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Oct 17, 2013, 2:42pm MDT

A future Cadence resident tells why he's anxious to move in



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Denver resident [Matt Dickson](#) couldn't wait to get in on **Zocalo Community Development Inc.'s** newest apartment building, Cadence, being built immediately west of **Denver Union Station**.

So the first day available for pre-leasing on one of the 219 apartments being built in the 13-story complex, Dickson signed up. He was told he was the second person to do so.

"I've been following the project since they first announced it," said Dickson, who works for a financial services company downtown but asked it not be identified.

Dickson is very familiar with Zocalo's products, as he's currently living in Solera, at 1956 Lawrence St., which was Zocalo's first urban infill multifamily development. It sold for a record per-unit price of \$37 million in October 2011.

"I believe that Union Station is going to be a unique opportunity from a lifestyle standpoint downtown, with its proximity to light rail — especially the line going to DIA soon," Dickson said. "You've got the ability to walk to Highlands. It's close to LoDo and the 16th Street Mall shuttle to go anywhere downtown. Plus, it's close to I-25."

He's been impressed with Zocalo's "very high standards" and said the LEED Gold certification is important to him.

Zocalo's second high rise apartment development —2020 Lawrence, next door to Solera — is LEED Gold certified also. It's more than 80 percent leased after being open just nine months.

[Susan Maxwell](#), partner and Zocalo's director of real estate, said the average unit sizes of Zocalo's developments have gotten smaller, from 942 square feet at Solera, to 880 square feet at 2020 Lawrence to 804 square feet at Cadence, at 1920 17th St.

Rents are expected to run about \$2.35 per square foot, Maxwell said, not including parking, which would add another 17 cents per square foot. Corner units with wrap-around decks will draw higher rents.

Cadence is the first apartment development to be completed in the Union Station redevelopment area, with several more under construction in the area.

“The amenities they’re offering are competitive with everything I saw downtown,” Dickson said of the rooftop pool, fitness center, common lounge areas and Velo room for bicycles. “The manner in which they engage residents to build community is unique. They reach out and get people together to build networks with events and other unique approaches. It’s very comparable to a community, not just a door with a number on it where you have a key.”

Dickson’s new apartment, which he expects to move into by the end of January, looks out over the new Regional Transportation District and **Amtrak** train and light rail station, underground bus terminal and refurbished Denver Union Station building.

“It almost looks like a framed photograph,” he said. “It’s a very downtown Denver view.”

● **Read more about Zocalo’s Cadence in the Oct. 18-24 print edition of the Denver Business Journal.**

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