

# PARADIGM RIVER NORTH



3400 Walnut Street  
Denver, CO 80205

**CBRE**



Jordon Perlmutter & Co.

**ROCKEFELLER  
GROUP**



# Prepare for a Paradigm shift.

**Life, business and leisure.** Paradigm River North is shifting the way people think about office space, putting you at the center of culture and innovation inside a building that encompasses it all.



*“Being in a location with a neighborhood feel, just like LoDo had for us for many of the years we were there, was a key driver in our decision to move our office to Paradigm River North.”*

Kristin Lentz, Managing Partner at Davis Graham

## What You Need To Know



**200,000**  
Total SF



**8-Stories**



Efficient  
**27,000 SF**  
Average Floor  
Plate



**9,500 SF** Ground Floor Retail & Restaurant Space



Up to **1.4/1,000** Office Parking Ratio



Ultra-Convenient **Valet Parking**



**12' 3"** Ceiling Clear Heights Levels 2-8



Open Air **Balconies** on Every Floor





New Training Center  
For Up to 50 People

All the  
essentials.  
And then some.



Valet parking & EV car  
charging stations

Pet friendly, on-site 24/7 security &  
on-site property management

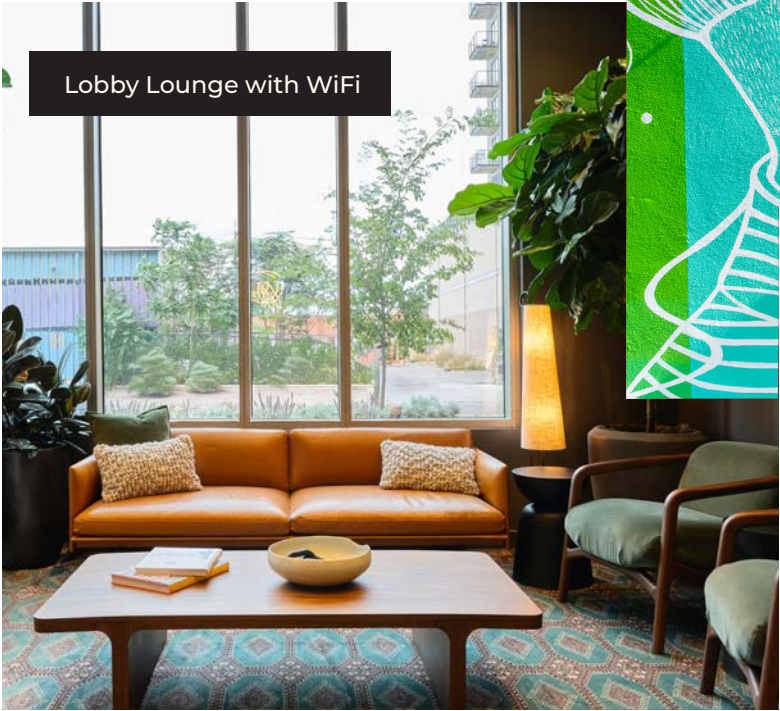
Multipurpose training room &  
collaboration lounge for up to  
50 people

Fitness center with lockers, showers,  
towel services & bike storage

Mobile app for building  
access & parking



2,439 SF State of the  
Art Fitness Center



Lobby Lounge with WiFi





# Tailored square footage.



## Luxury Spec Suites Designed by Tryba

- Suite 200 - 9,153 SF
- Suite 250 - 4,178 SF
- Suite 300 - 13,992 SF (estimated completion December 2025)
- Suite 330 - 11,246 SF (estimated completion December 2025)



## Get Hyped!

Additional spec suites on the 3rd floor coming soon!

# A new standard of workspace.





# The soul of RiNo.

The best of all worlds has a name, and it's **Paradigm River North**. Walkable access to Denver's most dynamic neighborhood meets supremely smooth transit options your workday has never felt this good.

**855+**

Hotel Rooms  
(Completed or  
Planned)

**16,000+**

Residential Units  
(Completed, Under  
Construction or Planned)

**75+**

Restaurants  
and Bars

**25+**

Fitness Studios  
and Gyms

**60+**

Retailers,  
Breweries and  
Distilleries

**35+**

Music Venues  
and Art Galleries

**5.25%**

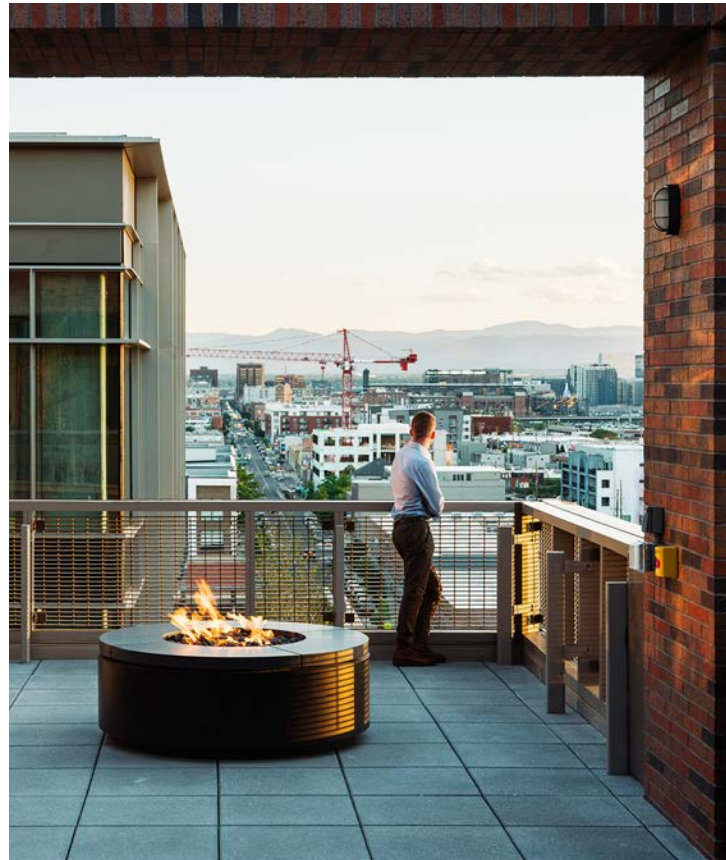
Population  
Growth by 2025

**65.4%**

of the Population are  
Millennials or Gen Z



**Your  
move.**



**Ready  
when  
you are.**





Peek into the possibilities of Paradigm River North.

[www.ParadigmRiverNorth.com](http://www.ParadigmRiverNorth.com)

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