

An architectural rendering of a modern multi-story building. The building features a mix of red brick and large glass windows. On the left, a brick section has a large rectangular opening with a green roof. The central part of the building is a glass-enclosed corner. To the right, another brick section has a rooftop garden with trees and a few people. The sky is blue with light clouds.

# PARADIGM

## RIVER NORTH





# PARADIGM RIVER NORTH

represents the most exciting new office opportunity for today's top companies seeking a competitive edge. Designed to inspire innovation, collaboration, productivity, and culture at the center of Denver's most vibrant mixed-use live, work, play neighborhood.

*“A paradigm shift is an important change that happens when the usual way of thinking about or doing something is replaced by a new and different way.”*







# THE FACTS & FIGURES

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3400 Walnut Street | Denver, CO 80205

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200,000 Total SF

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8-Stories

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190,000 SF Modern Office Space

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9,500 SF Ground Floor Retail & Restaurant Space

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12' 3" Ceiling Clear Heights Levels 2-8

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Up to 1.4/1,000 Office Parking Ratio

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Efficient 27,000 SF Average Floor Plate

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Open Air Balconies on Every Floor

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# IT'S ALL IN THE DETAILS

An elevated office experience with everything you need



Valet  
Parking



App for Building Access  
& Parking



EV Car Charging  
Stations



Downtown and  
Mountain Views



Private Outdoor  
Terraces and Balconies



Adjacent to DIA/Union  
Station Commuter Train



LEED  
Gold



Fitness  
Center



Pet  
Friendly



Bike Storage Room  
with Lockers & Showers



On-Site  
Security



Collaboration  
Lounge



WiFi  
in Common Areas



Outdoor  
Lounge









# BE A PART OF DENVER'S HOTTEST NEIGHBORHOOD

- Office
- Multifamily
- Retail
- Hotel



DOWNTOWN DENVER

HIGHLAND NEIGHBORHOOD

CURTIS PARK NEIGHBORHOOD

COLE NEIGHBORHOOD



TO/FROM I-70





# RIVER NORTH BY THE NUMBERS

This amenity rich neighborhood is one of the most vibrant urban areas in the country. In addition to pioneering Denver's craft food scene, RiNo is regarded as one of Denver's top entertainment and cultural hubs with some of the city's best restaurants, breweries, galleries, shops, bars, music venues, and more.



**855+**

Hotel Rooms  
Completed or  
Planned



**20+**

Breweries and  
Distilleries



**25+**

Fitness Studios  
and Gyms



**6,000+**

Residential Units  
Completed, Under  
Construction or Planned



**75+**

Restaurants  
and Bars



**40+**

Retailers and  
Boutiques



**30**

Art  
Galleries



**5**

Music  
Venues



RiNo was recently named one of the top 10 neighborhoods to visit in the U.S. by Lonely Planet



RiNo is served by commuter rail that directly connects the neighborhood to Union Station and Denver International Airport.



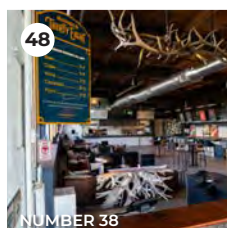
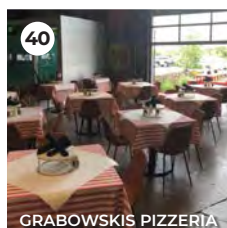
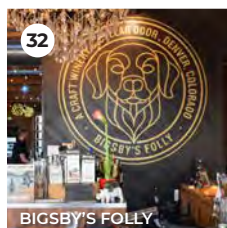
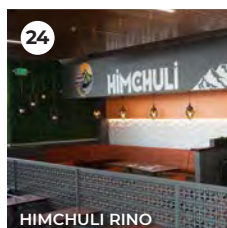
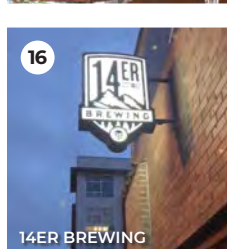
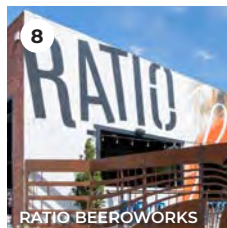
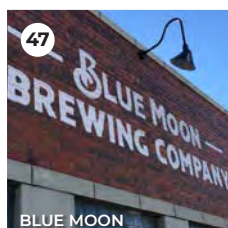
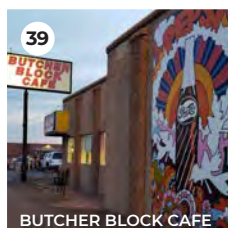
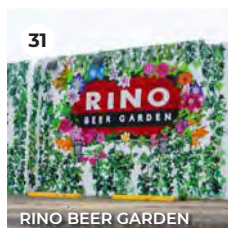
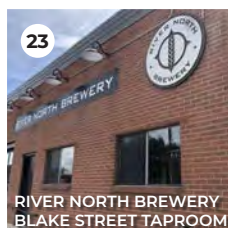
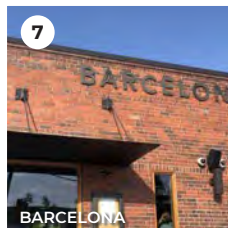
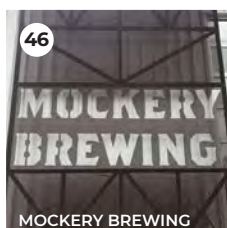
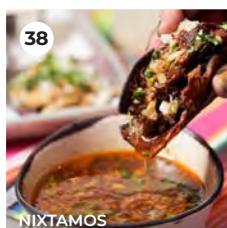
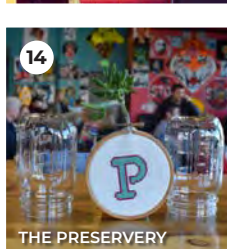
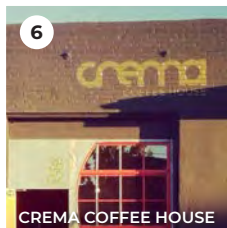
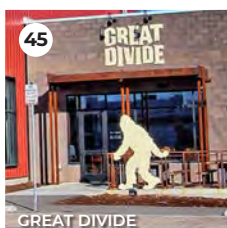
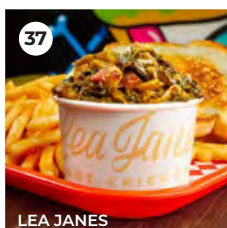
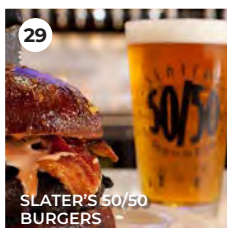
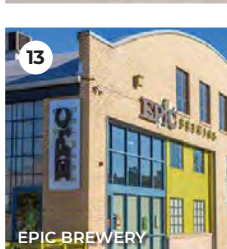
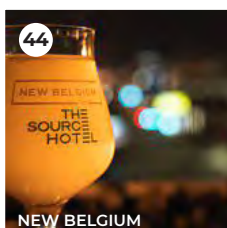
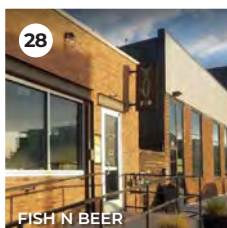
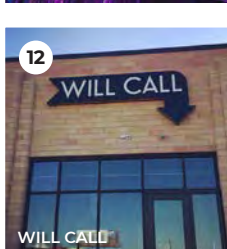
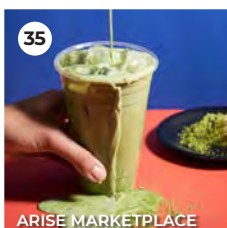
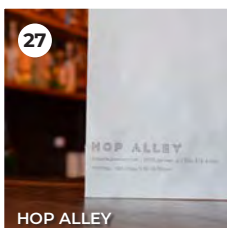
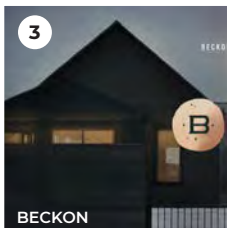
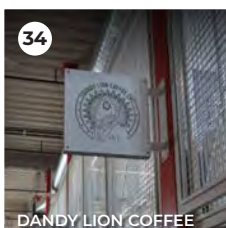
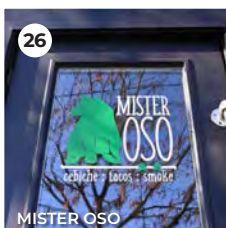
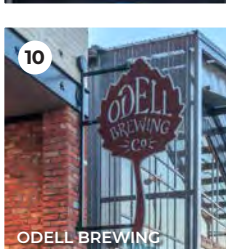
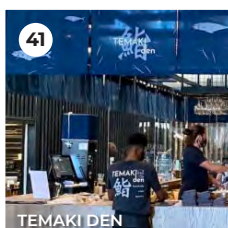
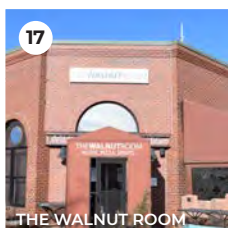
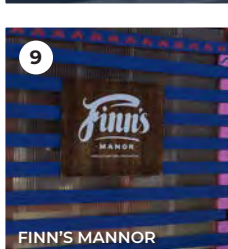
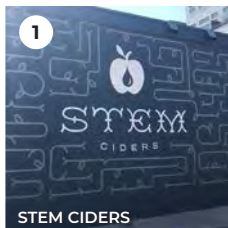
RiNo is at the forefront of Denver's food & beverage and cultural scene.



# HOME TO DENVER'S BEST RESTAURANTS, BREWERIES, GALLERIES, SHOPS AND NEW RESIDENTIAL







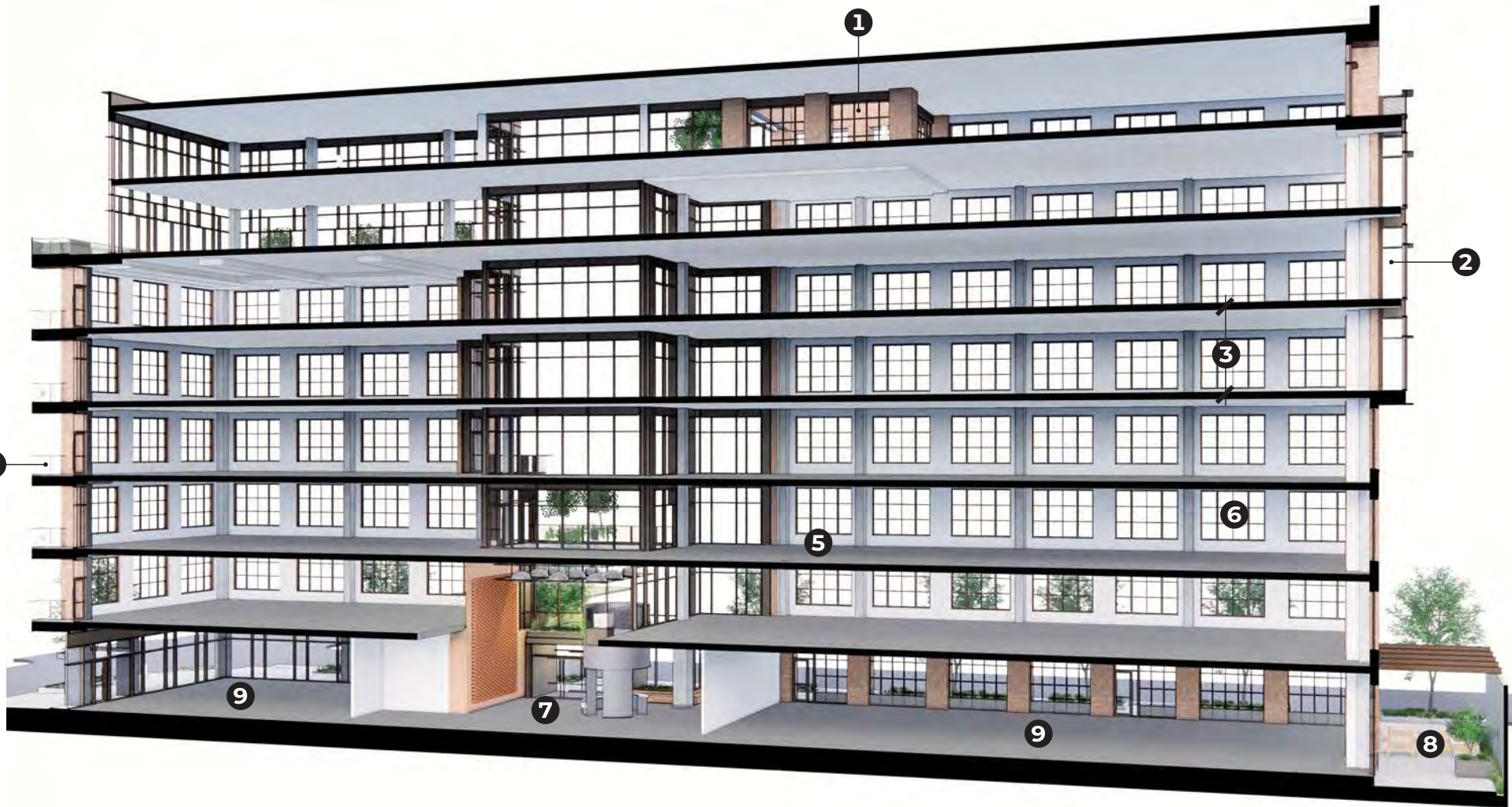


# NEXT GENERATION OFFICE

PARADIGM RIVER NORTH offers unmatched building attributes aimed to enhance employee satisfaction, wellness, and productivity. Featuring an environmentally sustainable design with plentiful outdoor spaces, high ceilings, and expansive windows for abundant natural light, the building promotes a healthier and happier workforce. Open and customizable floor plans offer ultimate flexibility and efficiency in creating a workplace environment that energizes and inspires.







## Building Attributes

- ❶ 8th Floor Veranda
- ❷ Winter Garden
- ❸ 12' 3" Ceiling Clear Heights In Office
- ❹ Extensive Outdoor Patio Space
- ❺ Customizable Open Floor Plans
- ❻ Expansive 11' By 9' Bay Windows
- ❼ 2-Story Lobby
- ❽ Outdoor Lounge
- ❾ Ground Floor Restaurant/Retail



# DRAMATIC DOUBLE HEIGHT LOBBY PROVIDES DIRECT ACCESS TO BIKE AMENITIES, RETAIL, AND THE GROUND FLOOR CAFE AND WORKSPACE





# Ground Floor



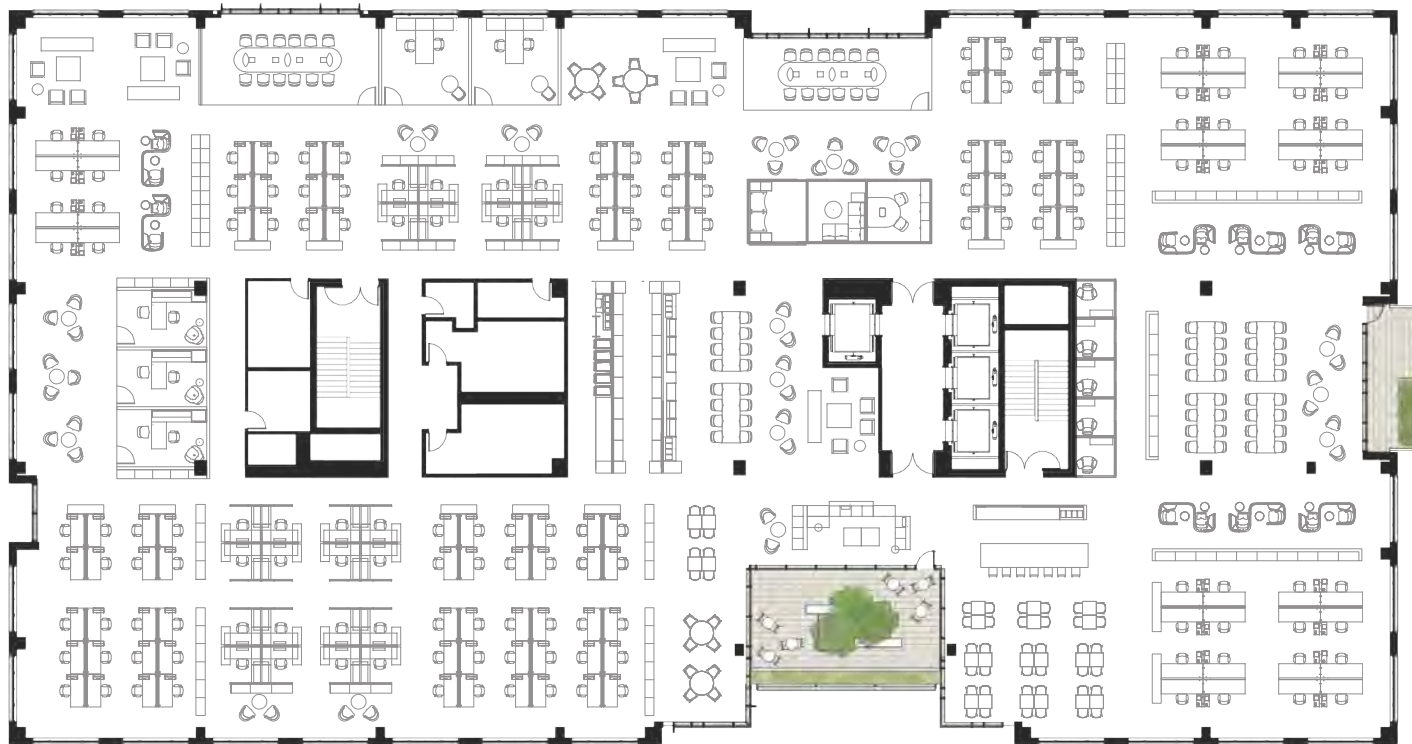


# FLEXIBLE AND EFFICIENT FLOOR PLANS



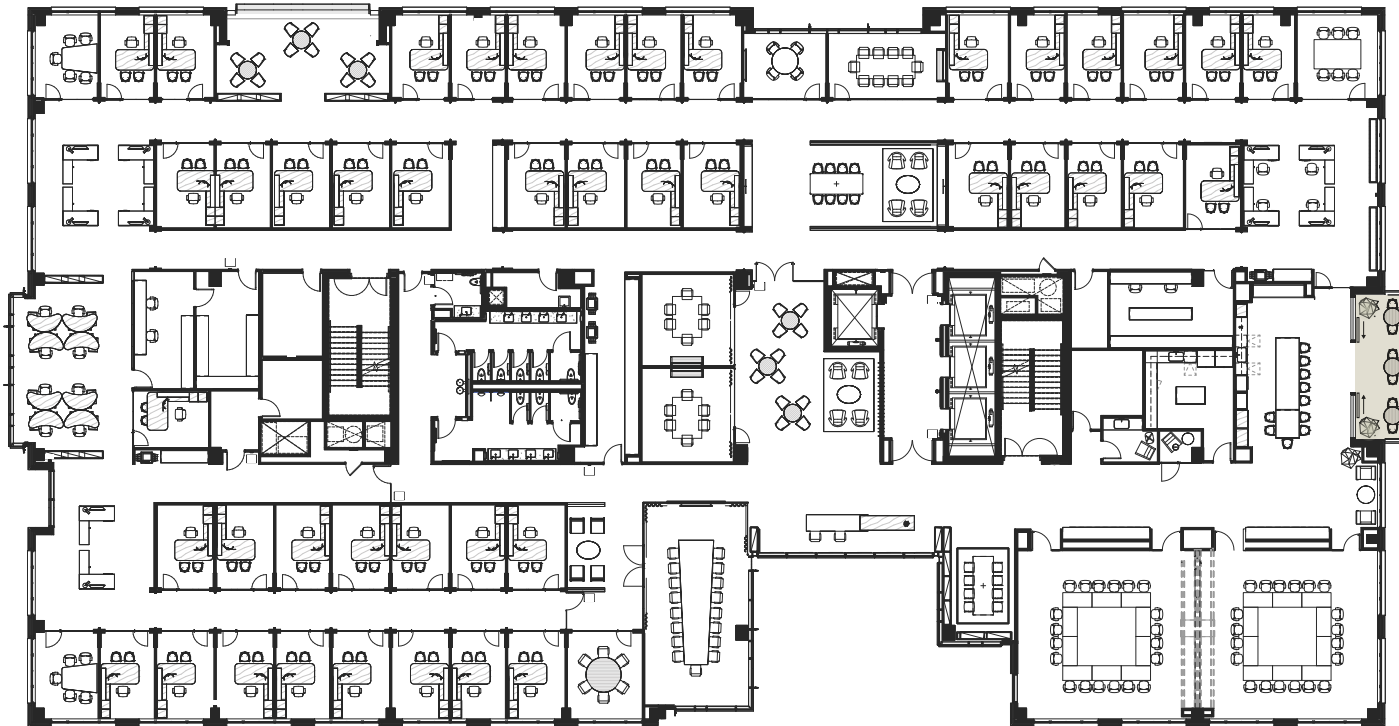


# Open Plan Test Fit





# Private Office Test Fit





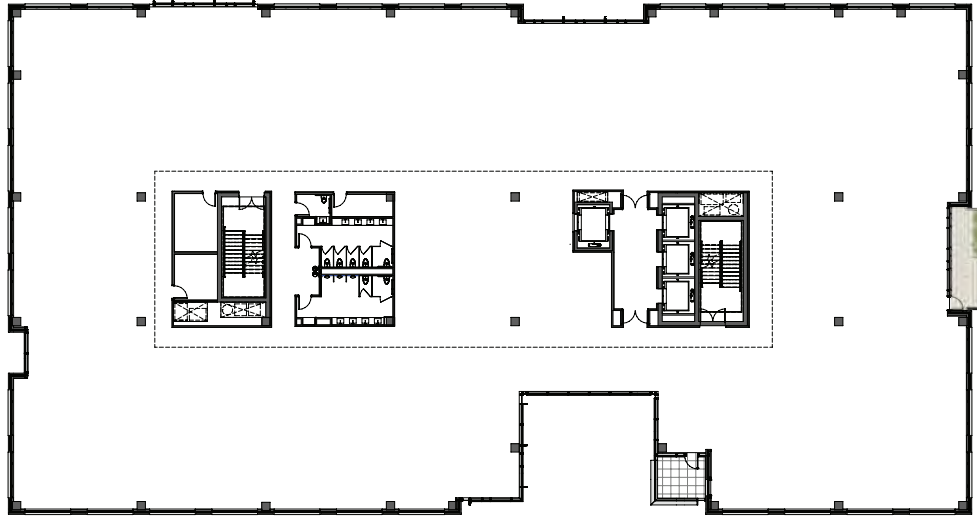
# INSPIRING WORKSPACES THAT FOSTER COLLABORATION, INNOVATION, AND CULTURE



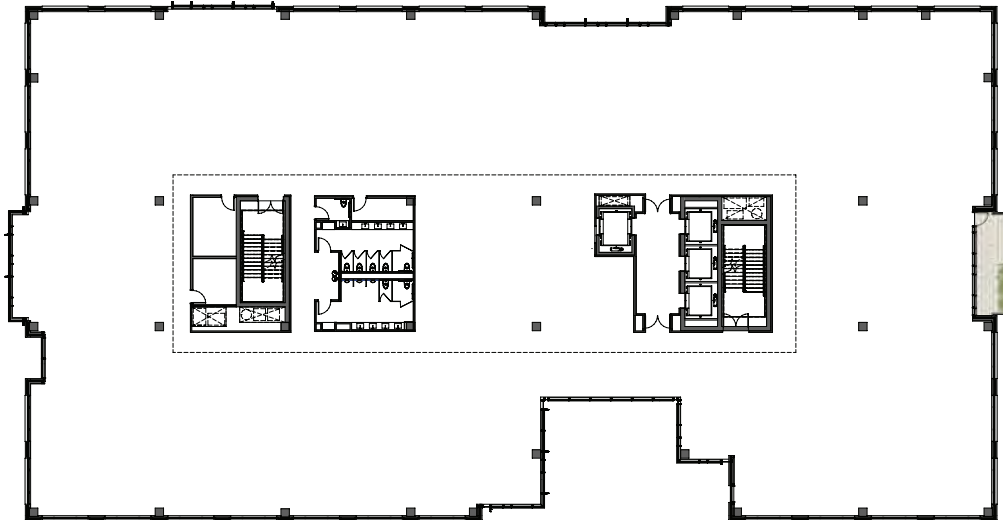


# OUTDOOR SPACES ON EVERY LEVEL

Level 4



Level 5







MOUNTAIN  
FACING VIEWS





- HIGHWAY ACCESS
- COMMUTER RAIL LINES
  - A-LINE → DIA
  - B-LINE → NORTHWEST
  - N-LINE → NORTH
- PEDESTRIAN BRIDGE
- RIVER WALK TRAIL
- BIKE LANE



# A CONNECTED, TRANSIT RICH LOCATION

Located on Walnut Street in the heart of the RiNo Art District, PARADIGM RIVER NORTH is easily accessible by multiple modes of transportation providing connectivity to downtown Denver, Union Station, Denver International Airport and the hippest restaurant, cultural and business scene in Denver.



**91**

WALK SCORE



**94**

BIKE SCORE



**2 BLOCKS**

to 38th/Blake Station



**6 MIN**

Train Ride to  
Union Station



**5 MIN**

Drive to I-70



**11 MIN**

Scooter Ride to  
Union Station

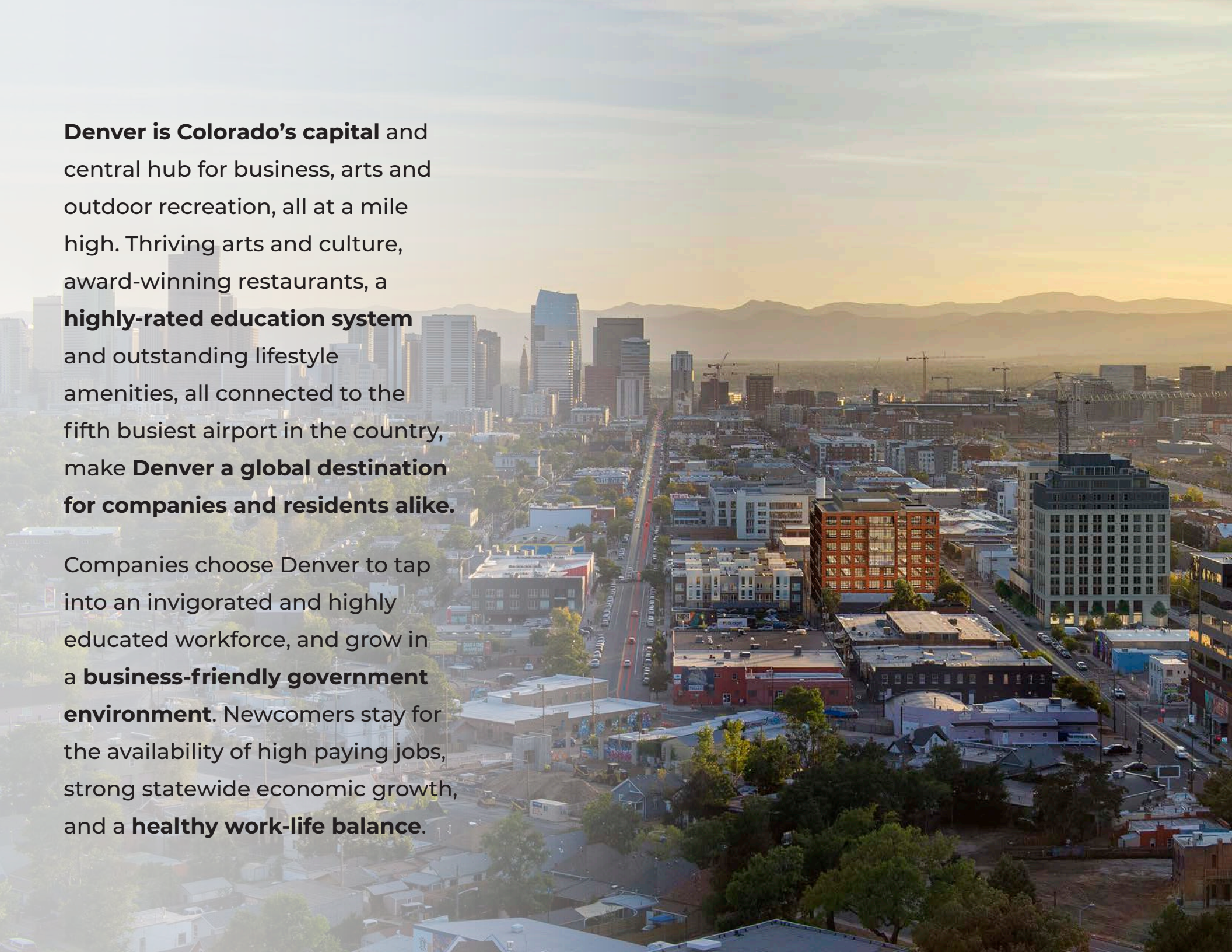


**30 MIN**

Train Ride to Denver  
International Airport





An aerial photograph of Denver, Colorado, taken during the golden hour of sunset. The image shows a dense urban landscape with a mix of modern high-rise buildings and older, lower-rise structures. A prominent red brick building stands out in the mid-ground. In the background, the city gives way to rolling hills and mountains under a hazy, orange-tinted sky. The overall scene conveys a sense of a vibrant, growing city.

**Denver is Colorado's capital** and central hub for business, arts and outdoor recreation, all at a mile high. Thriving arts and culture, award-winning restaurants, a **highly-rated education system** and outstanding lifestyle amenities, all connected to the fifth busiest airport in the country, make **Denver a global destination for companies and residents alike.**

Companies choose Denver to tap into an invigorated and highly educated workforce, and grow in a **business-friendly government environment.** Newcomers stay for the availability of high paying jobs, strong statewide economic growth, and a **healthy work-life balance.**



# WHY COMPANIES AND TALENTED EMPLOYEES ARE CHOOSING DENVER

Denver Ranked

## #2

best place to live in the USA

- U.S. NEWS & WORLD REPORT

Denver Ranked

## #2

biggest millennial boomtown  
in America

- MAGNIFYMONEY

Denver Ranked

## #4

best place for business  
and careers

- FORBES

Denver Ranked

## #8

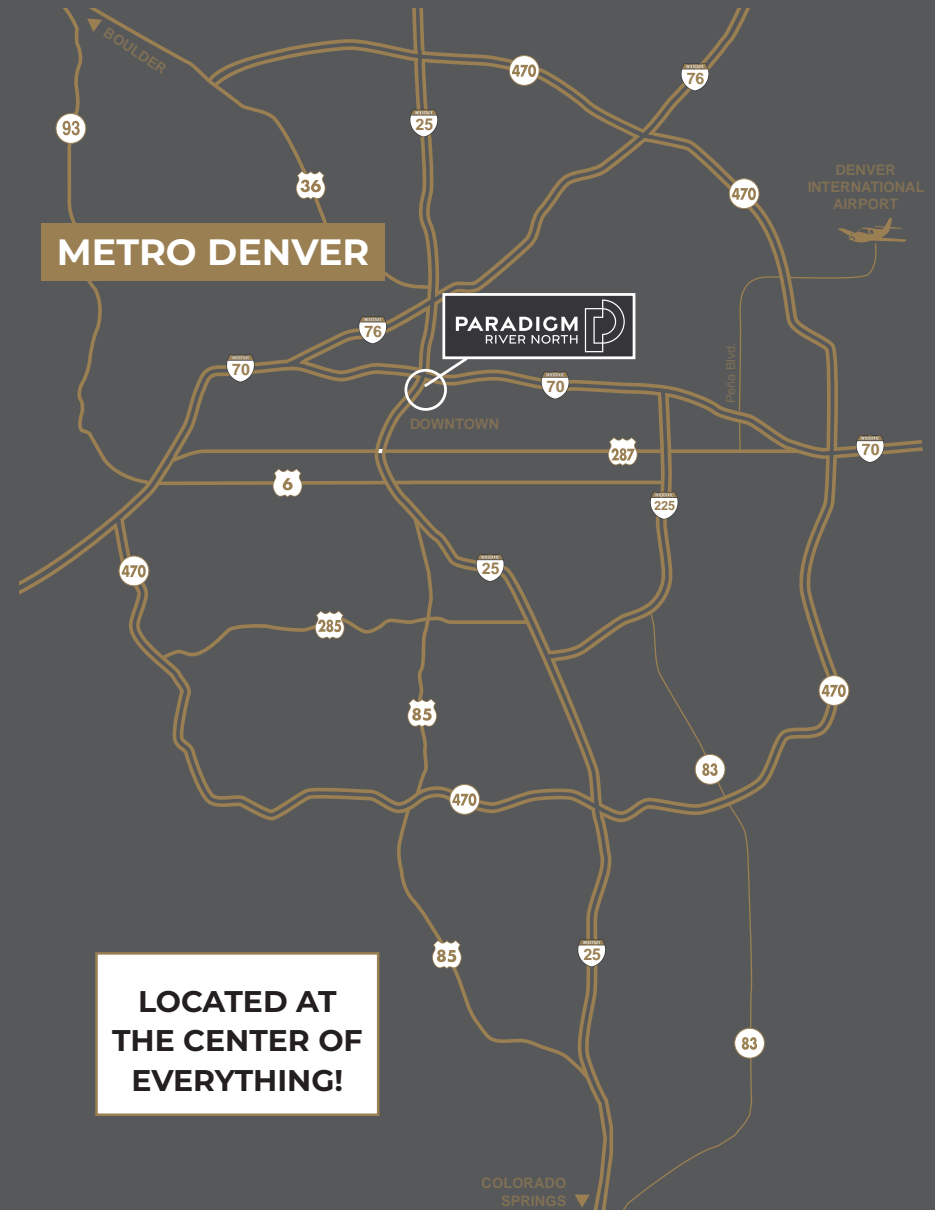
city with highest concentration  
of residents with 4-year degrees

- CITYLAB

Denver Added

# 173,600

jobs in the last 5 years







# NEWMARK

JAMIE GARD  
303-260-4341  
[jamie.gard@nmrk.com](mailto:jamie.gard@nmrk.com)

JEFF CASTLETON  
303-260-4391  
[jeff.castleton@nmrk.com](mailto:jeff.castleton@nmrk.com)



Jordon Perlmutter & Co.

ROCKEFELLER  
GROUP

**TRYBA ARCHITECTS**

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