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Denver law firm signs on as first tenant in new RiNo office building

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An under-construction office building in Denver's River North Art District just secured its first tenant — an unusual one for the popular RiNo neighborhood.

The Current is a 238,000-square-foot office building at 3615 Delgany St. that is being developed by [Schnitzer West](#). At the beginning of the month, [Moyer White LLP](#), a Denver law firm, signed on as its first tenant.

Moyer White committed to a 42,527-square-foot headquarters lease across the 11th and 12th floors of the 12-story building. The project is slated for delivery in the first quarter of 2023 and Moyer White is expected to take occupancy in May 2023. [The building broke ground in May 2021.](#)

Newmark Vice Chairman [Tim Harrington](#) and [Nathan](#)

Johnson, executive managing director, represented Moye White in the transaction. Jamie Gard, executive managing director of Newmark, and Jennifer Chavez, director, represented Schnitzer West, which has corporate offices in both Seattle and Denver.

Moye White is not just the first tenant to sign at The Current, it's the first professional services firm to commit to RiNo — a neighborhood better known for its breweries and tech companies.

But Tom List, managing partner at Moye White, said the firm is no stranger to going in unusual directions.

“Moye White had a reputation of being pioneers when we moved to our current location in [Lower Downtown],” List said. The company is currently on the sixth floor of 1400 16th St. “It was not popular at that time. At the time, people would scratch their heads and say, ‘Why would a professional services firm go there?’ But as soon as we went, everyone followed. It became popular. We’re on the cutting edge and feel there will be a wave of professional services that will follow.”

Harrington said that in 2011, he never would have expected that part of town to take off the way it has. But with the hotels, bars and restaurants it has, RiNo offers attractive amenities for employees. What is more, it has the benefits of light rail and highway access, but without the congestion of traffic that downtown Denver has.



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The Current River North has secured its first tenant.

“We’re really excited about RiNo as a logical extension of lower downtown,” said [Lucas Schornstein](#), senior investment manager for Schnitzer West.

The Current just finished construction on the parking garage portion of the building, said [Kyle Flippen](#), development manager at Schnitzer West. This week they will start building the office component of the building.

The building features two levels of underground parking, four stories of above-ground parking and eight floors of office space. One of the big draws, developers say, is its amenities. The top floor, which would typically command the highest rents in the building, was repurposed to offer a common area with a Great Room, complete with a fire feature in the room. There is also community collaboration space, huddle rooms, training rooms and a conference room that can accommodate more than 75 individuals. List said that Moyer White plans to take advantage of those community assets, which enabled the firm to shrink its footprint in the new space.

The Current also offers an 8,000-square-foot rooftop deck with an outdoor workspace, private event space and serenity lawn. The building uses View Smart Windows, which use artificial intelligence to automatically adjust in response to the sun. This will increase access to natural light and keep views unobstructed, while also minimizing heat and glare. The building is pursuing LEED certification. There’s also outdoor space on levels 7, 11, 12 and on the roof.

Harrington said he believes The Current will be one of the best buildings in Colorado.

“They took the best space in the building and turned it into an amenity space, so all the tenants in the building can get the benefit of it,” he said. “You’ve never really seen a type of atmosphere like this building has.”

Flippen added that when Schnitzer West develops the interior of a building, the firm likes to bring in designers who specialize in hospitality to create a comforting space for

tenants.

The last two years have proven to be a difficult time for office development, with Covid-19 forcing many to work remotely rather than in the office.

According to Newmark's research, which uses the most recently available data up to the third quarter of 2021, there is a 21% vacancy rate in the Denver office market.

"Moye White's lease is a testament to how people view the future of office work," Flippen said. "Tenants value having office space, they value cultivating a collaborative environment."

List said that Moye White will maintain a hybrid workforce that switches between working remotely and working from the office. But the firm's talent development relies on mentoring young attorneys, and it's difficult to mentor remotely. Meanwhile, the amenities of the building and the appeal of RiNo should help draw employees in.

Between now and May 2023, Moye White will be focused on scaling down its current office before the move. A design team is currently working on plans for the interior space.

In the meantime, List said Moye White will be hosting gatherings at the bar next door so employees can watch their new office building be built.

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