

RXR And Denver-based Ownership Group Expand Korman Communities' Award-Winning AVE Brand With New Multifamily Development In Denver

301-unit residential community with on-demand business, wellness, and leisure amenities, high-touch service and personalized lifestyle programming from the award-winning AVE brand poised to raise the bar in one of Denver's fastest-growing neighborhoods

Renderings of the project and images from the event can be found [here](#)



DENVER, CO – April 16, 2026 - [RXR](#), a leading national real estate owner, operator, and developer, together with [Korman Communities](#), a 100+-year-old real estate investment and property management company behind the innovative residential multi-family brand AVE, and Denver-based partners [Invent Development Partners](#) and [Halpern Real Estate Ventures](#), today celebrated the groundbreaking of **AVE Station House**, a 301-unit luxury residential development in Denver's RiNo Arts District.

The project represents RXR's continued expansion of its national multifamily platform and a strategic effort to grow the award-winning AVE residential brand in high-growth markets. Korman Communities will deliver its signature elevated apartment living experience through high-touch service, thoughtful apartment and amenity design and curated lifestyle programming.

Partners, friends and elected officials including Denver Mayor Mike Johnston gathered at the Lafayette Avenue site in Denver's growing RiNo Arts District today to celebrate the milestone, followed by a reception.

AVE Station House will deliver a 13-story, 301-unit residential community including more than 6,000 square feet of ground-floor retail and structured parking with EV charging infrastructure. The building will feature thoughtfully designed apartments, and modern, on-demand business, wellness, and leisure amenities for those seeking a lifestyle of flexibility and convenience. The project is expected to be delivered in late-2028.

"Projects like AVE Station House are critical to ensuring Denver continues to grow and thrive," said **Mayor Johnston**. "We're proud to support developers that work with the City to advance our Housing Initiative by delivering much-needed residences, activate communities, and create amazing living opportunities for our citizens."

“From inception to groundbreaking, this has been a true team effort,” said **Jon Dwight of Invent Development Partners**. “We’re extremely grateful to all the elected officials and City staff we worked with along the way to make AVE Station House possible, and are excited to deliver a community that reflects the energy and vitality this great city is known for.”

“Denver represents a compelling opportunity for RXR to expand its national residential platform and grow the AVE brand alongside strong local partners,” said **Todd Rechler, Chief Construction and Development Officer**. “With AVE Station House, we are combining institutional-scale investment with on the ground expertise to deliver a best-in-class living experience and further establish AVE in key growth markets.”

"Denver is a city that genuinely values community, and that makes it a natural home for AVE," said **Lea Anne Welsh, President of AVE and COO of Korman Communities**. "We're proud to be breaking ground here alongside our partners, and even more excited for our future residents to experience what AVE is all about."

“This project represents a unique opportunity to deliver a best-in-class residential offering in one of Denver’s most emergent neighborhoods,” said **Jon Halpern of Halpern Real Estate Ventures**. “The collaboration across partners has been instrumental in bringing this vision to life.”

This project is a key component of RXR’s expanding national multifamily strategy, which includes 13 rental buildings and approximately \$2 billion in capitalization.

Designed by [OZ Architecture](#), with interiors by [Vida Design](#), AVE Station House will include a mix of studio to three-bedroom residences, with approximately 10 percent designated as affordable housing. Residents will have access to over 18,000 square feet of indoor and outdoor amenities including co-working spaces, a fitness center and spa, a golf simulator, outdoor pool, and rooftop spaces designed for both productivity and leisure.

The project, being delivered by Brinkmann Constructors, a national, employee-owned general contractor with expertise in various market sectors, including multifamily developments, is supported by the City of Denver’s Community Planning and Development team, which played a key role in advancing the project. The development also aligns with Mayor Johnston’s Housing Initiative, which aims to support the development of new middle-income rental housing.

AVE Station House is a celebration of the continued expansion of the AVE brand, which opened two new successful locations just last year, also in partnership with RXR. AVE Paradise Valley in Phoenix, featuring 400 resort-style units and more than 36,000 square feet of amenities, was the first residential project to open within the vibrant mixed-use development at the former site of the Paradise Valley Mall. AVE Hamilton Green, 477 apartments located north of New York City in White Plains, NY, includes 55,000 square feet of open space and 26,000 square feet of commercial and entertainment retail space, all within commuting distance to Manhattan. Voted the top-ranked property management company in the U.S. for renter satisfaction in its tier for four consecutive years, according to the [Kingsley Index](#), Korman Communities currently operates 20 AVE residential buildings nationally.

Located in the heart of the RiNo Arts District, a hub for young professionals, AVE Station House is positioned to meet increasing demand for high-quality rental housing. The property is located one block from the RTD 38th-Blake rail station and offers seamless regional connectivity to downtown Denver and Denver International Airport. Residents will also benefit from immediate access to the nearby 39th Avenue Greenway and bike path, offering convenient options for recreation and alternative transportation.

For more information visit <http://www.aveliving.com>.

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About AVE and Korman Communities

Korman Communities is a fully integrated, fifth-generation, 100-year-old real estate investment and property management company with nearly 40 properties across the United States and London. AVE specializes in elevated apartment living for discerning renters and individuals seeking a flexible living solution for business or personal lifestyle. AVE conveniently offers traditional unfurnished apartments along with fully furnished apartments with flexible lease options. Each community features a dedicated service team and unparalleled business, wellness, and entertainment amenities such as flex workspaces with gigabit Wi-Fi; resort pools; firepit lounges; 24-hour, state-of-the-art fitness centers; wellness classes; bike share; tranquility gardens; pet spas and parks; media theaters; and outdoor gaming and recreation. Ranked the No. 1 property management company in the U.S. based on renter satisfaction the past four consecutive years, AVE provides comfort and seamless living for those who want to LIVE BETTER®. www.aveliving.com.

About RXR

RXR is an innovative real estate investment manager, operator, developer, and place-maker committed to applying a customer and community-centered approach to acquiring, operating, and building properties and to providing services and products that create enduring value for all stakeholders. Headquartered in New York with a nationally-scaled platform, RXR is an approximately 440 person, vertically integrated investment manager with expertise in a wide array of value creation activities, including acquisitions, asset and portfolio management, property operations, development, construction, leasing, and technological innovation. RXR is an active investor in real estate credit, rental housing, commercial property, and property technology through value-added and opportunistic investment strategies. The RXR platform manages 109 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.4 billion, comprising approximately 32.1 million square feet of commercial properties, a multi-family residential portfolio of approximately 9,600 units under operation or development, and control of development rights for an additional approximately 3,000 multi-family and for sale units as of March 31, 2025. Gross asset value compiled by RXR in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.

About Invent Development Partners

Invent Development Partners (Invent) is a Denver, Colorado based real estate development firm with multi-family and resort development projects in Colorado and Utah, currently. The company was founded in 2014 and provides over a century of real estate development experience through its seasoned team. We are a company with the systems and processes of a big firm and the ability to be quick and nimble like a small entrepreneurial company. We bring the sophistication to the real estate development world that is typically only found in large real estate development companies. We are about developing long term relationships with our clients, consultants and anybody we work with. It is not any one individual who makes a real estate development project successful. Invent is in the pre-development or construction phases of three

multi-family projects in Denver all located in the RiNo neighborhood. It is also developing a 4-star resort in Moab, Utah known as Lionsback Resort.

About Halpern Real Estate Ventures

Halpern Real Estate Ventures is a New York and Denver based real estate investment, operating, and advisory platform specializing in complex, large-scale projects across development, capital formation, asset management, and exit strategy. Founded in 2012, the firm has completed or has under development approximately \$1.2 billion in total asset value across the New York metro and Denver markets, encompassing roughly 2,500 multifamily units. Halpern's integrated approach — combining the roles of sponsor, operator, and investment manager — enables the team to efficiently source, structure, and execute value-creation opportunities. The firm is actively engaged in development, equity, and structured investments in major metropolitan and high-growth urban markets, with a particular focus on Opportunity Zone strategies. By pairing deep market expertise with disciplined execution, Halpern partners with institutional and private investors to deliver thoughtfully structured investments, strong governance, and superior risk-adjusted returns.

About OZ Architecture

OZ has been creating innovative, collaborative, and timeless architecture around the world since 1964. Our ongoing success is due to our design focus pursued with a pervasive collaborative spirit in everything we do. Individually, we are creative thinkers and design leaders with a passion for seeking extraordinary design solutions and the expertise to see them through. Together, we are an indispensable partner in helping our clients achieve their goals.

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