

business

## Extended-stay hotel to be built at medical area

**A Marriott Spring Hill Suites will go up across from the Fitzsimons Life Sciences District.**

By Margaret Jackson  
The Denver Post

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A Denver development group has lured a Marriott Spring Hill Suites to its \$500 million master-planned community across from the Fitzsimons Life Sciences District in Aurora.

BWAB-Fitzsimons will break ground early next year on the \$30 million, 155-room extended-stay hotel, said Charlie Biederman, a partner in the development. The group plans to break ground by 2010 on a separate nationally branded, full-service hotel and conference center.

"People are thinking there's going to be a lot of medical tourism because of the presence of the treatment facilities," said Dick Hinson, vice president of the Aurora Economic Development Authority. "A lot of people will be coming from outside the metro area."

The development group also has sold a portion

of the 33- acre site to Hibernia Holdings, a Greenwood Village developer that's planning to build a 400-unit apartment complex.

The community, Fitzsimons Village, will be connected to the medical campus via a pedestrian bridge over East Colfax Avenue. The project also will include office and retail space.

The site currently has five dilapidated motels, two mobile- home parks and several vacant buildings, many of which have been boarded up for years. Icon started assembling the property in 2001 and has spent the last two years relocating tenants who occupied the 270 mobile homes and more than 200 motel rooms.

BWAB-Fitzsimons is a partnership between Biederman and Steven Roitman of BWAB and Otis Moore, Andrew Klein and Robert Mordini of Icon Investment Group.

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