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# Denver office property to open after extensive remodel

*by Jenna Walters*

DENVER – Vascular Institute of the Rockies will open its first self-owned clinic next month, following the company’s complete renovation of an office property in Denver.

In 2018, VIR purchased a 19,460-square-foot office building off of Colorado Boulevard at 4105 E. Florida Ave. in Denver from seller Beatrice Trust for \$2.38 million. Karen Landers Zelic of Kentwood Commercial represented the buyer in the transaction. Following the sale, the buyer



*After purchasing and remodelling its first property, Vascular Institute of the Rockies plans to celebrate its grand opening next month.*

retrofitted the property to accommodate its use.

“To retrofit this old structure with state-of-the-art function and energy efficiency, we incorporated some creative solutions into the new design,” said Christy Maraone, executive director of VIR. “We tried to be mindful of energy consumption to reduce our energy footprint when designing the building systems.”

As part of the remodel, the buyer replaced all existing windows with high-efficiency, glazed glass to help insulate the building and minimize energy. It also updated the HVAC, plumbing, fire safety, and electrical systems. Maraone said prefabricated surgical ceiling tiles and a laminar airflow filtration system were added to ensure an optimal sterile environment in the procedure rooms, and the building has new high-efficiency LED lighting throughout as well.

The upgraded property is scheduled to open in February.

Vascular Labs of the Rockies will occupy the first floor, which is approximately 6,500 sf. A VIR clinic will occupy a portion of the second floor, along with tenants Advanced Heart and Vein and Dr. Peder Horner. Tenant Creative Technology will occupy 3,800 sf on the third floor, while VIR administrative staff occupies the balance.

While this is the first clinic that VIR owns, it has leased satellite clinics throughout the state and in Kansas.

