



## Central Office

### ► Project Background

The development of the Denver Housing Authority's new Central Office marks the creation of an innovative and resourceful site designed to reflect the agency's continued focus on housing, people, health, and community.

DHA's new Central Office, which caps the redevelopment of the agency's 17-acre Mariposa District, has been developed as a multi-tenant building, bringing benefits to local nonprofits, small businesses and Denver residents, including:

- **Fresh food hub**
- **Office space for nonprofit organizations**
- **Job training and community center**
- **Collaborative co-working space for small businesses**

The operating and building efficiencies implemented for the new headquarters provides the agency with a significant reduction in annual operating expenses, ensuring long-term financial stability and predictability for its operations. The neighborhood investment enhances DHA's community impact, creates jobs, provides needed services, and further catalyzes an exciting and transitioning neighborhood.

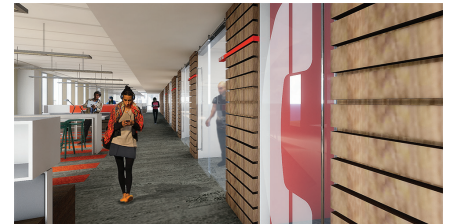


### Administrative Staff

The Central Office serves as the base of operations for DHA's real estate, housing management, and resident services departments and administrative support, all located on the 9th, 10th and 11th floors.

### Shared Working Space

Over 15,000 SF—including office space, a community conference room, fitness center, café, and a roof deck—has been designated as incubator space for nonprofits and mission-oriented entrepreneurs to participate in a shared working environment.



#### Location

1035 Osage Street at the Mariposa District

**Total Square Footage** 170,183 SF

**Stories** 11

**Original Build** July 2019

#### Transit

Adjacent to 10th & Osage Light Rail Station

**Parking** 179 stalls

#### Funding Source

New Markets Tax Credits and Perm Loan Mortgage





## Energy Efficient

The building's cutting-edge design and energy efficiencies represent a significant reduction in DHA's annual operating expenses, featuring:

- ▶ *Windows that can vary their tinting based on the sun's movement*
- ▶ *Solar panels on both the roof and southern façade*
- ▶ *Heating and cooling by an energy-saving variable refrigerant flow system*

In addition to the building's proximity to the 10th & Osage light rail station, the new headquarters includes five floors of parking dedicated for employees, guests and the public.

## Job Training

A job training center serves 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. The ground floor also includes a community events space for use by the surrounding neighborhood.

## Ground-Floor Mercado

Choice Market, a locally-sourced fresh food hub, anchors the building's ground floor selling fresh fruits, veggies, and prepared foods. The 3,000 SF market is staffed by students enrolled in DHA's Osage Café youth culinary program, who receive training in healthy food sourcing, preparation and packaging, retail sales, and marketing.

## Partners

The Denver Housing Authority's headquarters partners include Enterprise Community Partners, Northern Trust, the Rose Urban Green Fund and the Urban Action Community Development. Kaleidoscope 1035 Management Company LLC manages the property.



## Kaleidoscope Collaborative Center

The Kaleidoscope Collaborative Center is an incubator space for nonprofit and mission-oriented businesses. Kaleidoscope strategically connects growing organizations, nonprofits, and community members by creating an affordable collaborative space to tackle issues surrounding health, well-being, and social equity. The 5,271 SF of co-working space at 1035 Osage Street includes:

- ▶ *12 private offices*
- ▶ *27 dedicated desks*
- ▶ *30 membership desks*



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