



## Chapel Square

**Avon, CO**

**Project Size:  
287,000 Square Feet**

**Retail and Office Space:  
148,020 Square Feet**

### Anchor Tenants:

Wells Fargo

Gart Sports

Pier One

Office Depot

Outback Steak House

Salad Factory

Wishes Toy Store

Carnaceria Tepic

Fiesta Jalisco



### Timberline's Role:

Hired to provide  
construction, leasing,  
and property manage-  
ment services

▶ **Description:** In 2000, Lehman Brothers foreclosed on a 287,000 square foot mixed-use Project known as Chapel Square in Avon, CO. The center was completed in 1999, but remained largely unoccupied until Timberline's involvement. Lehman Brothers hired Timberline to lease, manage and assist in the work-out of this non-performing asset.

Under the supervision of Timberline Commercial Real Estate the center added Wells Fargo, Gart Sports, Office Depot, Pier One, as well as local tenants Salad Factory and Wishes Toy Store. In addition to leasing vacant spaces, Timberline initiated a comprehensive building analysis to identify defects in the project's construction. Timberline then managed the repair and replacement of many of these building defects.

Due to the increased occupancy, stronger tenant mix, and improved building condition, Lehman Brothers was able to complete a sale of the Project in November of 2005.



### Timberline Commercial Real Estate

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