

## Comunale

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ing 1 with **Gustav A. Larson**, a regional distributor of HVAC-R equipment, and **Winlectric**, a national full-service electrical wholesaler. Building 1 is now fully occupied and operational with the leases.

"Mulberry Connection's success is owed to a singular focus on execution and a lot of hard work in activating a great site

with tremendous highway visibility, in a market where development is very difficult," Comunale Properties President **John Comunale** said. "We're proud and excited to have these buildings filled with excellent tenants who needed Class A space and quick access to the growing Fort Collins labor pool and consumer base. It is a great validation of our investment thesis."

**Alcorn Construction** served

as the project's core-and-shell general contractor. **Grey Wolf Architecture** served as the project architect. **Sprink Construction** has completed all existing tenant spaces at Building 1 and is now managing the build-out of office, manufacturing and warehouse spaces in Building 2.

Situated on 13 acres fronting Interstate 25, the 164,200-sf, two-building project offers highway visibility, including interstate-

fronting signage opportunities, and access to all major Northern Colorado cities. The project features 28- to 32-foot clear heights, 22 dock-high and eight drive-in doors, modern ESFR systems, trailer parking and 0.58 acres of additional yard space.

Colorado-based Comunale Properties specializes in Class A infill industrial development, and the acquisition and repositioning of light industrial build-

ings. Its industrial portfolio, which is 99% leased, consists of 1.4 million sf across 40 properties. Under the company's Private Capital Core strategy, Comunale has acquired three properties in the past year and has another under contract, all of which are fully leased in high-demand markets. Comunale is actively seeking investments in growth markets, including value-add opportunities. ▲

## Alquist

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driving climate change, with about 13% of that coming from building and infrastructure materials and construction. Technology like Alquist's 3D-printed materials can help move Colorado toward carbon-negative building materials, reductions in waste and water usage, and storm- and fire-resistant building designs and materials.

Alquist aims to lower the cost of building single-family, multifamily, mixed-use and senior living homes with its 3D home and infrastructure technology; offer sustainable housing solutions; create high-paying green jobs; boost the state's economy; and expand the city's educational opportunities.

Mannheimer named **Patrick Callahan** as the company's new CEO following the headquarters announcement. Mannheimer will transition to chairman of the board.



Patrick Callahan

### Other News

■ **ARVADA** – A 1.45-acre lot zoned IL has sold in the Ralston Valley neighborhood.

**Rene & Renee LLC** purchased the industrial land from **Indiana Business Park LLC** for \$787,900. The buyer plans to build a warehouse for its business on the land.

**Tanner Digby, Dino Lombardi** and **Charles Anania** of **Digby Commercial Advisors** represented the seller. **Ray Luevano** of **Gala Realty** represented the buyer.

The Arvada submarket remains relatively attractive for owner-users, developers and investors, Digby said.

■ **ENGLEWOOD** – **Colorado Air Filter LLC**, doing business as Super-Tech Filter, leased 2,204 square feet of industrial space at 2669 S. Tejon St.

**Jack Reilly** of **SVN Denver Commercial** represented the tenant. **Steve Cummock** with **NorthPeak Commercial** represented the landlord, **VareCo 2655-2685 Tejon LLC**. ▲

## McWhinney

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"The basement aspect sealed the deal for me, because we have another 5,000 or so square feet in the basement, and all of the original machinery is still located in the basement," Berg said. "It's incredible stuff, and the ability to use that and put it into the design and the architecture of the space, I thought was cool. Plus, once

we understood a little bit more the ability to connect our basement space with the alleyway of Dairy Block in between the hotel, that added another element to the experience."

Founded in 2015 in Houston, B&B Butchers has expanded to more than 10 locations around Texas. The Denver B&B Butchers location is its first outside of Texas. Berg said the hospitality group is actively planning

three or four additional concepts for Denver.

Berg Hospitality Group, which owns the B&B Butchers concept, has numerous restaurants in Texas, including The Annie Café & Bar, B.B. Italia Bistro & Bar, B.B. Lemon, Emilia's Havana, The Ranch Saloon & Steakhouse and more. The group is planning for an additional seven concepts currently. ▲

## Heyday

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in the lease transaction.

Heyday's licensed estheticians offer 50-minute personalized facial treatments with options to add specialized enhancements, such as nano infusion, LED light therapy, gua sha, microdermabrasion, peels and more.

Heyday plans to open five more shops in the Denver area over the next four years. The skin care service has two other existing Denver locations in the Tennyson and Lowry neighborhoods, locat-



Heyday's 1,950-square-foot store includes eight treatment rooms and a retail space.

ed at 3950 Tennyson St. and 63 N. Quebec St., respectively. The company also operates in Arizona, California, Georgia,

Illinois, Maryland, Massachusetts, Michigan, New York, Pennsylvania, Texas, Virginia, and Washington, D.C. ▲

## Leven

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both Leven Supply and Leven Deli.

Wash Park Supply recently signed its first tenants, including Veritas Urgent Care Veterinary Hospital, Pacific Coast Dental Services, Goldfish Swim School and Legacy Pie Co.

### Other News

■ **DENVER** – A Pho concept is set to take over the former Garlic Knot space in University Hills West.

**BoHeo LLC** leased 2,385 square feet at 2553 S. Colorado Blvd., No. 107, from **Loup Management Co.**

**David Schneider** and **John Livaditis** of **Axio Commercial Real Estate** represented the landlord, and **Danchen Astle** of **ALG Commercial** represented

the tenant.

■ **DENVER** – A local veterinary clinic signed a new lease for its sixth location.

**GoodVets**, headed by Dr. Jessica Hess, signed a lease for 1,953 sf at 180 W. 10th Ave., Suite 150. Construction for the tenant build-out of GoodVets Golden Triangle is expected to begin in early 2024, with opening anticipated for summer 2024.

**Sean Bossy** with **Tether Advisors** represented GoodVets in the transaction. **Mike DePalma** of **SullivanHayes Brokerage** represented the landlord, **Quarterra**.

GoodVets Golden opened its first location in Golden at 14650 W. Colfax Ave. earlier this year. The vet clinic expects to open four other locations by the end of the year, including GoodVets RiNo at 2819 Larimer St. in Den-

ver; GoodVets South Denver at 1316 E. Evans Ave.; GoodVets Castle Rock at 4985 Factory Shops Blvd.; and GoodVets LoHi at 1615 Platte St. in Denver.

GoodVets is an organization of animal hospitals co-owned by the vets that run them. The hospitals provide preventive care, urgent care and surgical services for cats and dogs.

■ **DENVER** – A local breakfast chain has leased 2,302 sf off North Pecos Street.

**Early Bird Restaurant** signed a lease for its third location at 1675 W. 67th Ave.

**Paul Nora** of **Pinnacle Commercial Real Estate Advisors LLC** represented the undisclosed landlord. **David Schneider** and **Brian Frank** of **Axio Commercial Real Estate** represented the tenant.

■ **PARKER** – **J Beauty Studio** leased 2,040 sf at 18801 E. Main St., Unit 190.

The skin care salon needed a bigger space in a new location. The new space was built out before the tenant moved in.

**Oxana Eremiants** of **SVN Commercial Denver** represented the tenant, and **Jeremy Reeves** of **Colliers** represented the landlord, **EPI Parker LLC**. Eremiants was able to secure a space in a "prime" central location at Twenty Mile Station with direct retail access, a press release noted.

■ **DENVER** – **Salon Uno** has leased 1,726 sf in the Highland Park neighborhood.

The salon leased the space at 3100 Zuni St. from landlord **Bell and Palmer LLC**. **Brian Frank** of **Axio Commercial Real Estate** represented Salon Uno. **Lara Sil-**

**versmith** and **Kelly Greene** at **Legend Partners** represented the landlord.

The space is located in the ground-floor commercial space of Bell and Palmer apartments, a 111-unit multifamily community built in 2022.

■ **COLORADO SPRINGS** – **Chuck Armstrong** of **Weichert Realtors'** Pikes Peak Group facilitated several leases at Old Colorado Square, located at 2616 W. Colorado Ave., in September. Armstrong represented both the landlord, **Old Colorado Square Ltd.**, and the tenants in all three transactions.

**Steadfast Tattoo** signed a new lease for 813 sf in Unit 6. Real estate firm **Mason & Morse Ranch Co.** renewed a lease for 645 sf in Unit 13. **Conscious Living** renewed a lease 536 sf in Unit 9. ▲