

**Durango, Colo. December 28, 2004** – Downtown Durango Investments, LLC announces development of a new mixed-use office and residential project on the corner of 11<sup>th</sup> St and Main Avenue.

Responsible for the project are Phil Bryson and Jim Hoffmann of Downtown Durango Investments, LLC. Demolition of the former Glasco building, The Blue Ray and the Pennington Camera Parking Lot will begin in March to make way for an entirely new 80,000 square foot Live-Work office complex. A majority of the first floor will include Alpine Bank of Grand Junction, Colorado. The second floor of the complex will host office condos, while the third and fourth floor, recessed from the Main Avenue frontage in ten-foot increments, will provide both office and residential units. Private decks will surround the third and fourth floors, with common deck space above the existing, historic Durango Office Suites building. Tenants will be able to choose from a variety of options and upgrades to completely customize their living and working spaces. The complex will include ample underground parking for retail merchants and their customers. Additional parking will be provided from Bryson and Hoffmann's recent purchase of the west right-of-way along the Narrow Gauge train tracks, directly behind the project and stretching between 8<sup>th</sup> and 12<sup>th</sup> Streets. Tenants will also be able to utilize a laundry list of technologies not readily available in all areas of the Four Corners, including Durango's first public video conferencing facility, expandable meeting rooms to service large groups and high speed DSL provided by Brainstorm Internet. What's more, the complex will include a fitness room for tenants. The aim of the development is to create efficient use of space in the Central Business District of Durango.

“Our focus is to continuously reinforce the heart of Downtown Durango by creating affordable professional working and living space for business owners, retirees, retailers, and other folks looking for a no maintenance, walk-to-work condo with a community theme,” said Phil Bryson, partner of Downtown Durango Investments, LLC. Bryson also noted that the construction will take an estimated ten months with minimal impacts to nearby businesses.

Bryson, along with Jim Hoffmann, partner of Downtown Durango Investments, LLC., expanded the office potential in Downtown Durango by designing “new modernism” into Downtown Durango. “The idea was to create a new trend for Downtown Durango: a close-knit community of professionals who live, work, play and shop Downtown,” said Hoffmann. “It's essentially the last opportunity to purchase a small condo space on downtown Main Avenue.”

For more information about purchasing retail, commercial or residential space in this project or possible future projects, please direct calls to Christina at Downtown Durango Investments, 970-375-1555 or visit us soon online at [www.CrossroadsDurango.com](http://www.CrossroadsDurango.com)