



## Contributor



Sibley Fleming Sibley Fleming is the managing editor of National Real Estate Investor. She is also responsible for NREI's annual Green Building Survey, which is being conducted in partnership...[more](#)

### **Denver High-rise Achieves LEED – EB: Operations & Maintenance Silver Certification**

[\(http://blog.nreionline.com/green\\_shoots/2009/09/02/denver-high-rise-achieves-lead-eb-operations-maintenance-silver-certification/\)](http://blog.nreionline.com/green_shoots/2009/09/02/denver-high-rise-achieves-lead-eb-operations-maintenance-silver-certification/)

Sibley Fleming ([http://blog.nreionline.com/green\\_shoots/?author=2](http://blog.nreionline.com/green_shoots/?author=2)) September 2nd, 2009

1999 Broadway, Denver 1999 Broadway, a 43-story, 680,276 sq. ft. office tower built in 1985 has achieved LEED-EB: O&M certification. It is one of nearly 100 buildings seeking certification across Transwestern's managed portfolio. The property is owned by Transwestern Investment Co., Broadreach Capital Partners and Equity West Investment Partners.

Green design and operational features which included waste and recycling audits, lavatory upgrades to reduce water consumption, a sustainable purchasing plan that specifies the use of environmentally-friendly building products, a full green cleaning program, utilizing maintenance and cleaning products that met the standards of Green Seal and the EPA's comprehensive procurement guidelines, a low environmental impact pest management plan, as well as landscape equipment and management.




[http://blog.nreionline.com/green\\_shoots/wp-content/uploads/2009/09/1999-broadway.jpg](http://blog.nreionline.com/green_shoots/wp-content/uploads/2009/09/1999-broadway.jpg)

Monday, February 01, 2010

*Sustainable, Eco-friendly & Green...all add up to Smarter Real Estate*

[About Us](#) | [Advertising](#) | [Contact Us](#)

# metroGREEN+BUSINESS

 <small>NORTHERN CALIFORNIA</small> <small>green real estate investment &amp; development conference</small>	<b>Thursday, March 25, 2010 7:30am to 1:00pm</b> 555 California Street, San Francisco, CA <b>Financial District</b>
	<a href="#">Business Directory</a>   <a href="#">eNews Service</a>   <a href="#">Green Jobs</a>   <a href="#">Hudson Valley Green</a>

[Home](#) [Business News](#) [Expert Q & As](#) [Publisher's Watch](#) [Press Releases](#) [Business Directory](#) [eNews Service](#) [Green Jobs](#) [Hudson Valley Green](#)  
Sheet

## Business News

Sep 4  
1999 B'way in Denver Earns LEED-EB O&M Certification Posted By Betsy Kraat

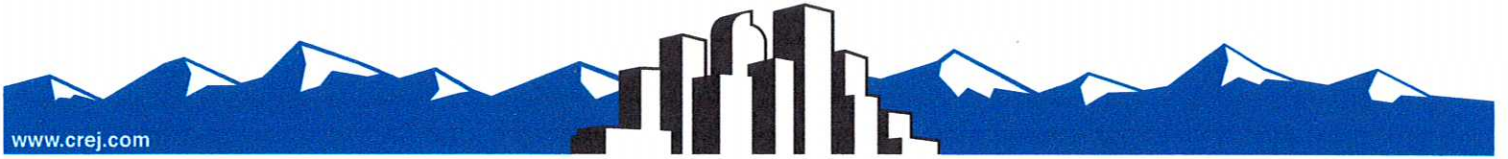
DENVER, CO--Transwestern Investment Company, Broadreach Capital Partners, Equity West Investment Partners and Transwestern today announced that 1999 Broadway has received LEED Silver certification by the U.S. Green Building Council (USGBC) in the Leadership in Energy and Environmental Design (LEED) for Existing Buildings: Operations & Maintenance Green Building Rating System™.

1999 Broadway was originally constructed in 1985 and is a 43-story, 680,276-sf multi-tenant office building. The property is owned by Transwestern Investment Company, Broadreach Capital Partners and Equity West Investment Partners and is located in Denver's Central Business District.

To earn the certification, 1999 Broadway implemented a number of green design and operational features which included waste and recycling audits, lavatory upgrades to reduce water consumption, a sustainable purchasing plan that specifies the use of environmentally-friendly building products, a full Green cleaning program, utilizing maintenance and cleaning products that met the standards of Green Seal and the EPA's comprehensive procurement guidelines, a low environmental impact pest management plan, as well as landscape equipment and management.

• [Green Buildings](#) | [Leave a comment](#) • [Email Article](#)

As appeared in...



# COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

JUNE 6, 2007 – JUNE 19, 2007

## IRS checks out 1999 Broadway

*by Jill Jamieson-Nichols*

The Internal Revenue Service is checking out 157,074 square feet of office space at 1999 Broadway in Denver.

While a formal lease has not been signed, the General Services Administration recently awarded a 10-year

deal to building's owners: Broadreach Capital Partners LLC, Transwestern Investment Company LLC and Equity West Investment Partners LLC. The IRS expects to move into the building in spring 2008.

The anticipated move will represent a downsizing for the agency, which currently

occupies about 178,000 sf at Dominion Plaza at 600 17th St.

Completed in 1984 and recently upgraded, 1999 Broadway was the last high-rise to be built during the 1980s development boom. The 43-story building totals 642,000 sf.▲

[Sign In / Register](#)

Denver Business Journal - December 5, 2005  
[/denver/stories/2005/12/05/story4.html](#)

## DENVER BUSINESS JOURNAL

Friday, December 2, 2005

# 1999 Broadway sells for \$77M

Denver Business Journal - by [Paula Moore](#) Denver Business Journal

A partnership headed by **Broadreach Capital Partners LLC** of Palo Alto, Calif., has bought the 1999 Broadway office building for \$77.7 million.

**Winthrop Financial Associates LP** formerly owned the structure, one of downtown Denver's largest and tallest buildings, for many years.

Broadreach teamed with **Transwestern Investment Co.** LLC of Chicago and Denver-based **Equity Investment Partners LLC** to acquire the 43-story, 642,000-square-foot high-rise.

Equity will represent the building's new ownership locally, and Transwestern will manage the property. **Cushman & Wakefield of Colorado Inc.** will continue to handle leasing.

Broadreach looks for underperforming and distressed properties, which it can improve and resell at a profit. The company invests through its \$314 million real estate fund, **BRCP Realty LP I**.

The new owners of 1999 owners have "a significant capital plan" to improve and add value to the building, according to Matthew Haley, Transwestern's managing director.

Part of that plan is leasing up the property, which currently is roughly 84 percent occupied. Occupancy should soon drop even more, to 73 percent, as leases expire.

"We'll spend time for the next 30 to 60 days looking at what's most advantageous for the tenants," said Nick Lyle, the Broadreach director who oversees the Denver-area market. "We'll review amenities, parking options, cosmetic changes in common areas."

Finished in 1985, 1999 Broadway in downtown Denver is built around the Holy Ghost Church. The building is home to Kerr-McGee Corp., the General Services Administration, Catholic Health Initiatives and Titanium Metals Corp.'s headquarters.

Fentress Bradburn Architects Ltd. of Denver designed the skyscraper for developer Lawder Corp. The structure was part of a 1980s downtown building boom that also included Republic Plaza, 1801 California, Wells Fargo Center and Manville Plaza.

Part of Boston-based First Winthrop Corp., seller Winthrop Financial also recently sold a portfolio of 46 hotels for \$135 million. Hotel brands ranged from Fairfield Inn and Days Inn to Red Roof Inn and Super 8.

In the Denver area, Broadreach also owns the six-building, 612,215-square-foot Greenwood Corporate Plaza office campus with Equity West. The partners acquired the property in December 2004 for \$37 million.

A group of ex-**Spieker Properties Inc.** executives launched Broadreach in early 2002. Menlo Park, Calif.-based Spieker was a publicly traded real estate investment trust (REIT) with \$7 billion in assets that merged with another REIT, **Equity Office Properties Trust** of Chicago, in 2001.

Broadreach has invested mostly on the West Coast and has been especially active in the Portland, Ore., market. The investor owns the 1.1 million-square-foot U.S. Bancorp Tower and neighboring 255,000-square-foot Lincoln Building there, with **Unico Properties Inc.**

Transwestern's investment portfolio includes more than 370 U.S. properties valued at a total of \$6.3 billion. The company invested in 1999 Broadway on behalf of the \$800 million **Aslan Realty Partners III LLC** equity fund.

*All contents of this site © American City Business Journals Inc. All rights reserved.*