THE BIRTH OF A BUILDING
Several years ago, we started assembling a full-featured design-build team, we sought out superlative partners. With one grand award-winning development projects already behind us, we wanted to work only with the best of the best—architecture and construction companies that would help us bring our progressive vision for real estate development to a practical reality.

The resulting collaboration between us, Fentress Architects and Kiewit Building Group has proved that by working together from the first, second and even through the twentieth concept, we all feel part of the creation, the birth of a building!

We chose Fentress, who is a globally recognized architectural design firm accustomed to solving complex issues with innovative design.

We chose Kiewit, who is one of North America’s largest, most financially stable and most respected construction groups.

Together these three companies have been in business for almost two centuries, offering a level of stability, financial strength and experience that is top-tiered in the industry. Behind our development vision, the companies’ combined attributes give John Madden Development Company the resources to turn the best selected concept into function—on time, on budget and with award-winning results.
Calling on nearly 50 years of experience with high-profile, multi-faceted projects, John Madden Company brings the industry’s most professional resources to integrated real estate development. Based in Greenwood Village, Colorado, we are a national, full-service commercial development firm that can successfully guide your project through all phases of the process, including land acquisition, construction management, brokerage and leasing, asset management and property management.

Over the years, we’ve developed more than 10 million square feet of prime office space to create some of the nation’s most sophisticated properties. John Madden Company believes in enhancing communities through forward-thinking development practices and a commitment to enduring quality. We develop properties with the goals of building better business, fostering stronger communities and providing long-term performance for both owners, tenants and their employees. Our projects include a mix of open space, public art and upscale building materials. We’re also dedicated to energy efficiency and environmental sustainability through a progressive approach to Leadership in Energy and Environmental Design (LEED) certification.

John Madden Company has developed projects with over twenty-five corporate clients including Prudential, Information Handling Services, Chevron USA, Rockwell Automotive, Allstate Insurance, Equitable Real Estate, Travelers and Eastdil Advisors. We also developed the nationally acclaimed Southeast Denver Business Park in Greenwood Plaza, which serves as our company headquarters and has received many awards for its innovative approach to master planning and development.

As the development leader, John Madden Company brings experience, expertise and vision. With each new undertaking, we endeavor to drive down costs while maintaining the highest quality so that our developments become enduring landmarks. Most of all, John Madden Company is about turning forward-thinking and sustainable design into practical reality.
Completed in 2002, these twin six-story buildings each contain 207,000 sf of space. The masonry and limestone buildings feature the most advanced power, telecommunications and tenant comfort controls on the market today.
PALAZZO VERDI

Colorado’s largest new LEED Gold office building, Palazzo Verdi is a transit-oriented Class AA landmark tower in the Denver Tech Center. Rising 15 stories, Palazzo is the largest pre-cast building in the region.

AWARDS

Development of the Year Award, Southeast Business Associates

Project of the Year Award, Rocky Mountain Expo and Denver University School of Business

Building of America Gold Medal Winner

Bronze Hard Hat Award
With 270,000 sf of space, this six-story building features an exterior clad in “book-matched” travertine marble from the Mariotti quarry in Bagnes di Tivoli, Italy.
The tallest building in Southeast Denver, Plaza Tower One is a 22-story, 500,000-sf office structure clad in Spanish granite. The project received the Building of the Year Award from the Building Owners and Managers Association International upon its completion in 1986.
HARLEQUIN PLAZA

This two-building complex has 400,000 sf of total space in three- and four-story structures. Its award winning piazza has been featured in photographs in the Museum of Modern Art in New York and in the architectural book “Plazas of the 20th Century.”

AWARDS

Design award, American Institute of Architects, Colorado Chapter

Distinguished Architecture Award for Harlequin Plaza, Reliance Development Group

National Sculpture Society’s Henry Hering Memorial Medal, distinguished use of sculpture on Harlequin Plaza
ORCHARD FALLS

The former headquarters of US West, this 170,000-sf facility has four stories of commercial space in an innovative, upscale setting with customizable working environments for a variety of industries.
CARRARA PLACE

At four-stories, 266,000 sf and with underground parking for 1,000 cars, Carrara Place is as functional as it is beautiful. The exterior features white marble from the quarries of Carrara, Italy, picked by the Maddens and book-matched on the floor of the cutting mill, piece by piece.
With three four-story buildings, Triad boasts 450,000 sf of practically designed office space. The development served as the original headquarters of Johns Manville, which moved to Plaza in Southeast Denver in 1971 and 1972.
FIDDLER’S GREEN AMPHITHEATRE

One of the nation’s premier concert venues, Fiddler’s Green brings music to the business community. The 18,000 capacity amphitheater features a mix of fixed seating and open lawn space for maximum enjoyment in the outdoor elements.

AWARDS

Honor Award for Fiddler’s Green Amphitheatre, American Society of Landscape Architects
GREENWOOD ATHLETIC CLUB

Recognized as one of the top 10 athletic clubs in the country with one of the lowest attrition rates in the industry, the ad Athletic Club has drawn 11,000 members due to innovative design, progressive site planning and spacious facilities spread out over 180,000 square feet.
This building has 25 stories and 550,000 sf of space, as well as a 1,250-car garage. Located on the site of the original Detroit Stock Exchange, the building’s distinctive architectural character, provided by John Madden, has won several prestigious awards.
MISSOURI FALLS
At four stories and 300,000 sf, this landmark property sits prominently near the Biltmore Financial District in Phoenix, Arizona. The building has abundant structured underground parking and efficient floor plates.
Envisioned as a 250,000-sf, 10-story building, this iconic structure will be sited northeast of Palazzo Verdi to complete the inner ring of buildings in Southeast Denver’s Fiddlers Green Circle. Features will include a precast concrete exterior with punched windows and a grand glass entry. Designed for LEED Gold status.
At 300,000 sf, Palazzo Verdi II will be the 10-story sibling to the original Palazzo Verdi office building. With a similar floor plate, architectural detailing and amenities, Palazzo Verdi II will also feature attached structured parking, a grand entry lobby and class A tenant restrooms and elevators.
ARRAYA TOWER

The world’s fourth tallest building when completed in 2009, Kuwait City’s Arraya Tower sets new benchmarks for office technology, security and communication systems, with raised-floor data cabling. The super Class A office tower includes two-story penthouses with skylights.
An international design firm with studios in Denver, Los Angeles, San Jose and Washington, DC, Fentress Architects creates inspired public architecture. In our 30-year history, we have designed $26 billion of architectural landmarks worldwide, which are visited by more than 300 million people annually. Our focus is on creating iconic public buildings that celebrate the art within while forming the most functional, efficient spaces.

Fentress designs custom structures that demonstrate an appreciation for each project's culture and context. Our designs are appropriate to their communities, providing not only a high-tech solution but also architecture that stands the test of time. As a result, our firm has been honored with more than 350 awards for design innovation and excellence. Our founder, Curtis Fentress was honored with the 2010 Thomas Jefferson Award, the American Institute of Architects' (AIA) highest honor for public architecture, and the 2010 AIA Silver Medal for architectural achievement.

At Fentress, we specialize in large, complex projects that require significant problem solving through innovative design. Our clients often have broad-based needs, from urban planning to interior design. Our projects involve careful integration of development priorities with zoning issues, community guidelines and public works. In Denver alone, we have the largest portfolio of major construction projects of any architecture firm, which includes airport terminals, museums, convention centers, government facilities, office buildings, mixed-use developments, laboratories and higher education projects.

Fentress is a pioneer in green design and currently ranks in the Top 25 Green Design Firms by Engineering News-Record. More than 90 percent of our current projects are pending LEED certification, and the majority of our licensed architects are LEED accredited. Our portfolio includes the second building in the world to be awarded LEED Platinum certification.

Ultimately, Fentress is about listening closely and collaborating. We work with the environment and the community. We work with each client to create landmark-quality buildings that are practical, highly functional and provide a long-term benefit to the occupants and surrounding community.
The collaborative concept of these two buildings facilitates communication between researchers in two-story break rooms, corner conference rooms and a 4,000-square-foot divisible conference room, as well as an outdoor amphitheater and courtyard.
The new administration building consolidates long-dispersed departments on a distinguished civic campus. It embraces Sacramento’s historic Beaux Arts-style 1910 City Hall with a curving two-story façade and green space that flows into the adjacent César Chávez Park.
SAN JOAQUIN COUNTY ADMIN BUILDING

This state-of-the-art, LEED Gold civic center features an innovative glass atrium and an urban design that increases pedestrian traffic around the structure. The building consolidates administrative functions and establishes a strong civic identity for the county government.
With a 125-foot-high central rotunda, this government center, nicknamed the "Taj Mahal," was finished with cherry wood, terrazzo flooring and brass accents that harken to traditional civic architecture. The two-toned exterior precast blends with the nearby Rocky Mountain foothills.
DENVER INTERNATIONAL AIRPORT

Fentress revolutionized airport design with the peaked roof concept of Denver’s main terminal. The airport has been voted “Best Airport in North America” by Business Traveler magazine six years in a row (2005-2010) and one of the “World’s Most Beautiful Airports” by Travel + Leisure magazine in 2010.
Fiddler’s Green Office Park is a high-quality, mixed-use development that includes office and retail space. Flanking the world-class Fiddler’s Green Amphitheater and anchored by the 15-story Palazzo Verdi, the class A development is active and walkable, and within yards of a light rail station in Denver’s mass transit system.
This five-building corporate headquarters campus, procured with fast-track CM/GC, required completing each building in 15 months. The buildings were designed for maximum efficiency and flexibility, with the ability to convert them into multi-tenant lease buildings.
1999 Broadway is a landmark, 43-story, super Class A office tower that sits on 50-foot pillars while cradling an historic 1940s church. The tower debuted state-of-the-art elevator technology, pre-unitized cladding systems and a sky lobby.
Founded in 1884, Kiewit is one of the largest and most respected construction organizations in North America. Ranked by Fortune magazine as one of “America’s Most Admired Companies,” we are also consistently listed as one of the nation’s top 10 contractors by Engineering News-Record and were named the number one Front-Range (Colorado) General Contractor for 2009 by the Denver Business Journal.

Kiewit has the staff, resources and training to successfully navigate even the most complex construction issues. Our employee training and development programs are among the best in the industry, allowing us to tackle any issue that arises during a project. Kiewit’s commercial building arm, the Kiewit Building Group, employs 774 full-and part-time employees, including more than 400 craft and laborers. Nationwide, Kiewit Corporation has 15,138 staff and craft employees, which affords a wealth of resources and experience. Kiewit has one of the highest percentages of graduate and registered engineers in the industry, and our senior operations managers have been with us an average of 25 years. We also have a large staff of LEED-accredited professionals and more than $1 billion in LEED-certified construction experience.

As a multi-billion dollar company with extremely strong financials, we imbue our clients with the confidence that we will be around to honor warranties and provide an effective partnership for many, many years. We have virtually unlimited bonding capacity and are one of the few construction firms able to take on billion-dollar mega-projects. Our credit stature is among the highest in the construction industry with an A+ Corporate Credit Rating from Standard and Poors, and a 5A1 rating by Dunn & Bradstreet.

At the same time, Kiewit offers the flexibility to effectively manage smaller projects. We have more than 30 district and area offices in the United States and Canada, providing an organizational system that enables us to nimbly manage a range of developments with local staff and local resources. No matter what size or complexity, Kiewit can get the job done well.
At 168 vertical feet, this office tower has 11 stories and a total square footage of 316,481. Built to house 1,500 employees, the building has a three-story, 383,161-sf parking garage with 1,291 stalls. Seeking LEED Silver Certification.
FIRST NATIONAL BANK OF OMAHA

Completed on an aggressive schedule with no room for error, this project was a model for effective planning, scheduling, communication with the client and cost management.
The three-story, 45,876-sf office building includes energy-efficient curtainwall and window systems to minimize solar heat gain and maximize daylight. Native landscaping materials were used requiring no irrigation. The building is LEED Gold Certified.
FBI - OMAHA DIVISION
J JAMES EXON BUILDING

The 127,000-sf FBI building includes 240 stalls of parking. Completed 30 days ahead of schedule, the project schedule utilized the Critical Path Method to adequately plan, staff, schedule and report throughout the process.
LEVEL 3 HQ

Built on the fast track, this campus-style project included four individual office buildings totaling more than 840,000 sf, two parking structures for 1,821 cars and on-grade parking for 1,200 vehicles. Completed in just over 18 months.
NATIONAL PARK SERVICE HEADQUARTERS

This 67,000-sf regional headquarters building involved designing and constructing a three-story Class A office structure. The LEED Gold Certified facility is built of steel, precast concrete panels and masonry.
CIS NEBRASKA SERVICE CENTER

The design of this two-story office building in Lincoln, Nebraska, focused on space and energy efficiency, functionality, LEED performance and aesthetics. The building is LEED Silver certified and boasts 144,000 sf of space.
PALAZZO VERDI
Colorado’s largest new LEED Gold office building, Palazzo Verdi is a transit-oriented Class AA landmark tower in the Denver Tech Center. Rising 15 stories, Palazzo is the largest pre-cast building in the region.
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COURAGE AND CREATIVITY.

COURAGE protects us from our greatest enemy – fear. CREATIVITY protects us from the temptation to say, “It cannot be done.”