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## THE CURRENT OPENS IN DENVER'S RIVER NORTH ARTS DISTRICT

*Developed by Schnitzer West, LLC, the Swinerton-built 12-story building gives River North its newest Class-A office space*

Denver, Colorado — August 4, 2023 — The Current, a 12-story contemporary, best-in-class office tower containing 240,000 square feet of commercial space, opened on July 26, 2023, at the corner of 36<sup>th</sup> and Delgany Street in Denver's River North (RiNo) neighborhood.

As RiNo's newest Class-A office building, The Current features eight floors of office space, two levels of underground parking, four levels of above-grade podium parking, and numerous amenities.

"The Current brings the perfect balance of work and wellness to the RiNo neighborhood, providing tenants and locals with common spaces, conference rooms, and offices that accommodate both professional work and leisure activities," said Doug Zabel, managing partner at Schnitzer West. "We couldn't be more thrilled to celebrate the opening of this new building in the Denver skyline and look forward to seeing all of the businesses that join The Current community."

Designed and built with work and wellness in mind, The Current includes ground-level retail space, an office-building lobby and secure bicycle storage. Topped by Schnitzer West's signature "Great Room," the space spans the top two floors and includes a conference center that can accommodate 80 to 100 people and an executive boardroom. The Great Room feeds into Denver's largest rooftop terrace containing fireplaces, soft seating, outdoor conference rooms, and a multipurpose turf lawn. The rooftop terrace is bathed in nature light and greenery and offers panoramic views of the Denver skyline and the Rocky Mountain Front Range. The space also includes an expansive outdoor staircase that connects a two-story, tenant-exclusive work and leisure space.

With a fitness center and locker room on the first floor, The Current's expansive offerings and tenant-exclusive amenities enable employers to boost productivity, enjoy leisure activities, and reduce their tenant footprint within the building.

The Current's location provides exceptional multimodal transportation for tenants and visitors. Located four blocks from the 38<sup>th</sup> and Blake Street Light Rail Station, two blocks from the Platte River bicycle trail, and a two-minute drive from Interstate 70, the building connects access between the RiNo neighborhood and the broader Denver business community.



Designed by Davis Partnership Architects, The Current was built by Swinerton, with construction beginning in April 2021. The Current is a cast-in-place structure with detailed, complex brick coursing and a bypass glazing system from View Smart Windows that includes dynamic tinting glass that intelligently adjusts to maximize daylight and views while controlling temperature and glare.

“For this project, we sought to design hospitality-focused spaces that are versatile, comfortable, and inspiring,” said Cynthia Steinbrecher, principal at Davis Partnership Architects. “The Current’s state-of-the-art design and offerings are unique in the RiNo neighborhood and provide tenants with the facilities needed to be productive and support a work-life balance.” As River North’s tallest office building, The Current now serves as a place marker for the community, especially as seen from Interstate 70.

“It’s a beacon on the skyline of RiNo,” said Swinerton Operations Manager Chad Holajter. “There’s nothing like it in the neighborhood. It’s one of a kind.”

Denver law firm Moyer White LLP is The Current’s first tenant and the first professional services firm to commit to RiNo, a neighborhood best known for its art offerings, breweries, food and entertainment venues, and tech companies. Inbank, an independent commercial bank, and Wipfli, an accounting and consulting firm serving more than 70,000 clients across today’s most complex industries, have also leased space at The Current.

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### **About Schnitzer West, LLC**

Schnitzer West, LLC is one of the West Coast’s fastest-growing real estate investment, development, and property management companies. Founded in 1997 by managing partner Dan Ivanoff of Seattle and Schnitzer Investment Corp (now MMGL Hold Co LLC), the company has built a successful record of accomplishment in the commercial and multi-family housing markets through product innovation, disciplined management, and investment expertise. Known for its commitment to “Outperform the Expected,” Schnitzer West has earned recognition for creating innovative workplaces and living spaces, for delivering superior-to-market returns, and for its value-creation approach to property management. To date, it has developed or repositioned more than 12 million square feet of Class-A office and suburban office, flex, industrial and bio-tech space, mixed-used, and luxury multi-family residential condominiums in Seattle, Portland, and Denver. Currently, its Asset Operations group actively manages 3 million square feet of office and industrial property for various clients. Building on its success in the Northwest, Schnitzer West owns additional properties in Denver and is exploring new market opportunities in Denver and is exploring new market opportunities across the Western United States. Learn more at [www.schnitzerwest.com](http://www.schnitzerwest.com)

### **About Swinerton**

Swinerton provides commercial construction, construction management, design-build, and self-perform services throughout the United States. Founded in 1888, Swinerton is 100% employee-owned and is the preferred builder and trusted partner in every market it serves—proudly leading with ownership, integrity, passion, and excellence. Swinerton is headquartered in Concord, CA, with regional offices in Spokane and Seattle, WA; Portland, OR; Boise, ID; Sacramento, San Francisco, Oakland, Santa Clara, Los



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