

## 200 Fillmore

### High Performance Goals:

- Energy efficient rain screen wall
- R-19 min.
- Insulation placed outside of metal studs to eliminate thermal bridging
- 30% more efficient than typical thermally insulated wall at same first cost
- Vapor barrier protected from long term damage by tenant improvements
- Recycled wood decking
- Material salvage and re-use: structure, elevator, stairs – save materials and \$\$
- Retail tenant occupied during construction – minimizing revenue loss

The goal of this project was to reposition an existing office building within the Cherry Creek mixed use district of Denver by revitalizing its exterior. The original 1962 building was clad in a single glazed store-front system with an expanded metal sun screen. The new design provides a terra cotta rain screen skin with glazed aluminum curtain wall and energy efficient Low E glass. The exterior wall was recessed to create a balcony at Level 4, which creates a totally new and yet timeless appearance.

Silver Winner of  
Building Design + Construction's  
2006 Reconstruction Award





before reposition

## 200 Fillmore

(continued)

location: Denver, Colorado  
total square feet: 30,000  
budget: \$4,300,000  
completion date: January 2006

Published in *Architectural Record*,  
February 2007 issue as an example  
of innovative rain screen cladding  
implementation: a system designed to  
balance pressure differentials across  
the cladding, which increases cladding  
performance and efficiency.



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(continued)

*"4240 Architecture performed well on the renovation of our 30,000 sf office building at 200 Fillmore in Denver, Colorado. Their innovative use of a terracotta rainscreen system transformed a dilapidated, dated facade into a clean, contemporary, functional exterior skin.*

*We have had nothing but favorable comments on the exceptional design. The team performed well, overcoming the challenge of providing the bulk of contract administration from the office in Chicago. The project took just over a year to complete at a construction cost of \$4.3M, hitting the mark on schedule and budget."*

- Gregg Johnson,  
Western Development Group

reference:  
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Western Development Group  
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