



## NEWS & EVENTS

1800 Glenarm ([www.1800glenarm.com](http://www.1800glenarm.com)) is proud to announce the sale of our retail condominium space to First National Bank of Santa Fe (FNBSF). FNBSF is the oldest bank in the Southwest with total assets of \$628 million as of year-end 2008. FNBSF will provide a full range of on-site banking and wealth management services to their neighboring office condominium owners. The bank plans to occupy their new space during the fourth quarter of 2009. FNBSF's grand opening will make a strong statement about the bank's arrival in the Denver market. Their presence will activate the street level of the building and reinforce 1800 Glenarm's status as Downtown Denver's only Class-A office condominium project.

As you can see from the photos below, construction at 1800 Glenarm continues to move along at a swift pace. Our general contractor, W.E. O'Neil, will complete their core & shell construction work by the end of April. Office condominium owners will begin occupying their newly built-out space in May.

Recent building improvements of note include new and enlarged windows on the Glenarm Place facade, as well as the installation of a 20 foot tall glass storefront system at the street level. 95% of the new glazing in the building is now complete. All new windows are Low-E, which reduces solar heat gain and saves on cooling costs. To that end the building has a new high-albedo (reflective) TPO roof membrane, which also lowers the absorption of solar energy. The new high-efficiency HVAC equipment has all been set. These HVAC systems have enhanced controllability with multiple zones per floor, and exceed the ASHRAE-129 ventilation standards.

If you drive by the building you'll notice the stunning new addition of an architectural steel canopy over the 18th Street entrance. This canopy wraps the building and continues along the Broadway facade. On the interior of the building, W.E. O'Neil is diligently working away on many of our sustainable finishes. The basement amenities and lobby are both nearing completion. The lobby's Terazzo floor is being poured and installation of the Eucalyptus wood paneling is next on the schedule. Finally, all of the restrooms upstairs are substantially complete and look beautiful.

St. Charles Town Company has a straightforward, efficient program to guide 1800 Glenarm buyers from the purchase decision to occupancy. SBA 504 Interest rates continue to fall and the economic stimulus package has eliminated most of the closing costs associated with this fixed-rate financing. Now is a great time to buy office space and start building equity. Contact Jason Myslik at (303) 595-8710 for a private showing of 1800 Glenarm.

