6-acre site is part of the award-winning Centerra master planned community developed by McWhinney. The 3,000-acre community is home to The Promenade Shops at Centerra, UCHHealth Medical Center of the Rockies, The Marketplace at Centerra, and High

Plains Environmental Center, offering proximity for Precision Industrial users to restaurants, shopping, entertainment and outdoor recreation.

The site is located just east of the Centerra Industrial campus, a 650,000-sf, six-building development that is fully occupied by some of the area's leading companies, such as Bobo's, Toddy's, Growcentia, NORCO Volleyball Club, Geary Pacific and SafeLite Auto Glass.

"McWhinney's first industrial

campus in Centerra was pioneering for the region at the time," Wood said in a statement to CREJ. "Precision Industrial represents the evolution of industrial product in the region with the quality of construction, level of architecture, amenities, site features and clear height, which, on a speculative basis, has only been seen in new Class A projects in metro Denver."

McWhinney has been working in recent months to lease up another of its Northern Colo-

rado industrial-flex properties, Baseline Innovation District. The development's first two completed buildings are fully leased to tenants including OED, ABS, CML Security, Takkion and Bega North America, according to previous reporting. While Buildings 3 and 4 have signed some tenants, including Eaton and Lightship, both buildings have availability for quick move-ins with spec options for new tenants, Wood said. ▲