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## Lincoln Property Company and ASB Real Estate Investments Set to Break Ground on Next Phase of Colorado Center

DENVER (June 18, 2015) – Lincoln Property Company and ASB Real Estate Investments are poised to break ground on a vibrant, mixed-use development, adding more than 450,000 square feet of commercial and residential space to Colorado Center. The office-retail complex is located at 2000 South Colorado Boulevard, at the intersection of I-25 and Colorado Boulevard. Colorado Center currently features three Class A office buildings; Dave & Busters and United Artists Colorado Center Stadium 9 & IMAX, served in a transit-oriented development by RTD light rail.

The planned additions to Colorado Center will include:

- A 210,000 SF Class AA office building with covered parking
- A 205,000 SF Class A residential tower containing 189 apartments and 80 loft-style units, with mountain views, exterior balconies and a fitness center
- 40,000 square feet of Main Street retail
- Modernization of existing parking garages, two new garages and street parking



*Tryba Architects*

Taking advantage of office, retail, entertainment and residential all situated in one central, convenient location, tenants can live, work and play without leaving their back yard. Colorado Center is also Denver's premiere transit-oriented development (TOD), featuring an RTD Light Rail Station, eGo CarShare, RTD FasTracks, and a soon-to-be completed pedestrian bridge across I-25. Lincoln Property Company Denver is promoting the new development with its tagline, "Business infused with Life. Life infused with Business."

Scott Caldwell, Senior Vice President of Lincoln Property Company Denver, has envisioned this project since Lincoln Property Company and ASB Real Estate Investments purchased the property in 2006. "It's been in the works for quite a while. This is a cutting-edge project, designed for a lifestyle. A highly visible, centrally located place where companies can attract, entertain and live. The time is right, and we are excited to get this project started," says Caldwell.

Robert Belling, President and CEO of ASB Real Estate Investments, said: "The project will build on the success of earlier phases, adding residential and benefiting from increasing light rail line ridership. Colorado Center's convenient location between LoDo and the Tech Center, and its proximity to Cherry Creek create major demand drivers."

# News Release For Immediate Release



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Denver-based Tryba Architects is the primary architect on the project. "We are thrilled by the opportunity to elevate the existing design of Colorado Center, creating a vibrant, 24-hour Main Street in the heart of a rapidly changing and developing region. With the addition of the light rail station and new pedestrian/bicycle bridge, access to the site is unprecedented, generating a true center to the surrounding neighborhoods and the 1-25 corridor," said William Moon, AIA, Managing Principal.

Kansas City-based JE Dunn has been announced as the general contractor. The groundbreaking is scheduled for June 2015 with delivery planned for December 2016. Construction will take place in three phases: the Class AA office tower, the retail main street and the residential tower.

Discover more about Colorado Center at [www.livecoloradocenter.com](http://www.livecoloradocenter.com).

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## About Lincoln Property Company

Dallas-based Lincoln Property Company is one of the nation's largest diversified commercial real estate companies, employing over 6,500 people. Since its inception in 1965, Lincoln has developed over 125 million square feet of office, industrial, and retail projects, and currently manages over 145,000 multifamily units. Acquisition activities exceed \$7.5 billion in commercial properties over the last 15 years. Also a leader in owned and fee management, Lincoln currently manages over 150 million square feet of commercial property. For more information on the Denver office of Lincoln Property Company, please visit [www.lpcdenver.com](http://www.lpcdenver.com).

## About ASB Real Estate Investments

ASB Real Estate Investments (ASB), a division of ASB Capital Management, LLC, is a leading U.S. real estate investment management firm, managing \$5.9 billion\* in gross assets under management for over 300 institutional clients. Headquartered in Washington DC, ASB invests in major urban markets across the country, concentrating in office, multifamily, retail and industrial properties. ASB manages the ASB Allegiance Real Estate Fund, its sole vehicle for core investing; the ASB Meridian Real Estate Fund, a low-leverage value creation vehicle; and a development separate account. For more information about the company, visit [www.asbrealestate.com](http://www.asbrealestate.com).

\* As of 3/31/2015.

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