

# Groundbreaking Commences on The Point at Denver South

## *State-of-the-Art, Last-Mile Industrial Distribution Project Set to Deliver in January 2024*



**Englewood, CO, March 7, 2023** – Today, CenterSquare Investment Management and Quannah Partners announced the groundbreaking of The Point at Denver South, a two-building 195,000 square foot, last-mile logistics industrial development in Englewood, CO, situated in the desirable Centennial submarket of Southeast Denver. Site work construction began in January 2023, with an anticipated project delivery by January 2024.

The investment will be comprised of two buildings: Building #1 (141,000 SF) and Building #2 (54,000 SF). The buildings will feature 32' and 28' clear heights, respectively, with a combined 37 dock-high doors, 6 drive-in doors and 5 at-grade overhead doors. This project will also feature 16 trailer parking spaces and will be tailored to meet the needs of a wide variety of potential tenants. The project presents an opportunity for multi-tenant leasing ranging from 22,000 to 140,000 SF, with Building #2 well-suited for a single user.

The project is strategically located, providing quick access to multiple throughways, and is less than two miles from Centennial Airport. The project's location also offers abundant access to neighborhood amenities and sits within Arapahoe County, one of Colorado's fastest growing counties.

The development plan calls for a number of environmental considerations to be incorporated, including the installation of an energy-efficient HVAC system and lighting, a water-conserving irrigation system, vegetated ground cover, and solar reflectance roofing.

"Upon completion, this asset will be well-positioned to meet the needs of a burgeoning submarket and will offer an excellent opportunity for tenants in search of a modern, streamlined logistics solution to satisfy growing demand within the region," says Robert Wasenius, Senior Vice President, Private Real Estate at CenterSquare. "This project reflects our conviction in the continued demand for state-of-the-art last-mile distribution facilities in high growth submarkets."

"We're excited to be developing these assets with our joint venture partner CenterSquare and our construction lender CIBC Bank," said Doug Wiley, Quannah Partners. "The Southeast submarket continues to demonstrate positive leasing fundamentals, especially for local and regional customers who remain active despite last year's economic volatility. The limited supply of new developments in this proven submarket, coupled with durable demand for modern Denver South facilities and satellite locations as metro-wide drive times increase, are poised to provide near term tailwinds for this investment."

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Leasing efforts for this project will be overseen by Colliers, an experienced commercial real estate provider with strong knowledge and experience in the Denver market. For additional information regarding leasing opportunities, feel free to contact T.J. Smith [tj.smith@colliers.com](mailto:tj.smith@colliers.com), Nick Rice [nick.rice@colliers.com](mailto:nick.rice@colliers.com), and Nicholas Nasharr [nicholas.nasharr@colliers.com](mailto:nicholas.nasharr@colliers.com). Additional project highlights and supplemental information including the full leasing brochure can be found via the project's [official website](#).

### About CenterSquare

Founded in 1987, CenterSquare Investment Management is an independent, employee-owned real asset manager focused on listed real estate, private equity real estate and private real estate debt. As a trusted fiduciary, our success is firmly rooted in aligning our interests with those of our clients, partners and employees. CenterSquare is headquartered in suburban Philadelphia, with offices in New York, Los Angeles, London and Singapore. With more than \$14 billion in assets under management (January 2023), CenterSquare is proud to manage investments on behalf of some of the world's most well-known institutional and private investors. For more information, visit [www.centersquare.com](http://www.centersquare.com).

### About Quannah Partners

Quannah Partners is a private equity commercial real estate investment firm headquartered in Denver, Colorado. Quannah's senior management team has over 40 years of experience as principal investors in value-add and opportunistic acquisitions and developments and has been responsible for investing \$3.7 billion of capital in commercial real estate across all property types. For more information, visit [www.quannahpartners.com](http://www.quannahpartners.com).

