

SUCCESS STORY

Tabor Center • Denver, Colorado

MIXED-USE REDEVELOPMENT

Overview

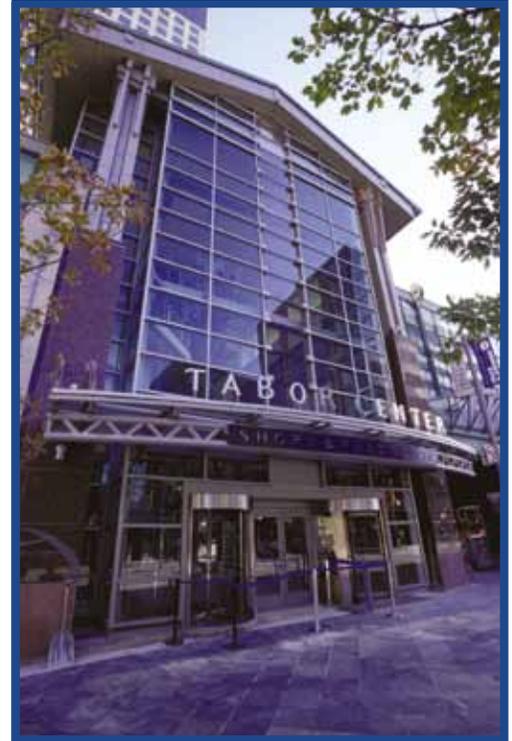
Tabor Center is a mixed-use facility with vertical retail, office, parking, and hotel components owned by Equity Office Properties (EOP). Equity had recently acquired the center and asked Urban Retail Properties, LLC to evaluate the condition of the existing vertical retail center attached to Tabor Center. The retail component had a large number of temporary tenants, was dated, and had not been significantly updated since its opening in 1984.

Based upon Urban's initial evaluation and proposal, Urban was awarded the management, leasing, marketing, and redevelopment of the retail component of Tabor Center.

Redevelopment Program

Elements of the \$26 million redevelopment included:

- Build on the existing strengths of the restaurant offerings by adding a 33,000 sq. ft. ESPN Zone, and 5,000 sq. ft. Big Bowl.
- Improve and clarify the pedestrian circulation by totally reconfiguring the vertical circulation and mall areas.
- Create a direct high-speed signature elevator link from the 1,700 space, below-grade parking garage to all three retail levels.
- Bring the ground spaces forward to front on 16th Street, improving their visibility and increasing their value.
- Change the 2nd level from a single-loaded corridor to a vibrant double-loaded retail arcade with a new connection to the office component, promoting traffic through the retail areas and improving the office building connection to the lively 16th Street Mall.
- Change the 3rd level from a single-load corridor to a new wider double-loaded arcade anchored on one end by ESPN Zone and by an updated food court on the other.
- Create a new exterior food court seating area overlooking the 16th Street Mall, providing a sunny amenity to food court.



Tabor Center Exterior Detailing After Renovation