

# JP Morgan, CalSTRS and Schnitzer West deliver Denver's most enlightened office experience featuring View Dynamic Glass



## Civica Cherry Creek

**Location:** Denver, CO

**Owner/Developer:** Schnitzer West

**General Contractor:** JP Morgan Asset Management, CalSTRS

**Architect:** Davis Partnership Architects

**Project:** 7 stories, 112,000 rentable sq. ft.

**Sustainability:** pursuing LEED Silver

### Overview

View is a key feature of best-in-class amenities package

Greater comfort: over 4,500 hours of additional natural daylight by using View Dynamic Glass instead of blinds

\$300,000 in savings realized by downsizing HVAC and eliminating blinds and shades

Over 400 sq. ft. of additional rentable space, equivalent to \$250,000 higher asset value, by downsizing core mechanicals.

## Civica Cherry Creak, Denver, CO

“JP Morgan and CalSTRS view principled investment as a core part of our fiduciary responsibility. The Civica Cherry Creek project demonstrates that investment in sustainable buildings with leading technology and first class amenities can result in higher performing assets.”

**Eric Johnson**

Managing Director at JP Morgan Asset Management

“Civica Cherry Creek is an innovative next-generation office building designed to create a more comfortable, productive and satisfying workplace experience. It introduces a new level of functionality and service that will redefine tenant expectations of a class A office experience in Denver.”

**Doug Zabel**

Managing Partner at Schnitzer West

Schnitzer West and its equity partners, JP Morgan Asset Management and the California State Teachers Retirement System (CalSTRS), jumped at the chance to enter the premium Cherry Creek market. Cherry Creek is the premier luxury shopping and dining neighborhood in Denver and one of the most visited areas in Colorado. It offers a premium mall with retailers such as Neiman Marcus and Louis Vuitton, and 16 blocks of boutiques, art galleries and restaurants, but few modern office buildings.

The Civica Cherry Creek project draws from the best amenities and services offered by the hospitality industry to create a workspace that enriches both work and life. The building features a Great Room with flexible workspaces, a rooftop terrace with unobstructed views of downtown, a state of the art conference and training center, indoor and outdoor fireplaces, a bike room with showers and towel service, private wine lockers and five-star concierge service.

View Dynamic Glass was selected as part of the effort to redefine the future of workspaces. By eliminating blinds, View will help the tenants get

### Construction Team

**General contractor:**  
JP Morgan Asset  
Management, CalSTRS  
**Glazier:**  
Horizon Glass  
**MEP:**  
ME Engineers  
**Energy consultant:**  
Group 14

### Installation

**Project type:**  
New Construction  
**Glass sq ft:**  
19,675  
**System type:**  
EFCO 5600 Curtain Wall,  
EFCO 600R Ribbon Window  
Storefront



more of what they are paying for – panoramic views of downtown Denver and the Rockies. With View, tenants will enjoy abundant natural light, unprecedented control of their workspace, and a greener, more energy-efficient building. Schnitzer West features the benefits of View Dynamic Glass in its marketing materials and as the “grand finale” on the leasing tour. The project delivered in March 2018.

Schnitzer West is a fast-growing real estate investment, development and property management company. The firm has a reputation for creating innovative work spaces, and for its value-creation approach to property management. JP Morgan is one of the largest asset and wealth managers in the world, with assets under management of \$1.7 trillion. The company has a long-standing commitment to corporate citizenship and advancement of sustainable solutions. CalSTRS is the largest educator-only pension fund in the world, and the second largest pension fund in the U.S., with an investment portfolio valued at approximately \$208.7 billion. Stewardship is one of CalSTRS core values, and sustainable objectives are fully integrated into its business practices and investment decisions.