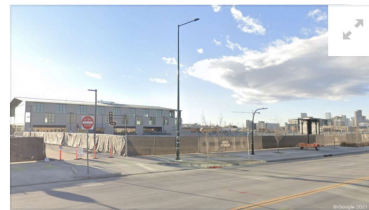


COMMERCIAL REAL ESTATE

## 12-story hotel proposed near Denver's Mission Ballroom



The site of a proposed hotel along Brighton Boulevard in Denver's River North Art District.

[GOOGLE MAPS](#)

### IN THIS ARTICLE

#### **CRE Brokerages**

Topic

#### **CRE Developers**

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#### **Rory Greenberg**

Person



By James Rodriguez  
Reporter, Denver Business Journal

Jul 14, 2021, 5:10pm EDT

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A Miami developer has submitted early plans to the city for a 12-story, 183-key hotel at 4150 N. Brighton Blvd., just steps from Mission Ballroom in Denver's River North Art District.

The site is located within the 14-acre, mixed-use North Wynkoop project under development by Denver-based Westfield Company Inc. The proposed hotel would be developed by RB Green Companies, a real estate firm based in Miami Beach.

Rory Greenberg, founder and managing partner of RB Green, told Denver Business Journal the company is under contract to purchase approximately 0.45 acres at the southwest corner of Brighton Boulevard and 42nd Street, a property that's currently owned by Westfield.

But he emphasized that the plans are preliminary, and that nothing has been approved by the city yet.

"We're just very, very early on in the process," Greenberg said.

The North Wynkoop development is anchored by Mission Ballroom, a 60,000-square-foot concert venue that opened in August 2019. Directly to the east is a 90,000-square-foot creative office building with retail and restaurants on the ground floor.

Westfield has previously teased plans for a second phase that would include a hotel in addition to residential, office and retail development. In late 2020, international real estate firm Hines and its investment partner, Cresset-Diversified QOZ Fund, broke ground on an 11-story, 397-unit luxury apartment project that will serve as the key residential component of the development.

A concept plan submitted by RB Green suggests that the remainder of the block on which the hotel would sit could be filled in with residential or office development.

The site is zoned for mixed-use construction up to eight stories. It's unclear whether RB Green Companies will be seeking a rezoning for the proposed project.

As currently planned, the hotel would include 2,770 square feet of food and beverage space on the ground floor, and

another 5,147 square feet for a food and beverage operator on the rooftop, next to a pool and outdoor terrace.

RB Green Companies is partnering with Miami-based architecture firm Arquitectonica on the initial plans.

Left Hand Brewing is building a 7,500-square-foot taproom and restaurant that is set to open next to Mission Ballroom early next year, according to previous DBJ reporting.

Another developer previously proposed a hotel nearby, at 3495 Wynkoop St., but recently scrapped those plans in favor of apartments, citing uncertainty in capital markets as a result of the pandemic.

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Ranked by Total square feet developed in the Denver area in 2020

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1	Continuum Partners LLC	820,414
2	Trammell Crow Company	555,000
3	NAVA Real Estate Development	540,000

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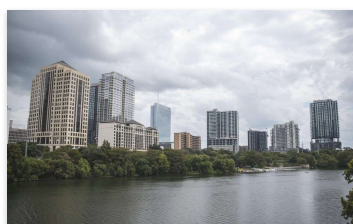
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