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Patton Boggs picks new, larger office

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Patton Boggs, a Washington, D.C.-based law firm with a growing practice in Denver, signed a deal Sept. 5 to lease the 48th and 49th floors at 1801 California St.

"From an aesthetic standpoint, there's nothing comparable to it anywhere else," said Mark Savit, Patton Boggs' Denver managing partner.

Sam DePizzol, managing director of CB Richard Ellis, represented Patton Boggs in the transaction.

"This is the last, large premium view space in the city," DePizzol said. "It's really extraordinary."

Patton Boggs plans to move from its current 30,000-square-foot offices at 1660 Lincoln St. in February 2007. The firm will pay more for its new, 43,000-square-foot headquarters, "but we're actually going to pay less per lawyer's office," Savit said.

Though terms of the lease weren't disclosed, DePizzol said the deal was signed "in favorable economies ... it was a good transaction for Patton Boggs."

Though Patton Boggs remodeled its current space three years ago, Savit said the firm's growing client base -- particularly in natural resources and occupational safety specialties -- dictated a change.

"The biggest factor is that we've had a significant expansion of our office here," Savit said. Based on current projections, the firm eventually would have had to lease more floors at its current site. "It's a matter of efficiency," he said of the decision to move.

DePizzol said it's getting harder to find premium space in downtown Denver, particularly in LoDo. Though larger spaces are still available in major office buildings, "most of it is on the lower and middle floors. It's a very interesting market right now."

Interesting enough for CB Richard Ellis to get into the picture, as well. The company has been based primarily out of the Denver Tech Center -- where it will continue to maintain a 20,000-square-foot office -- but over the Labor Day weekend, the investment sales and private client services group moved into a 10,000-square-foot office at 1125 17th St.

"That's been a part of our long-term strategy plan for the past two years," said Rick Calhoun, senior manager director for CB Richard Ellis. "We're very pleased with our new space, and we did it in a very short time frame."

CB Richard Ellis' increased visibility in downtown Denver comes on the heels of several major personnel coups. DePizzol, Adam Barron, Brian Wells, Don Fitzmartin and Cuica Montoya all joined from The Staubach Co. in November 2005.

Recently, the company hired Phil Ruschmeyer, a veteran commercial broker who had worked at Frederick Ross Co. for 26 years, as well as Dan Burke and Charlie Lodge, formerly of Trammell Crow and Bitzer Real Estate Partners, respectively.

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