

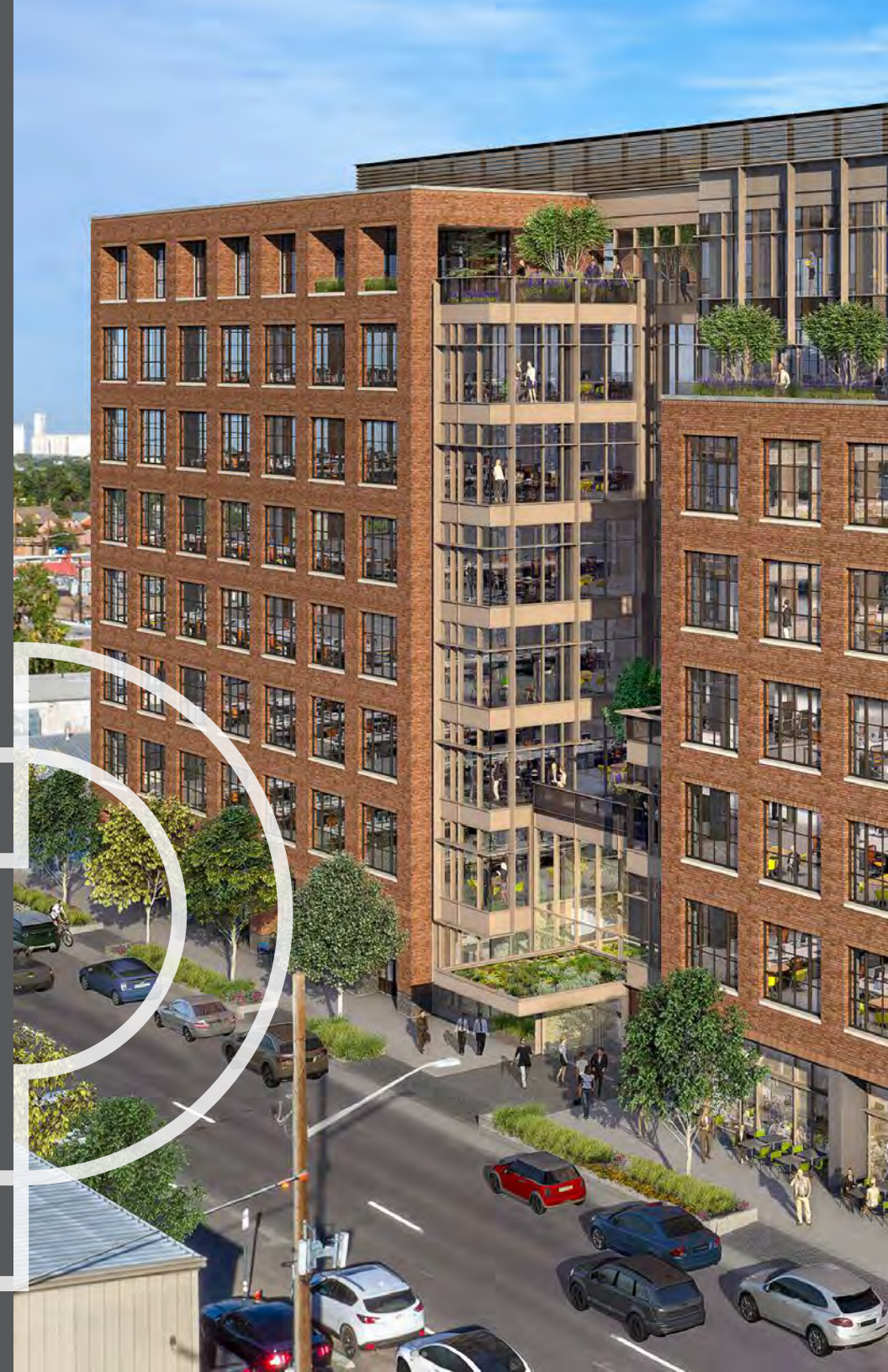
PARADIGM
RIVER NORTH



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

3400 Walnut Street | Denver, CO 80205

200,000 Total SF

8-Stories

190,000 SF Modern Office Space

9,500 SF Ground Floor Retail & Restaurant Space

12' 3" Ceiling Clear Heights Levels 2-8

Up to 1.4/1,000 Office Parking Ratio

Efficient 27,000 SF Average Floor Plate

Open Air Balconies on Every Floor

IT'S ALL IN THE DETAILS

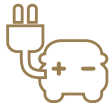
An elevated office experience with everything you need



Valet
Parking



App for Building Access
& Parking



EV Car Charging
Stations



Multipurpose
Training Room



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



Downtown and
Mountain Views







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

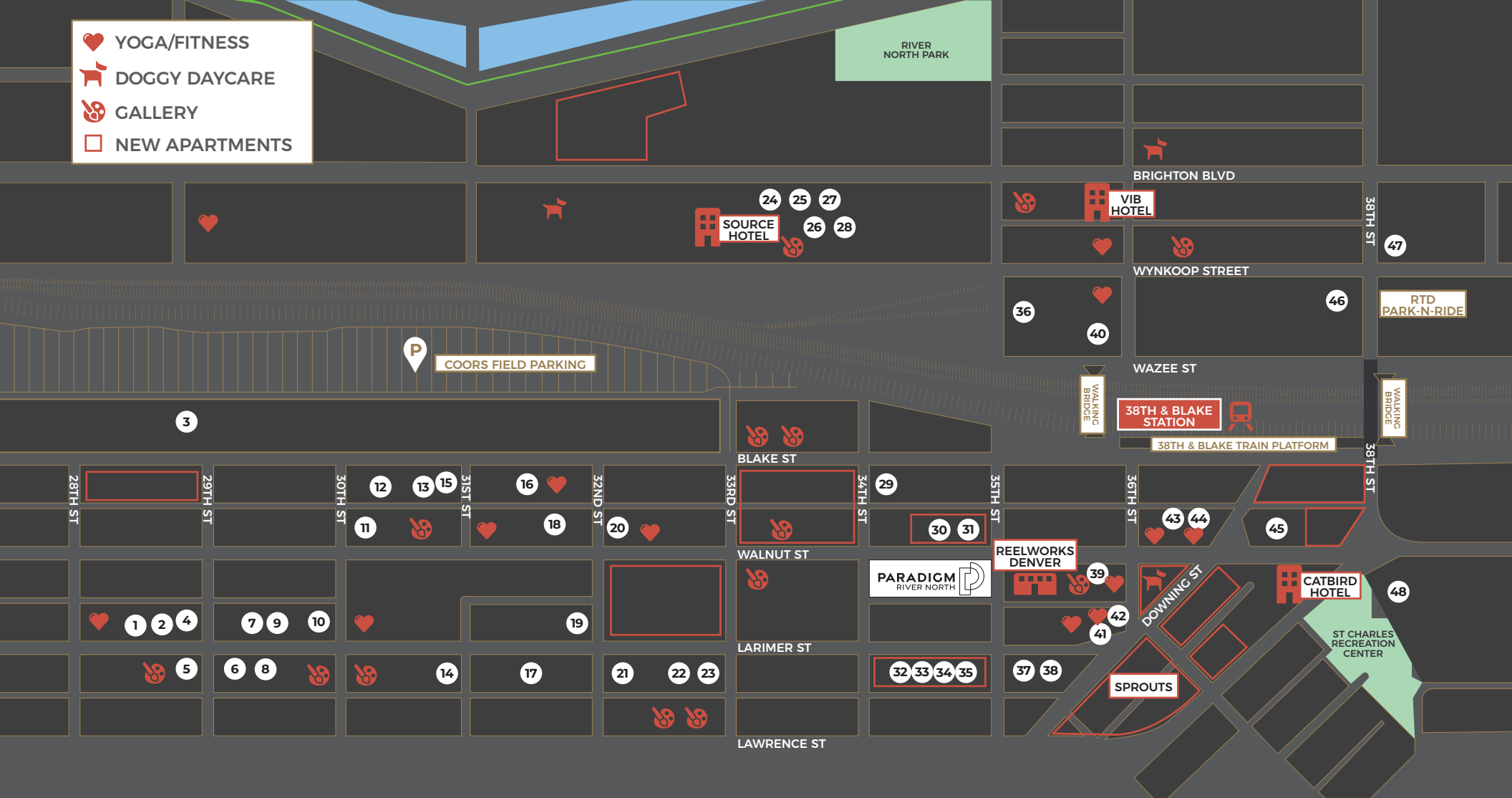


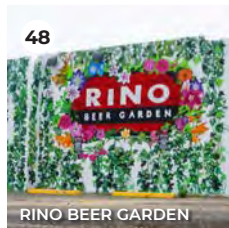
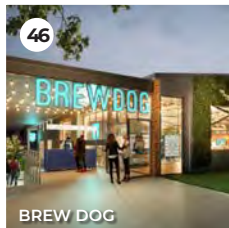
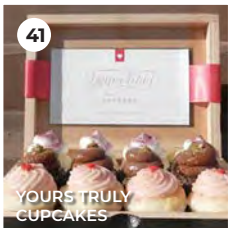
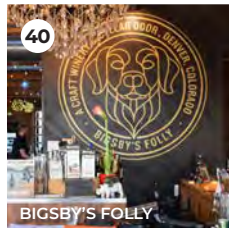
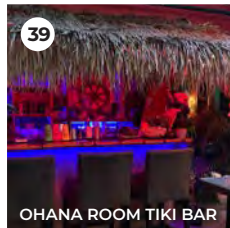
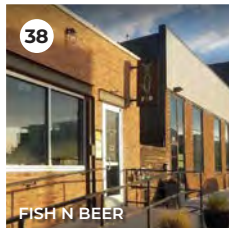
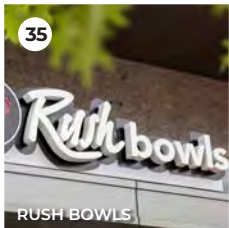
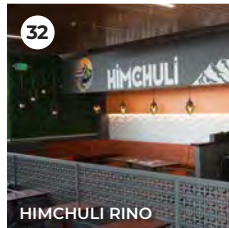
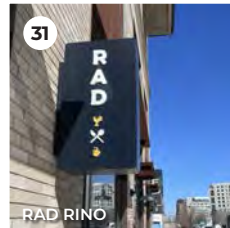
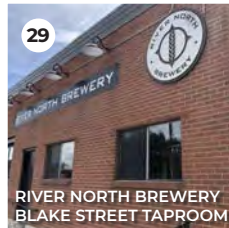
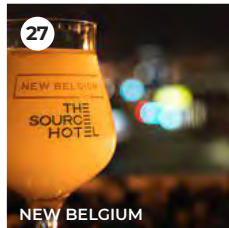
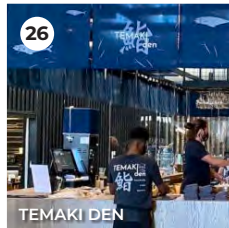
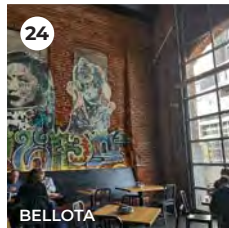
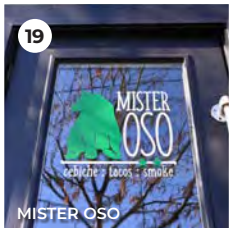
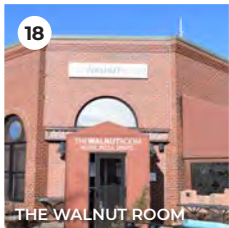
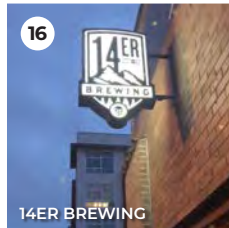
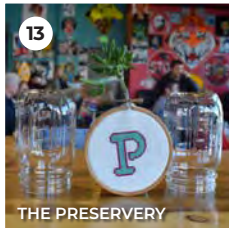
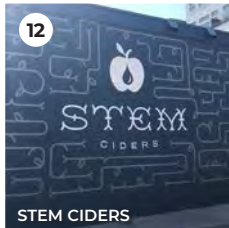
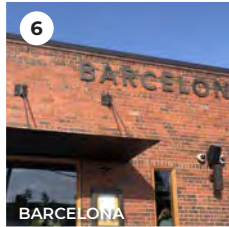
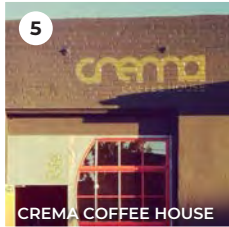
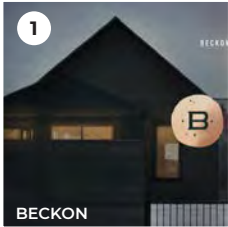
RiNo is served by commuter rail that directly connects the neighborhood to Union Station and Denver International Airport.



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

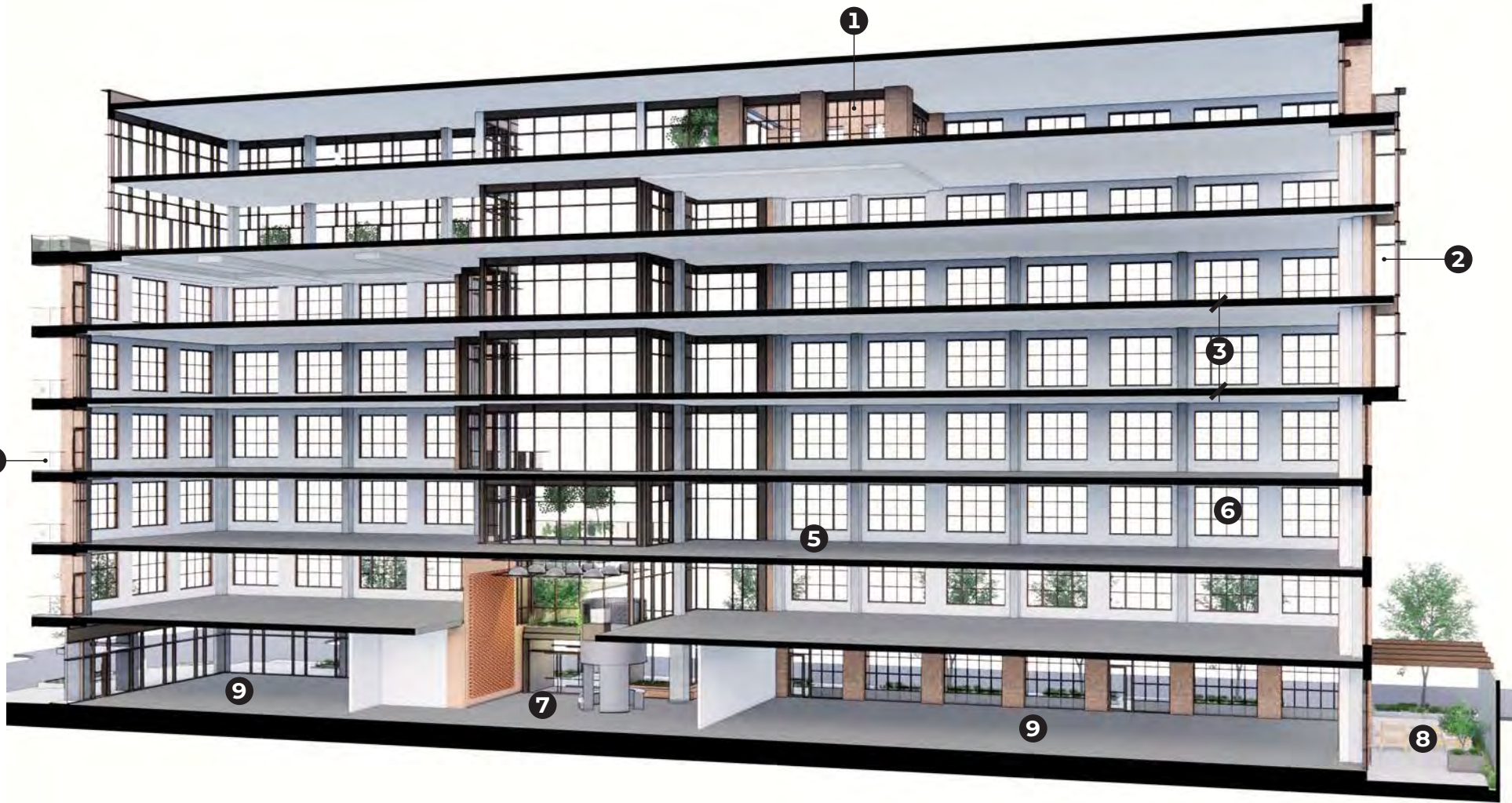




NEXT GENERATION OFFICE

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.





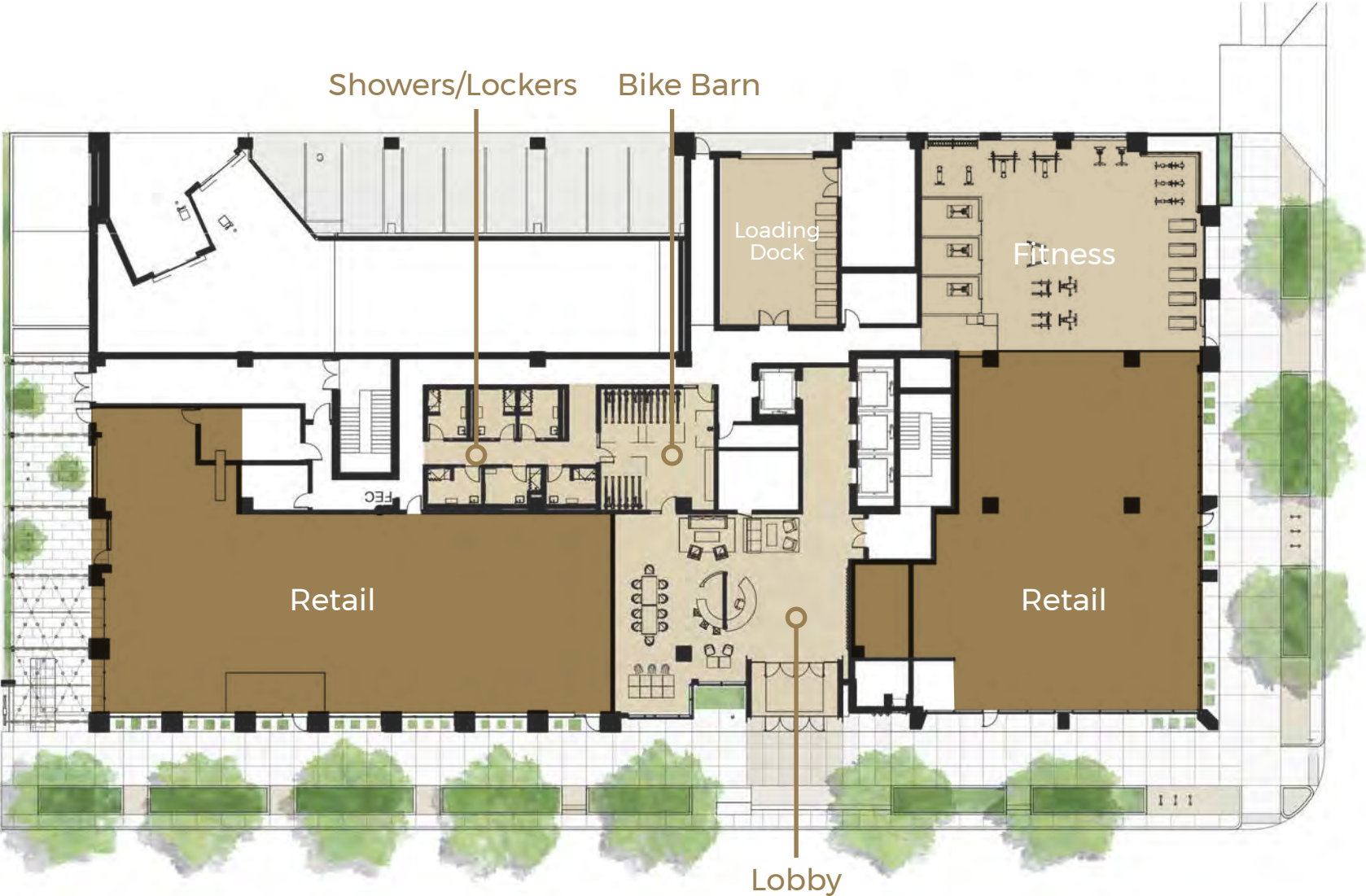
Building Attributes

- ① 8th Floor Veranda
- ② Winter Garden
- ③ 12' 3" Ceiling Clear Heights In Office
- ④ Extensive Outdoor Patio Space
- ⑤ Customizable Open Floor Plans
- ⑥ Expansive 11' By 9' Bay Windows
- ⑦ 2-Story Lobby
- ⑧ Outdoor Lounge
- ⑨ Ground Floor Restaurant/Retail

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



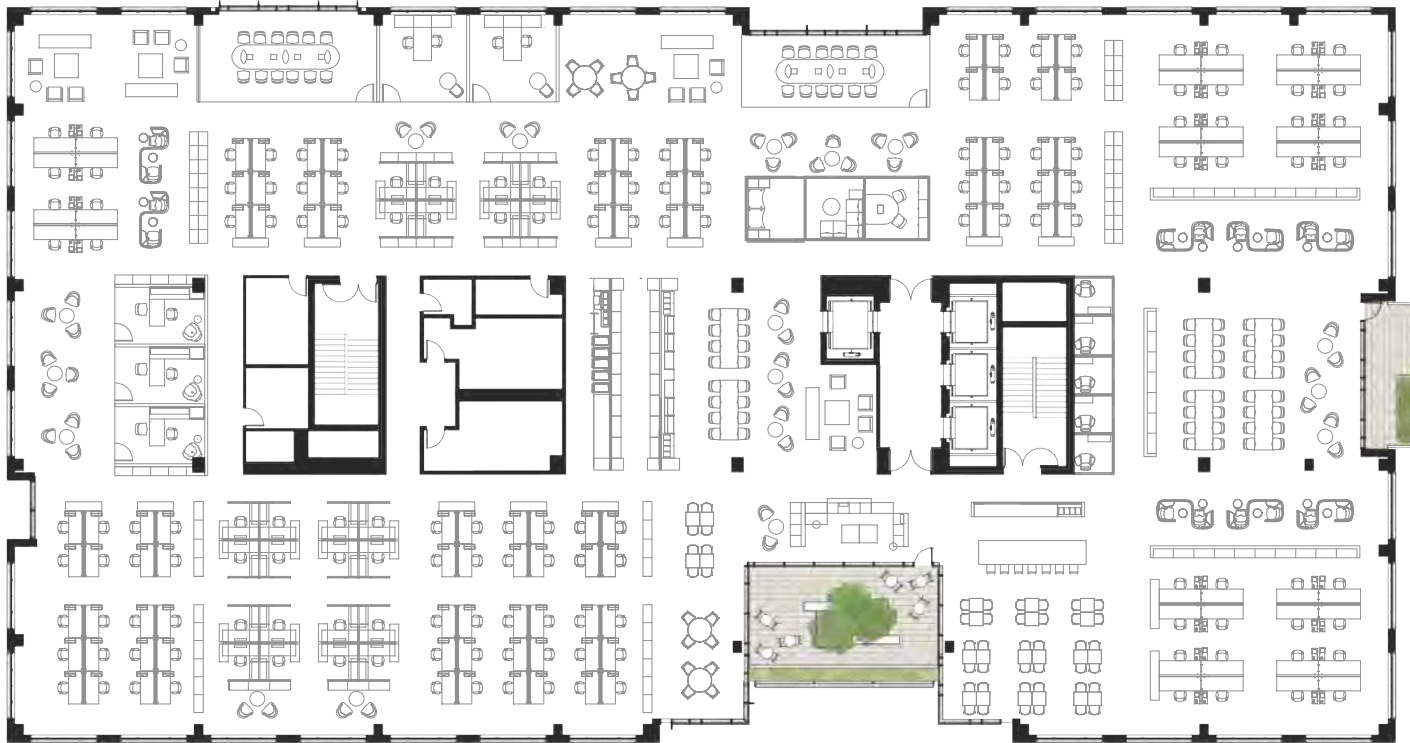
Ground Floor



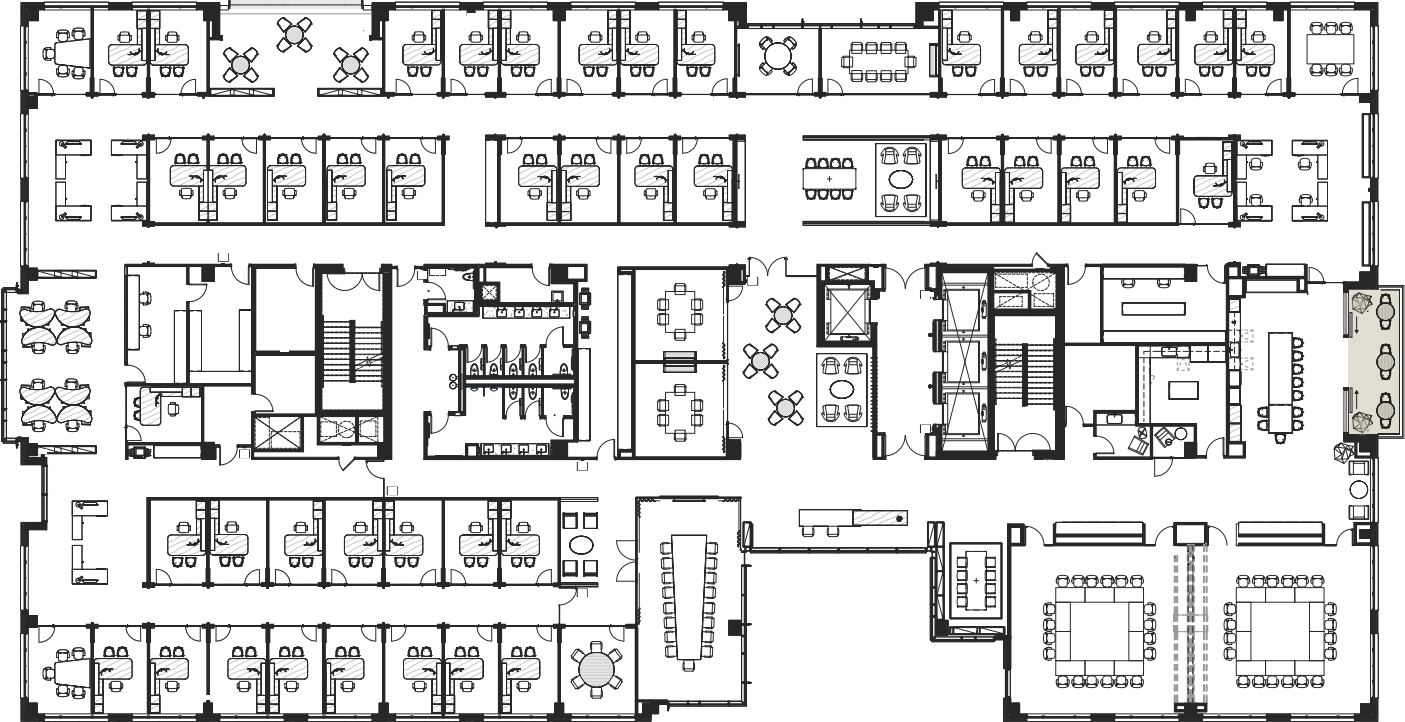
FLEXIBLE AND EFFICIENT FLOOR PLANS



Third Floor - Open Plan Test Fit



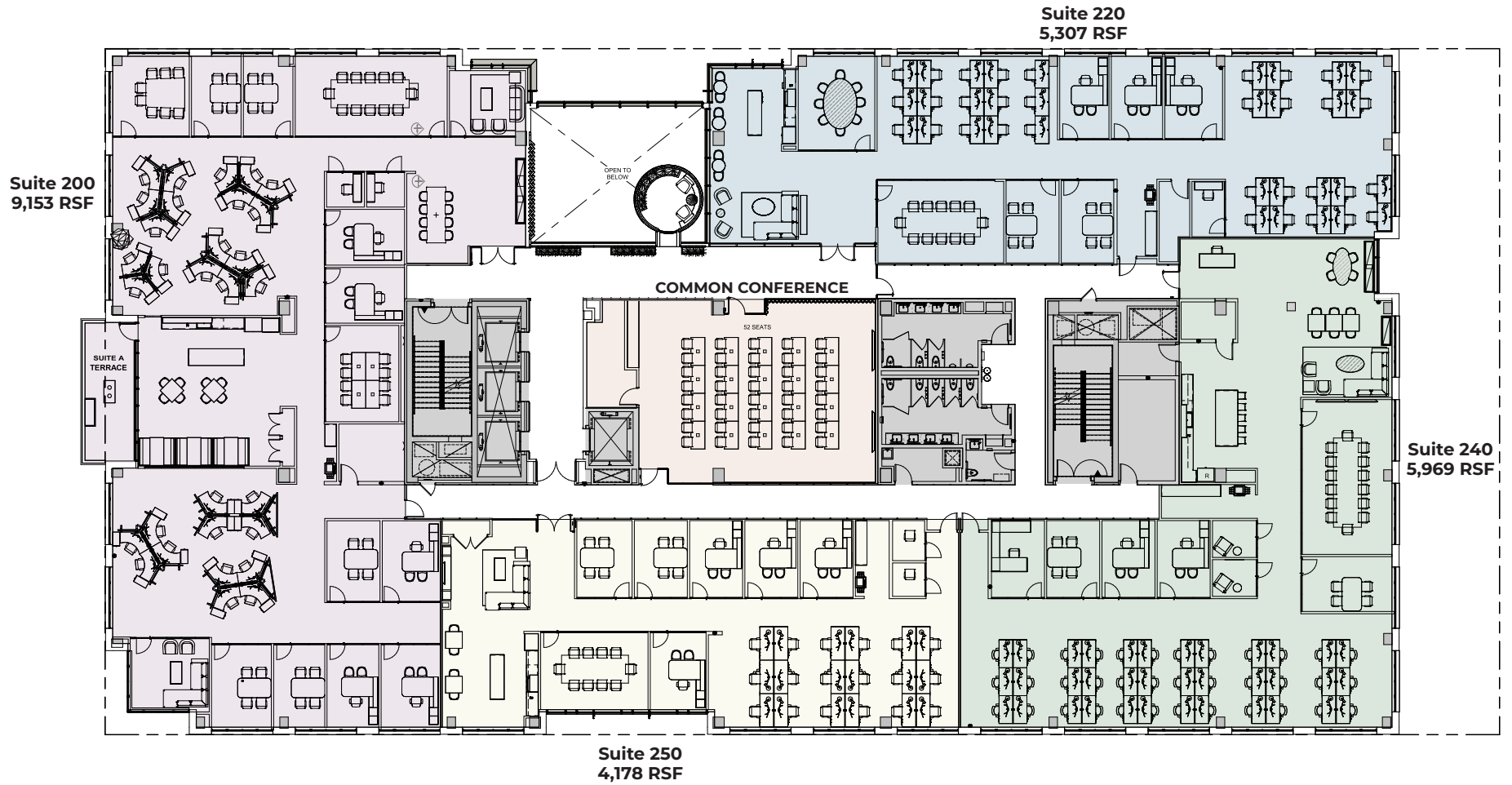
Fifth Floor - Private Office Test Fit



INSPIRING WORKSPACES THAT FOSTER COLLABORATION, INNOVATION, AND CULTURE



Second Floor Spec Suites





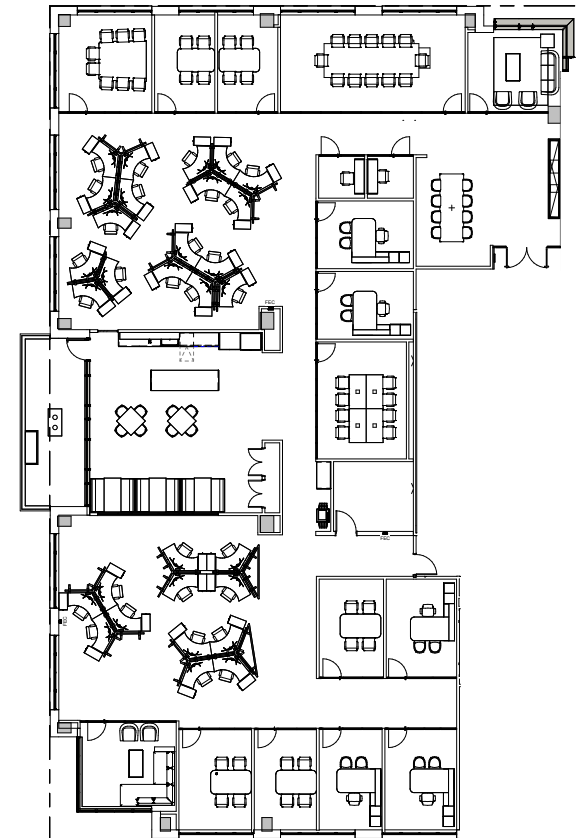
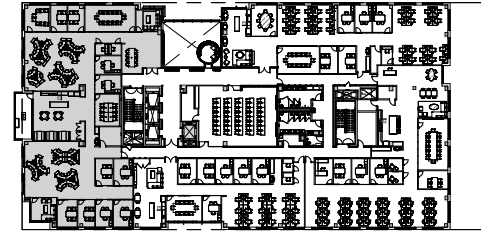
MOUNTAIN
FACING VIEWS

GARDEN
PROMENADE



Spec Suite 200

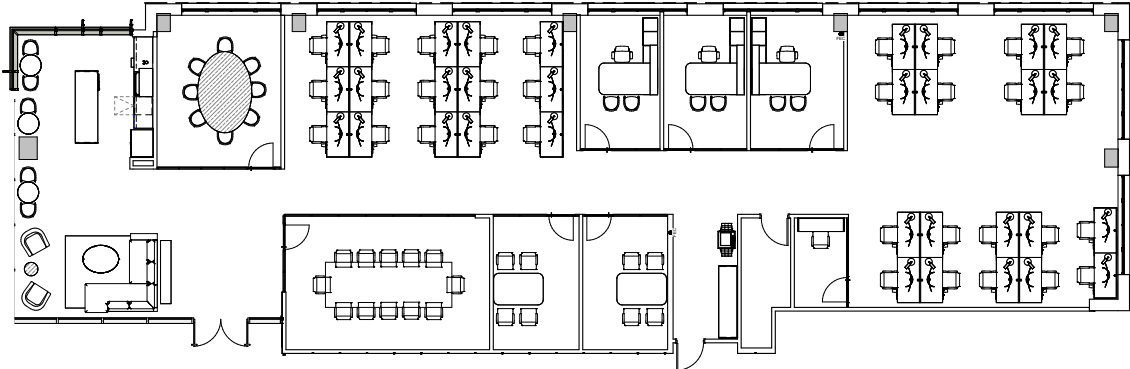
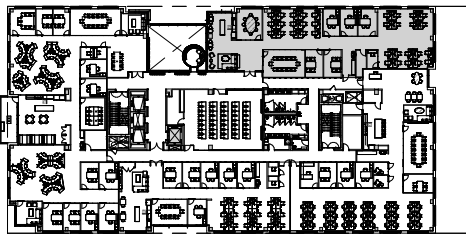
9,153 SF





Spec Suite 220

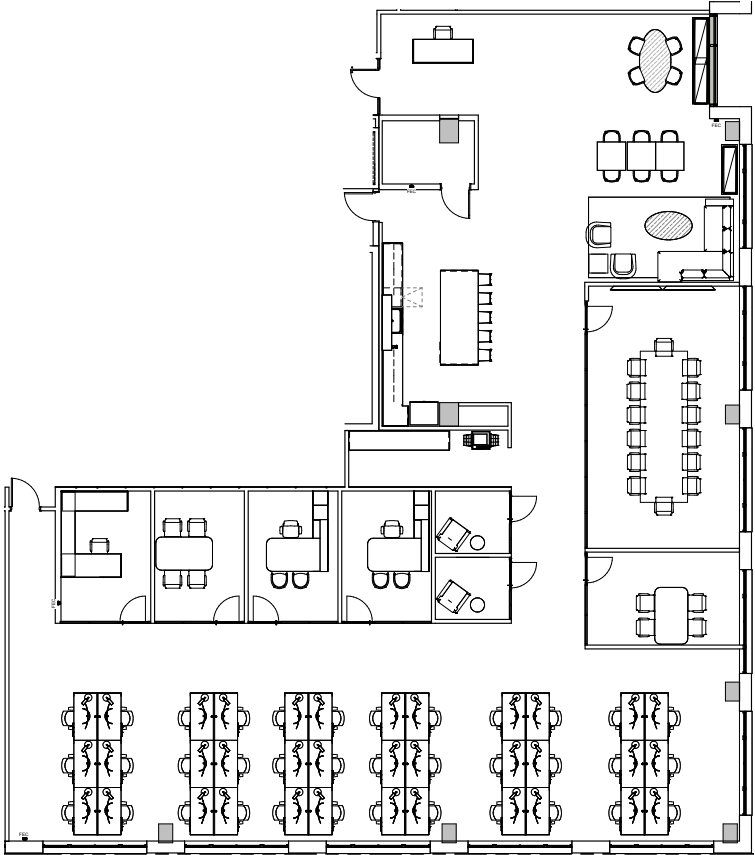
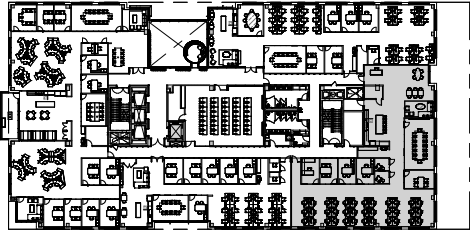
5,307 SF





Spec Suite 240

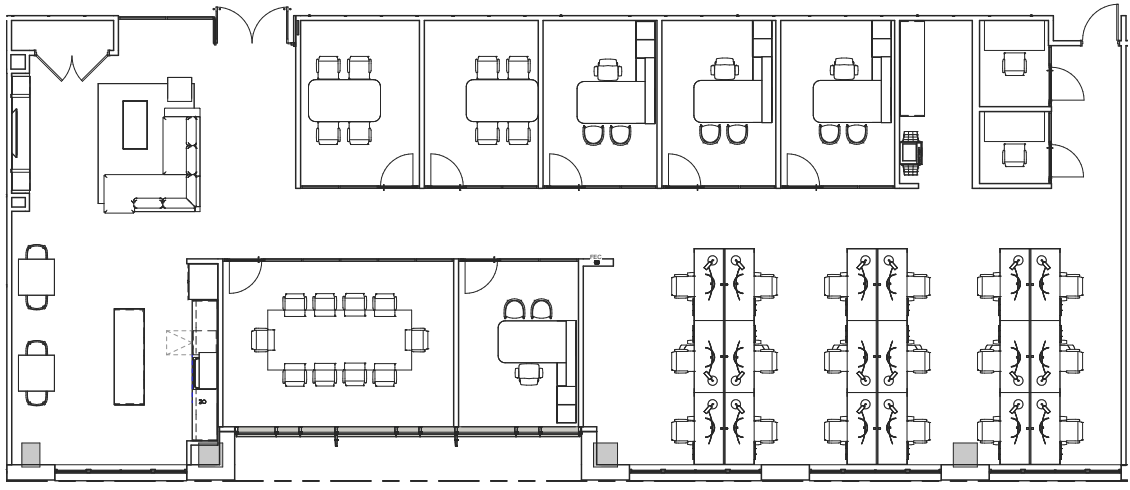
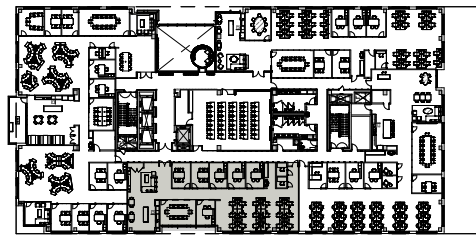
5,969 SF





Spec Suite 250

4,178 SF





DOWNTOWN DENVER

LODO

UNION STATION

HIGHLAND NEIGHBORHOOD

CURTIS PARK NEIGHBORHOOD

COLE NEIGHBORHOOD

PARADIGM RIVER NORTH

38TH & BLAKE STATION

38TH AVE

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



TO/FROM I-70

Hwy A-LINE TO DIA

BRIGHTON BLVD

MAZE STREET

LAWRENCE STREET

LARIMER STREET

WALNUT STREET

BLAKE STREET

DOWNING STREET




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

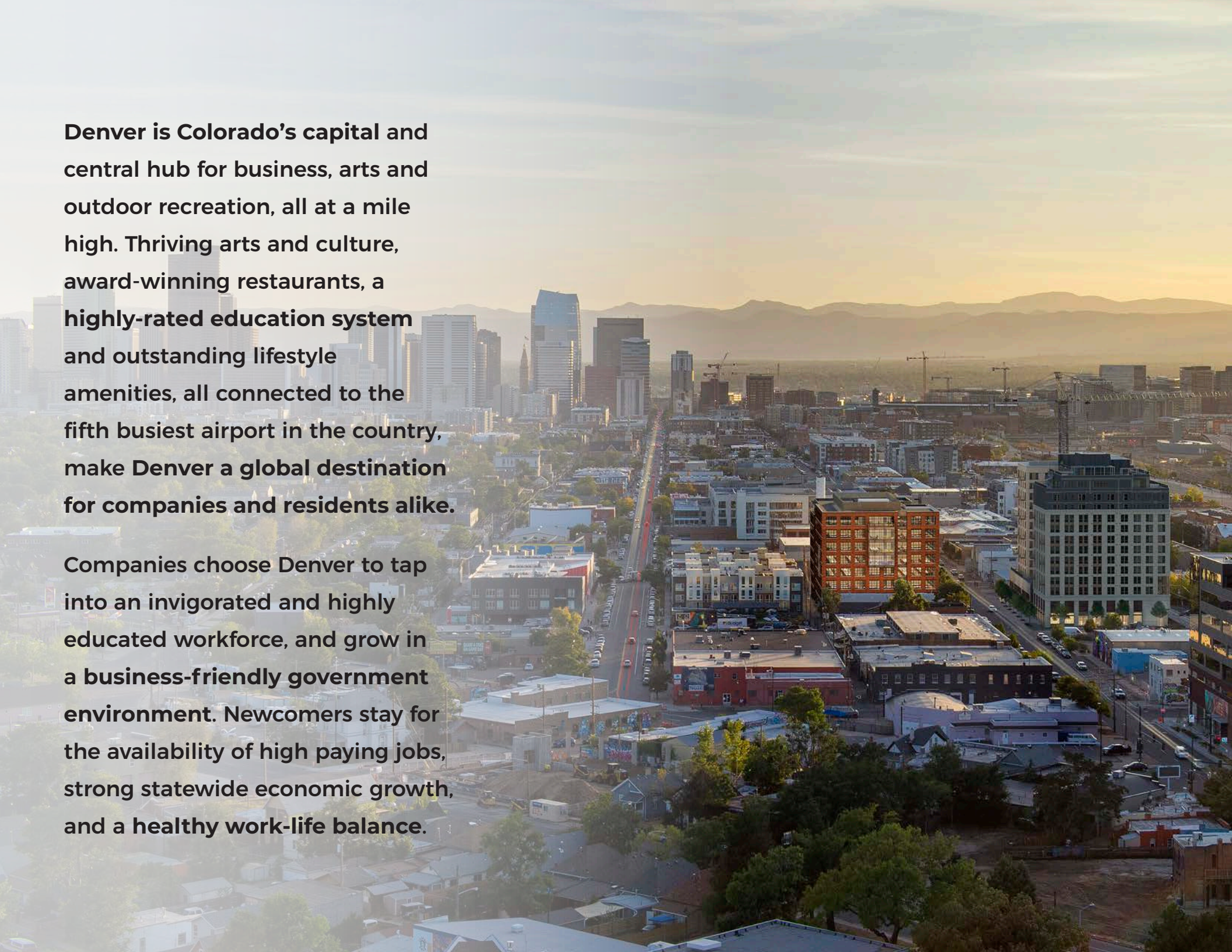


11 MIN
Scooter Ride to
Union Station



30 MIN
Train Ride to Denver
International Airport



An aerial photograph of Denver, Colorado, taken during the golden hour of sunset. The city's skyline is visible in the background, with several prominent skyscrapers. The foreground shows a dense urban area with a mix of residential and commercial buildings, including a notable orange brick building. The city is surrounded by green trees and a hazy atmosphere from the setting sun. The overall scene captures the vibrant and modern nature of the 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

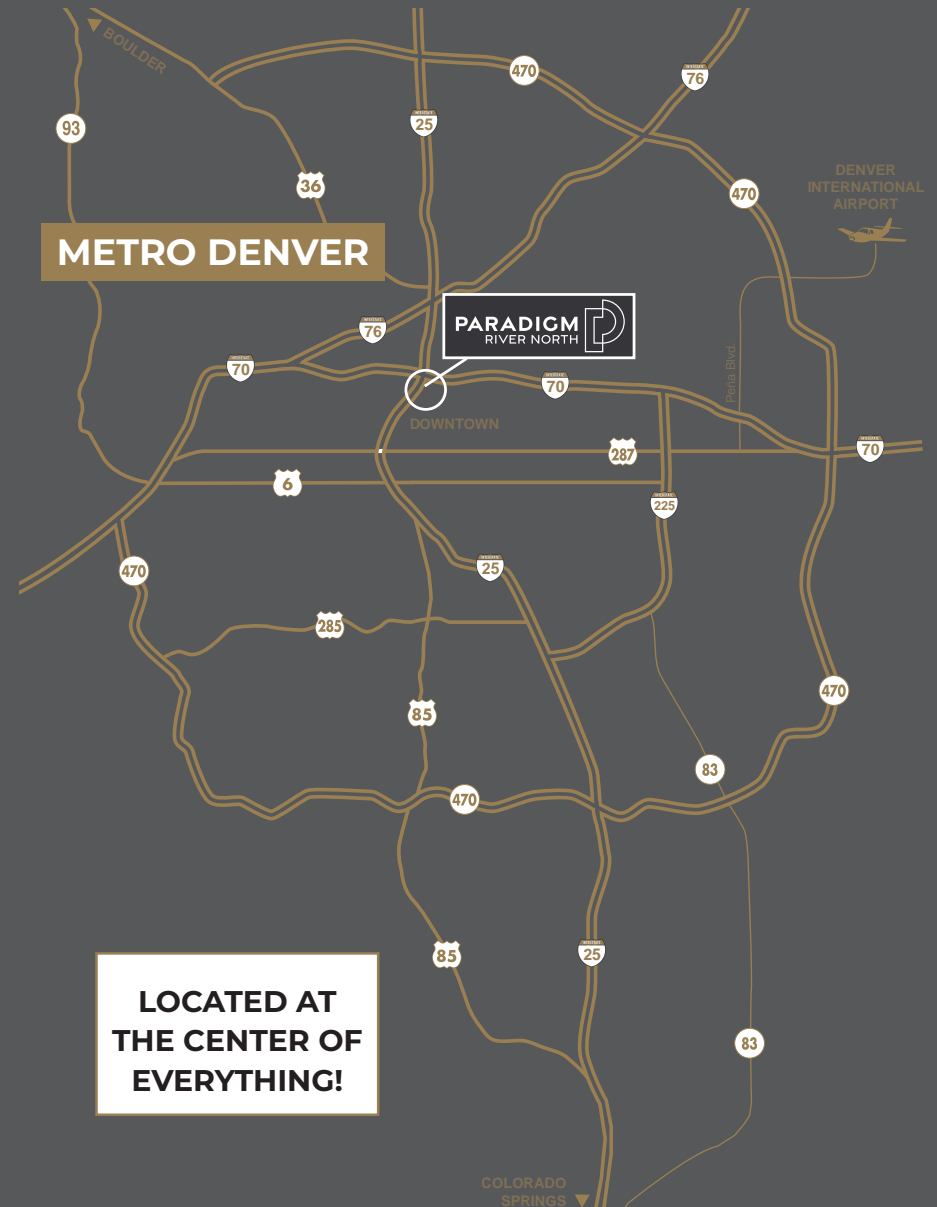
city with highest concentration
of residents with 4-year degrees

- CITYLAB

Denver Added

173,600

jobs in the last 5 years



NEWMARK

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jamie.gard@nrmk.com

JEFF CASTLETON
303-260-4391
jeff.castleton@nrmk.com



Jordon Perlmutter & Co.

ROCKEFELLER
GROUP

TRYBA ARCHITECTS

www.ParadigmRiverNorth.com

