



## Former Sausage Factory Transformed into Creative Office and Retail Space

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San Diego-based Pathfinder Partners LLC and Denver-based Winfield Partners LLC have completed \$7.4 mil in renovations to the historic Gold Star Sausage Co factory. The property is located at 28th and Walnut Streets in the heart of Denver's emerging River North (RiNo) district.



Pathfinder acquired the property – comprised of five connected buildings spanning 48k sf – in October 2015, and renovations transforming the site into creative office and retail space were completed last month. The project entailed revitalizing a 1930's-era manufacturing plant into contemporary, light-filled creative office/retail space. The vintage buildings have been

completely modernized and are now ready for tenants to put in their own unique finishes.

The property was built in 1937 and originally operated as The Puritan Pie Co. Gold Star, the Colorado-based sausage company, took over the facility in 1940 and was fully operational there until 2015.

Designed by Colorado-based OZ Architecture, the adaptive reuse project now contains unique architectural features including a rugged brick façade accented by expansive steel-framed windows, sky-lit bow-truss roof systems, which have been soda blasted to restore the original appearance, and soaring 18- to 25-foot ceilings. A large, exterior loading dock has been repurposed to serve as an outdoor plaza area with seating and elevated sidewalks.

The iconic Gold Star sign – situated at 28th and Walnut – remains as an enduring testament to the property's pedigree. Currently, 16.5k sf is leased to two tenants, Solesdi U.S., showcasing high-end European furniture, and Design Wright Studios and Artisan Rug Gallery showroom.

Trent Rice of NAI Shames Makovsky is handling leasing of the project. According to Rice, up to 28k sf of contiguous office/retail space remains available for lease. Asking rates are \$28 per square foot, and tenants are being offered a generous finish allowance to assist with the completion of tenant improvements.