

Schnitzer West Breaks Ground on 201 Fillmore in Cherry Creek North

The 201 Fillmore project will introduce additional high demand Class A office space to the Denver metropolitan region

DENVER – November 3, 2023 – Schnitzer West, LLC ([Schnitzer West](#)), one of the West Coast’s leading real estate investment, development and property management companies, today announced the groundbreaking at 201 Fillmore, located in Denver’s Cherry Creek neighborhood. The eight-story office building spans 140,000 square feet and will offer numerous amenities for increased productivity, elevated experiences and tenant enjoyment.

[The 201 Fillmore development](#) is located at 2nd Avenue and Fillmore Street and will feature seven floors of office space, a restaurant on the ground floor and a rooftop terrace that will overlook Denver’s scenic cityscape and the Rocky Mountains. The development will offer five levels of below-grade, traditional parking for both office and retail use.

“201 Fillmore is the future of functional, quality and efficient office space and will set the standard for office buildings in the Denver area and beyond,” said Doug Zabel, managing partner at Schnitzer West. “We’ve been involved with many projects in the Denver area over the years and are proud to deliver premium, state-of-the-art spaces that shape the future and fuel tenant’s success.”

The project, which is financed in partnership between Schnitzer West and [Brue Baukol Capital Partners](#), is designed by Chicago-based architecture firm [Goettsch Partners](#) and will be constructed by [PCL Construction](#) with scheduled completion for Q3 of 2025. The 201 Fillmore development is located across the street from Schnitzer West’s [Civica Cherry Creek](#), a seven-story boutique office building that was completed in May 2018, and sold in October 2021.

Schnitzer West continues to lead expansion of Class-A office and luxury multi-tenant residential development in the Denver metropolitan region. In July 2023, Schnitzer West opened [The Current](#), a 12-story contemporary, best-in-class office tower with 240,000 square feet of commercial space located in the River North neighborhood. The company is actively overseeing various projects in the greater Denver area, including [The Avant](#), a Class A, 337-unit, 5-story building in Centennial, which is projected to open in Q2 2025, and a 200,000 square foot technical office campus in Boulder, CO, which is projected to break ground in December 2024.

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About Schnitzer West, LLC

Schnitzer West LLC is one of the Seattle and Denver area’s leading real estate investment, development and property management companies. Co-Founded in 1997 by then Managing Investment Partner Dan Ivanoff of Seattle and Ken Novack, then President of Schnitzer Investment Corp. (now called MMGL Hold Co LLC.), the company has built a successful track record in the commercial and multifamily 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 11.3 million square feet of Class-A office and suburban office, flex, industrial and bio-tech space, mixed-use, and 1,250 units of luxury multifamily residential in Seattle, Portland, and Denver. Schnitzer West has an additional 1.3 million square feet of office and multifamily residential (totaling 377 units) under construction and an additional 1.9 million square feet of office and multifamily residential (totaling 600 units) in predevelopment. Currently, Schnitzer West’s Asset Operations group actively manages 3.0 million square feet of office and industrial property for various clients. Learn more at www.schnitzerwest.com.