

BentallGreenOak renovates lobby of Class A Denver office building

by Jenna Walters

DENVER – BentallGreenOak renovated one of the Class A office properties it manages in downtown Denver to attract and retain top talent as tenants return to traditional office spaces following COVID-19.

BGO invested \$1.95 million into the modernization of the lobby at the 400,538-square-foot office building at 1900 16th St. in Denver. The renovations included the addition of more informal seating spaces with rounded, enveloping furniture pieces and decorative foliage. The new seating areas allow employees to relax while reading a book from a newly added library wall or sip a coffee from the Starbucks on the first floor, connected to the 4,200-sf lobby. Additionally, BGO commissioned a new work by Denver artist Theresa Cowles that will act as the centerpiece of the space. The company worked with Tryba Architects, which originally designed the building.

According to Alastair Townsend, vice president, development and construction management at BGO, the renovation was bolstered by changing demands by office tenants and their employees. Instead of monumental arrival spaces with mini-



BentallGreenOak renovated the lobby of the office building at 1900 16th St. in Denver.

malist design elements, today's tenants would prefer more intimate, welcoming spaces, Townsend added. While this trend predated COVID-19, he said, the pandemic accelerated a need for office buildings to provide employees with more comfortable and relaxed common area spaces.



Alastair Townsend

Currently, 1900 16th is 93% leased, but only 30% occupied, according to BGO representatives. As employees begin returning to

the office from work-from-home situations, Townsend is confident the building's updated, welcoming environment will encourage workers to continue working from the office.

Not only will the renovations help retain the building's current tenancy, Townsend said, the improvements also will attract new users. According to Townsend, in comparison to other Class A properties across Denver, 1900 16th leads the way in providing the comfort of home at the office, something highly sought after by today's office tenants. A team from CBRE is handling leasing of the building's vacancy. ▲