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BAC-10287

Contact Information

Contact Name	Dawn Thurston	Home Address	[REDACTED]
Preferred Phone	[REDACTED]	Home City	[REDACTED]
Preferred Email	[REDACTED]	Home State	[REDACTED]
Other Phone		Home Zip	[REDACTED]
Other Email		County	United States
DOB	[REDACTED]	Hispanic or Latino origin or Descent?	No
Gender	Female	Race/Ethnicity	Caucasian
Other Gender		Other Ethnicity	
		Tribal Affiliation	
		Salutation	Mrs.
		Pronouns	She/Her

Application

Status	Pending Confirmation	Council Resolution Number	
Notes			

Board Information

Board Name	Downtown Denver Business Improvement District	Original Start Date	
		End Date	
		Other boards or commissions served	

Work Information

Employer		Work Address	
Position		Work City	
Business Phone #		Work State	
Work Email		Work Zip	

Additional Information

Work or home in Denver		Objection to appointment?	No
Are you a registered voter?		Special Information	
If so, what county?		Registered Lobbyist	No

Denver City Council
District No

Lives outside of the City and County of
Denver

Conflict of Interest No

Conflict of Interest
Explanation

Education and General Qualifications

Name of High School		Name of Graduate School
Location of High School		Location of Graduate School
# of Years Attended High school		# of Years Attended Graduate School
Did you Graduate High School	Yes	Did you Graduate
		Graduate Major
Name of College		
Location of College		
# of Years Attended College		
Did you Graduate College		
Undergrad Major		

Reference Details

Reference Name #1		Reference Email #1
Reference Phone #1		Reference Address #1
Reference Name #2		Reference Email #2
Reference Phone #2		Reference Address #2
Reference Name #3		Reference Email #3
Reference Phone #3		Reference Address #3

Agree to a background check

Owner Esther Lee Leach

Created By Denver Integration, 11/14/2025, 10:30 AM

Last Modified By Sterling Simms, 5/11/2026, 12:01 PM

Notes & Attachments

Dawn Thurston_BW_2018.jpg

Type **Attachment**
Last Modified **Denver Integration**
Description
[View file](#)

Dawn Thurston Bio 2024.pdf

Type **Attachment**
Last Modified **Denver Integration**
Description
[View file](#)

Dawn Thurston Resume.pdf

Type **Attachment**
Last Modified **Denver Integration**
Description

[View file](#)

Applicants History

5/11/2026, 12:01 PM

User **Sterling Simms**

Action **Changed Status from In Progress to Pending Confirmation.**

2/19/2026, 3:27 PM

User **Sterling Simms**

Action **Changed Status from New to In Progress.**

11/14/2025, 10:30 AM

User **Denver Integration**

Action **Created.**

Dawn M. Thurston

Real Estate Property Manager

PROFILE

A self-motivated, results driven individual with excellent time management and communication skills. Proven ability to successfully manage a team that is responsible for a portfolio of multiple buildings with varying ownership groups. Proficient in coordinating tenant improvement and capital projects, reducing operating expenses and extremely accurate in reporting and budget analysis.

PROFESSIONAL EXPERIENCE

Jones Lang LaSalle Americas, Inc. (2011-Present)

Senior Vice President/Group Manager (2017-Present)

- Professionally manage a portfolio of Class A properties in the Denver metro area totaling one million square feet with a staff of nine team members
- Managed extensive capital projects, such as an exterior renovation, lobby renovation, conference room construction, roof replacement, parking garage repairs, spec suites and tenant improvement projects
- Prepare and implement annual budget, reforecast and monthly reporting packing for each property
- Generate annual CAM reconciliation
- Achieved LEED Gold Certification, FitWel Built Certification, Fitwel VRM Certification and Energy Star Certification at multiple buildings
- Awarded the Kingsley Associates Excellence Award in 2019 by achieving an overall tenant satisfaction score of 4.62
- Implemented preventative maintenance program and emergency preparedness planning within building designated software
- Worked with teams to implement COVID guideline protocol at each building and ensured 98% rent compliance across the portfolio

Assistant General Manager (2014-2017)

- Assisted in the management of a Class A Downtown high-rise building totaling 558,000 square feet and 16 tenants
- Orchestrated a superior tenant retention program to maintain a building occupancy over 95% and a 2015 Kingsley score of 4.47
- Aided in varying capital projects, such as an amenities renovation, parking garage repairs, ADA handrail/restroom modification upgrades, generator replacement, roof replacement, tenant improvement and an elevator destination system
- Reduced overall operating expenses by 7% in 2014 and 9% in 2015
- Achieved LEED Gold Certification and BOMA Toby award for Renovated Building category in 2014
- Energy Star rating of 86 in 2015 and reduced electricity consumption by 12% from 2014 to 2015 by installing DDC controls, LED lighting upgrades and other energy conservation measures
- Engaged local artist in commissioning artwork and painting onsite to display in building lobby

RiverRock Real Estate Group, Inc. Jones Lang LaSalle Americas, Inc.

General Manager / Assistant General Manager (2011-2014)

- Oversaw a portfolio consisting of 6 properties totaling 660,000 square feet and 184 tenants
- Transitioned portfolio team to new management company, while coordinating the sale of the portfolio
- Implemented new parking guidelines and increased parking revenue by 15%
- Increased profit margins by 3% and through operational efficiency lowered CAM pass through costs by 6% in 2012, resulting in credits back to the tenants

- Coordinated a successful completion of over 130 capital and tenant improvement projects in a 24-month period
- Corrected damaged relationship between landlord and tenants resulting in higher renewals than budgeted
- Bid, negotiate and draft all contract services on an annual basis to ensure best pricing and service
- Administered and upheld leases while maintaining strong tenant relations and satisfaction
- Oversaw accounts receivable, accounts payable and work order tracking
- Coordinated all tenant move ins, move outs and event planning

CRP Commercial Services, LLC

Property Manager (2011)

- Oversaw a portfolio consisting of 3 properties totaling 302,000 square feet in Littleton and Colorado Springs
- Launched management offices in Littleton and Colorado Springs
- Negotiated and drafted contracts for vendors to ensure best pricing
- Executed administrative duties including accounts payable, accounts receivable and file management
- Initiated property inspections to identify and coordinate building enhancements and repairs

The Uhlmann Offices

Property Manager (2004-2011)

- Oversaw portfolio consisting of a 270,000 square foot shopping center, consisting of retail, office, and industrial space
- Assisted in the purchase, management and sale of 5.7 acres of land, which housed a 14,000 square foot dinner theater
- Worked closely on a \$3.5 million exterior center wide renovation project that included new monument signage, tenant signage, facades, landscape, enclosures and parking lots
- Coordinated an office building interior renovation, including installation of a passenger elevator to meet ADA requirements
- Collaborated with retail tenants helping to drive income during a poor economy
- Recruited, trained and managed the maintenance engineer
- Initiated leasing activities, from space showings, negotiations and preparing lease documents
- Streamlined lease process to decrease overall time required to complete
- Repaired strained relationship with town officials (Planning & Zoning, Fire Department and Police Department)
- Converted outdated floor measurements to BOMA standards

EDUCATION

Bachelor of Science in Project Management, Colorado State University (2017), Magna Cum Laude

Associate of Science in Management, Community College of Aurora (2009), Phi Theta Kappa, Magna Cum Laude, Presidents List

PROFESSIONAL LICENSES, DESIGNATIONS AND AWARDS

Colorado Real Estate Brokers License

Real Property Administrator

LEED Green Associate

JLL Rocky Mountain Region – Property Manager of the Year (2024), Property Team of the Year (2022 and 2014), Green Star and Management in Excellence awarded in 2014

COMPUTER SKILLS

MS Word, Excel, Outlook, PowerPoint, Project, Yardi, MRI, Kardin, Asset Eye and Anaplan Budget Software.



Dawn Thurston, RPA, LEED Green Associate
Senior Vice President, Group Manager

Current responsibilities

Dawn Thurston is currently a Group Manager providing oversight of over 1,000,000 square feet of office and life science properties in the Denver metro area, including high-rise asset in downtown Denver. Her responsibilities include client relations, management of daily operations; preparing financial reporting; the annual budget, reforecasting and reconciliations; oversight of tenant and capital improvement projects; strengthening tenant relationships and oversight of the administrative and engineering staff.

Experience

Prior to her current assignment, Dawn served as Assistant General Manager of a Class A, LEED Gold Certified high-rise asset in downtown Denver.

Dawn has more than twenty years of experience in managing commercial real estate, working for notable clients including Barings Real Estate Advisers, KBS, Invesco, AEW Capital Management, North Beacon Capital, Vibe Office Properties, The Koll Company, The Uhlmann Offices and Pride West. She joined JLL in 2011 as part of The Koll Company's team for the Colorado portfolio consisting of six buildings totaling 660,000 sf of office and industrial properties located in Denver and surrounding markets. During this time, Dawn worked with the team to develop and implement new initiatives to improve NOI, reduce operating expenses, increase tenant satisfaction, and achieved Energy Star rating on two of the portfolio's office properties.

She started her career managing mixed-use office and retail site in the Denver Tech Center for over ten years. Dawn was instrumental in the purchase and sale of approximately 6 acres of land which once housed the second largest theater in Colorado, a 3-million-dollar exterior renovation, interior office building renovation, and numerous capital improvement and tenant improvement projects.

Education and Affiliations

Dawn has a Bachelor of Science in Project Management from Colorado State University. She currently holds her Real Property Administrator (RPA), a Colorado Brokers Associate License and her LEED Green Associate accreditation.

Achievements

Achieved Manager of the Year 2024, Property Team of the Year in 2022 and 2014, Ultimate Team Player in 2021, Green Star and Management in Excellence in 2014.