



PROJECT SUMMARIES

DENVER REGIONAL OFFICE

The Equitable Building

Completed in 1892, the Equitable Building has had a significant role in the commercial and political history of Colorado. At the time of its completion, it was a focal point for the development of 17th Street as a center of finance and business in Denver. It has since served as the location for many distinguished businesses and law offices.

The Equitable Building is an excellent example of Italian Renaissance revival architecture, featuring Tiffany glass windows, gleaming marble floors and walls, mosaic tile ceilings and ornate brass and bronze staircases. It was the tallest building in Denver until 1911 when it was surpassed by the Daniels & Fisher Tower.

St. Charles Town Company, based in Denver, has now converted the 173,000 square foot Equitable Building into office condominium ownership. MollenhauerBurdick provided a variety of services for this project, including locating the property's boundary, utilities, parking, calculating square footage of the new office condos and drafting the converted redesigned office floor space for those condos.



2500 Walnut Lofts (Benjamin Moore Building)

The Benjamin Moore Building is located in the Historic Denver Ballpark District. When built in 1921, the building was used for offices, storage and distribution of the Benjamin Moore paint products. The St. Charles Town Company has now converted this 65,000 square foot building into 49 entry-level lofts. The historic exterior of the large building has been totally rehabilitated, and some of the raw industrial doors and materials in the structure of the original building have been maintained and expressed in the interiors to create true industrial style urban lofts.

MollenhauerBurdick's involvement with this project included locating the property's boundary and utilities, evaluating the square footage of each unit and calculating and drafting the converted living spaces, parking and various common areas.



Steel Bridge Lofts

Steel Bridge Lofts present 45 luxury residential lofts in the heart of Downtown Denver's Historic LoDo District. The 6-story building, built in 1919, was once home to the Great Western Sugar Company. Denver's Union Station is just three blocks away and provides quick access to Light Rail, the 16th St. Mall shuttle, and in the not too distant future, the train to DIA. Reagan Partnership has created a modern approach to living space that mixes iconic materials in unexpected ways. The European styling of the buildings five-story atrium, with a large vintage skylight, was inspired by the old row houses of London.

For this project, MollenhauerBurdick located the property's boundary and utilities, evaluated the square footage of each unit and calculated and drafted the converted living spaces, parking and common areas.





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Fireclay Lofts

The renovation of an historic warehouse set amidst two blocks of new loft buildings marks the rebirth of an old industrial neighborhood as a unique 148 unit loft development in Denver grows. Urban Ventures, LLC is a Real Estate Development Company that is now renovating properties in Denver's urban neighborhoods. The original building site was once home to the Fireclay Brick Company, founded in 1873. Today this site offers urban style living spaces with exposed brick interiors, original steel beams, and an interior common courtyard atrium with spectacular views of both Denver's skyline and the nearby Rocky Mountains.

MollenhauerBurdick surveyed the property's boundary and utilities, evaluated the square footage of each unit and calculated and drafted the converted, new living spaces and parking facilities.



The Curtis Hotel - 14th & Arapahoe Street

Originally built in 1940 as the 30-story Executive Tower Building, the upper 13 floors have been renovated into living facilities for students attending the Auraria College campus. Located at Speer Boulevard and Auraria Parkway, this campus includes branches of the University of Colorado at Denver, Metropolitan State College of Denver and Community College of Denver.

In addition to the student living area (named "The Inn at Auraria"), the building will also house the renovated 337-room Curtis Hotel. Hotel guests will enjoy amenities such as an outdoor running track, pool, tennis court, indoor squash and racquetball courts. The Auraria Foundation has helped put this large conversion project together along with LNR Executive Tower Inc. of Miami Beach, Florida.

MollenhauerBurdick provided a wide variety of services for this project, including surveying the property's boundary, calculating the square footage of the buildings existing rooms and parking facility and then drafting the converted residential unit.



The Schomp Mansion

The Schomp Mansion was called Trail's End when it was built in 1889 by Mr. John Clark Mitchell, a former merchant and banker. In 2003, the 6,153 sq ft building was purchased from the Schomp Family Estate by Dr. Dennis Beckel with the idea of preserving its historic past. The main building's interior still has many original design features. Separate other buildings on the property have been sold as condominiums. Updated landscaping has now added outside comfort with ponds, waterfalls, trees and patios.

MollenhauerBurdick involvement with this project included locating the property's boundary and utilities, evaluating the square footage of each condominium unit and then drafting the converted living spaces, common areas, parking and property features.





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Racine's Restaurant

Since 1983, Racine's has been one of Denver's favorites for breakfast, lunch or dinner, and is now open in its new location. Renown for dramatic artworks displayed throughout the large main dining area, cozy dining on an outdoor patio, and an in-house bakery, Racine's is conveniently located between the Downtown Denver and the Cherry Creek shopping district.

MollenhauerBurdick developed an ALTA survey of Racine's new location with boundary and utility location, topographic surveying, and floodplain information.

