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DHA ANNOUNCES COMPLETION OF 1035 OSAGE NEW, INNOVATIVE, COMMUNITY SERVING COMMERCIAL PROPERTY LOCATED IN THE MARIPOSA DISTRICT

Denver, CO – The Denver Housing Authority (DHA) announced today the completion of its newest community venture, 1035 Osage, a 170,000 square foot multi-tenant, commercial property that will be home to the agency’s main headquarters and central office operations. 1035 Osage is the capstone phase of DHA’s Mariposa District, a vibrant mixed-income and transit oriented development in Denver’s Lincoln Park neighborhood.

DHA’s new central office is steps away from the 10th and Osage light rail station, making it a convenient location for clients, vendors, and partners. The 11-story property was uniquely developed as a multi-tenant building that will be home to nonprofits and mission oriented small businesses. Community benefits will include:

- **Kaleidoscope Collaborative Center (KCC) – a co-working incubator space**
- **Choice Markets – offering healthy, fresh food and meal options**
- **Office space for nonprofits and community serving organizations**
- **New Training and Meeting rooms operated by the Youth Employment Academy**

Looking Ahead

“Since we began planning to move our Central Office four years ago, we envisioned a site that would make a positive impact on the residents we serve and the community that we support while also meeting our goal of preparing us for the next phase of the agency’s growth,” notes Ismael Guerrero, DHA’s Executive Director. “I am incredibly excited and proud about the opportunities that our new central office brings for Denver residents now and well into the future”.

Headquarters and Central Office Operations

1035 Osage will be the base of operations for DHA's Executive, Real Estate, Housing Management, Resident Services, and Housing Choice Voucher departments, all located on the 9th, 10th and 11th floors.

Ground-Floor Choice Market

Choice Market, a locally-sourced fresh food hub, will be located in the building's ground floor selling fresh fruits, veggies and prepared foods. The market will be staffed by student-interns enrolled in DHA's Osage Café youth culinary training program.

Office Space for Nonprofits

Over 20,000 square feet of office space will be available for lease at below-market rents to nonprofit organizations and mission based small businesses. The Kaleidoscope Collaborative Center will provide shared, co-working space for micro-business and start-ups.

Job Training

A job training center will serve as the focus for DHA's Youth Employment Academy (YEA), which provides mentoring, education, employment, and training for low-income youth between the ages of 16-21.

Energy Efficiency

The building's cutting-edge design features a number of energy-saving components including windows that can vary their tinting based on the sun's movement. Both the roof and southern façade have solar panels. The site will also be heated and cooled by an energy-saving variable refrigerant flow system. The energy efficiencies installed by DHA represent a significant reduction in its annual operating expenses. In addition to the building's close proximity to the 10th & Osage light rail station, the new headquarters includes five floors of parking dedicated for employees, guests and visitors to the Mariposa district.

Partners

The Denver Housing Authority's 1035 Osage venture would not have been possible without financing partners, including Enterprise Community Partners, Northern Trust, the Rose Urban Green Fund and the Urban Action Community Development. Kaleidoscope 1035 Management Company LLC manages the property.

To find out more about DHA new Central Office contact Kaleidoscope Management at www.kccsharedspace.com

DENVER HOUSING AUTHORITY is one of Denver's largest subsidized landlords, serving 26,000 extremely low, low and middle-income residents and managing over 12,000 units located throughout the city. Established in 1938 as a quasi-municipal corporation, the agency is the largest housing authority in the Rocky Mountain Region.

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