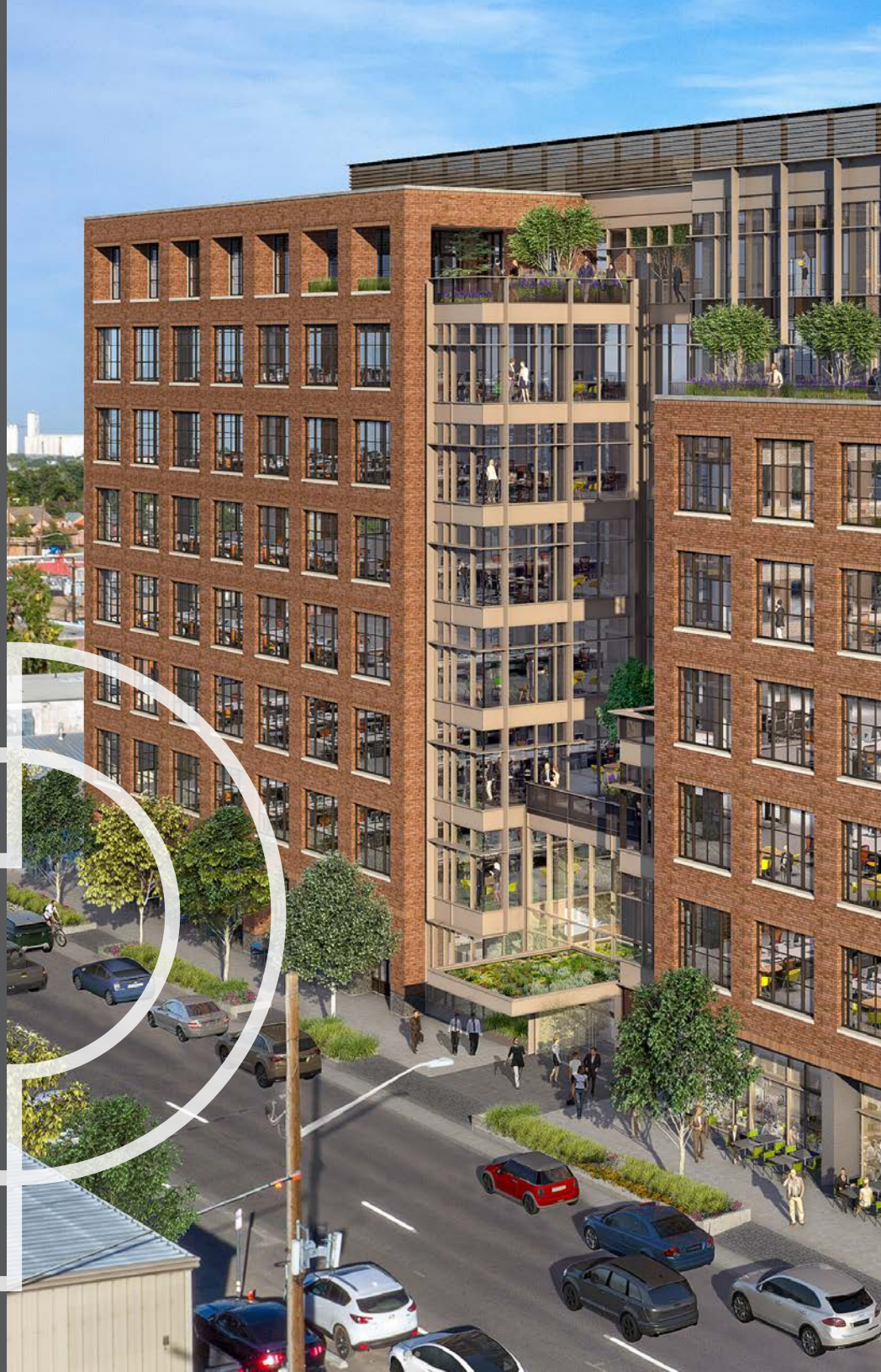
PARADIGM
RIVER NORTH

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

188,000 SF Modern Office Space

12,000 SF Ground Floor Retail & Restaurant Space

12’ 3” Ceiling Clear Heights Levels 2-8

Up to 1.5/1,000 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
- 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

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

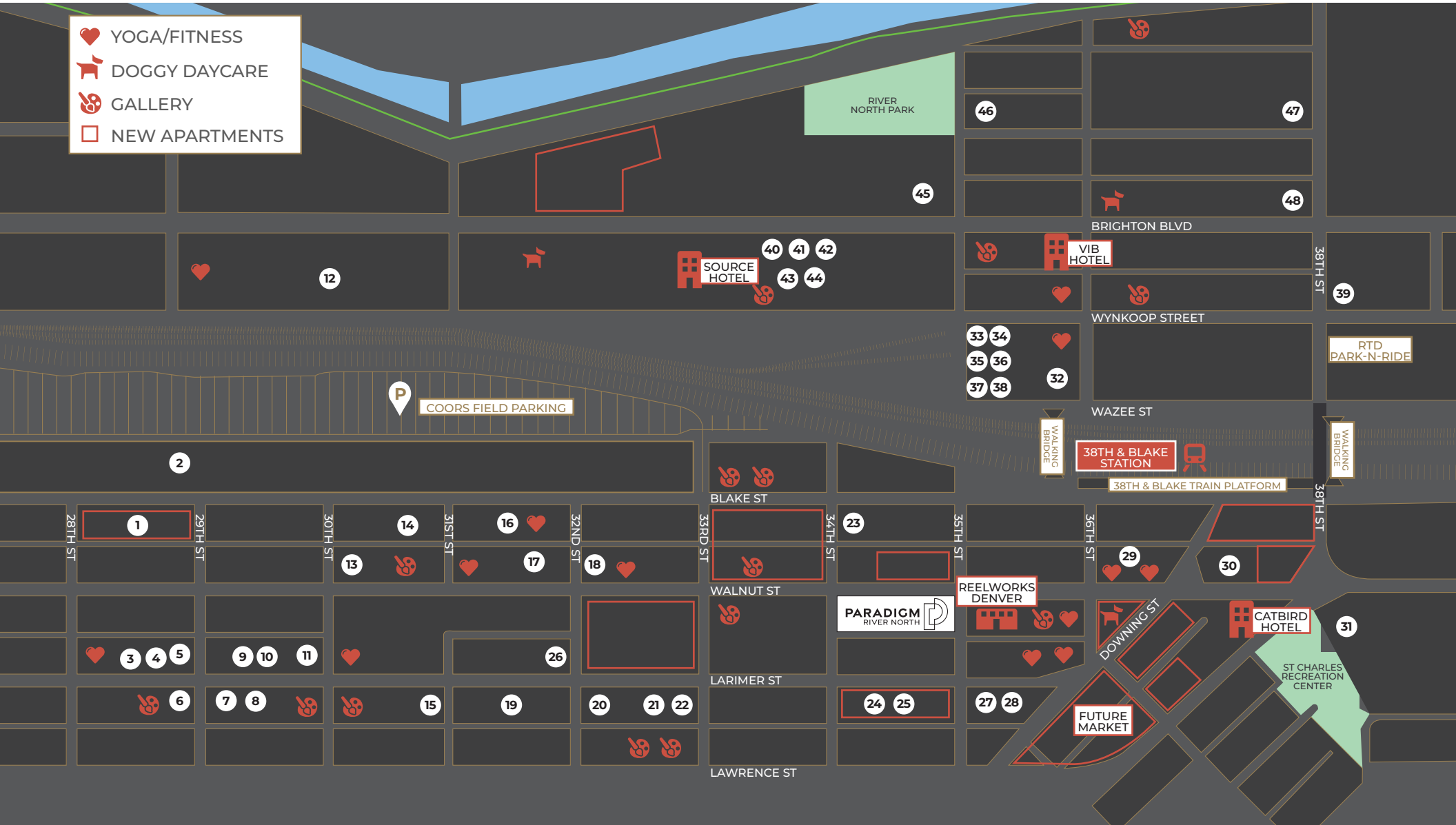
5
Music Venues

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



1 STEM CIDERS

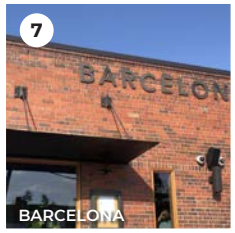
2 THE RACKHOUSE

3 BECKON

4 CALL

5 INK! COFFEE

6 CREMA COFFEE HOUSE



7 BARCELONA

8 RATIO BEEROWORKS

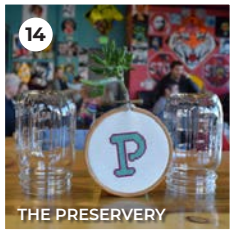
9 FINN'S MANNOR

10 ODELL BREWING

11 SHAKE SHACK

12 WILL CALL

13 EPIC BREWERY



14 THE PRESERVERY

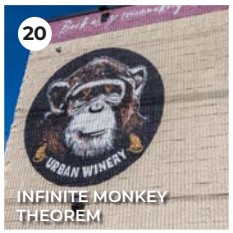
15 RYE SOCIETY

16 14ER BREWING

17 THE WALNUT ROOM

18 IMPROPER CITY

19 GOLD POINT



20 INFINITE MONKEY THEOREM

21 JULEP

22 DIO MIO

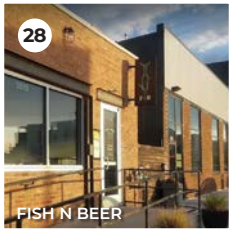
23 RIVER NORTH BREWERY BLAKE STREET TAPROOM

24 BAR HELIX

25 COFFEE SHOP

26 MISTER OSO

27 HOP ALLEY


28 FISH N BEER

29 SLATER'S 50/50 BURGERS

30 BLACK SHIRT BREWING

31 RINO BEER GARDEN

32 BIGSBY'S FOLLY

33 KISS & RIDE

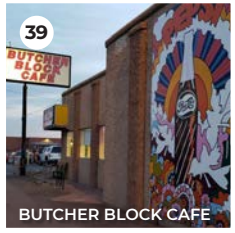
34 DANDY LION COFFEE

35 HAMBURGER STAN

36 LA DONA

37 OK POKE

38 THE BUDLONG



39 BUTCHER BLOCK CAFE

40 GRABOWSKIS PIZZERIA

41 ACORN

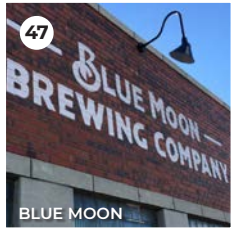
42 SAFTA

43 SMOK

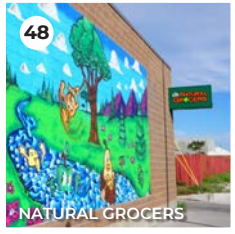
44 CROOKED STAVE

45 GREAT DIVIDE

46 MOCKERY BREWING

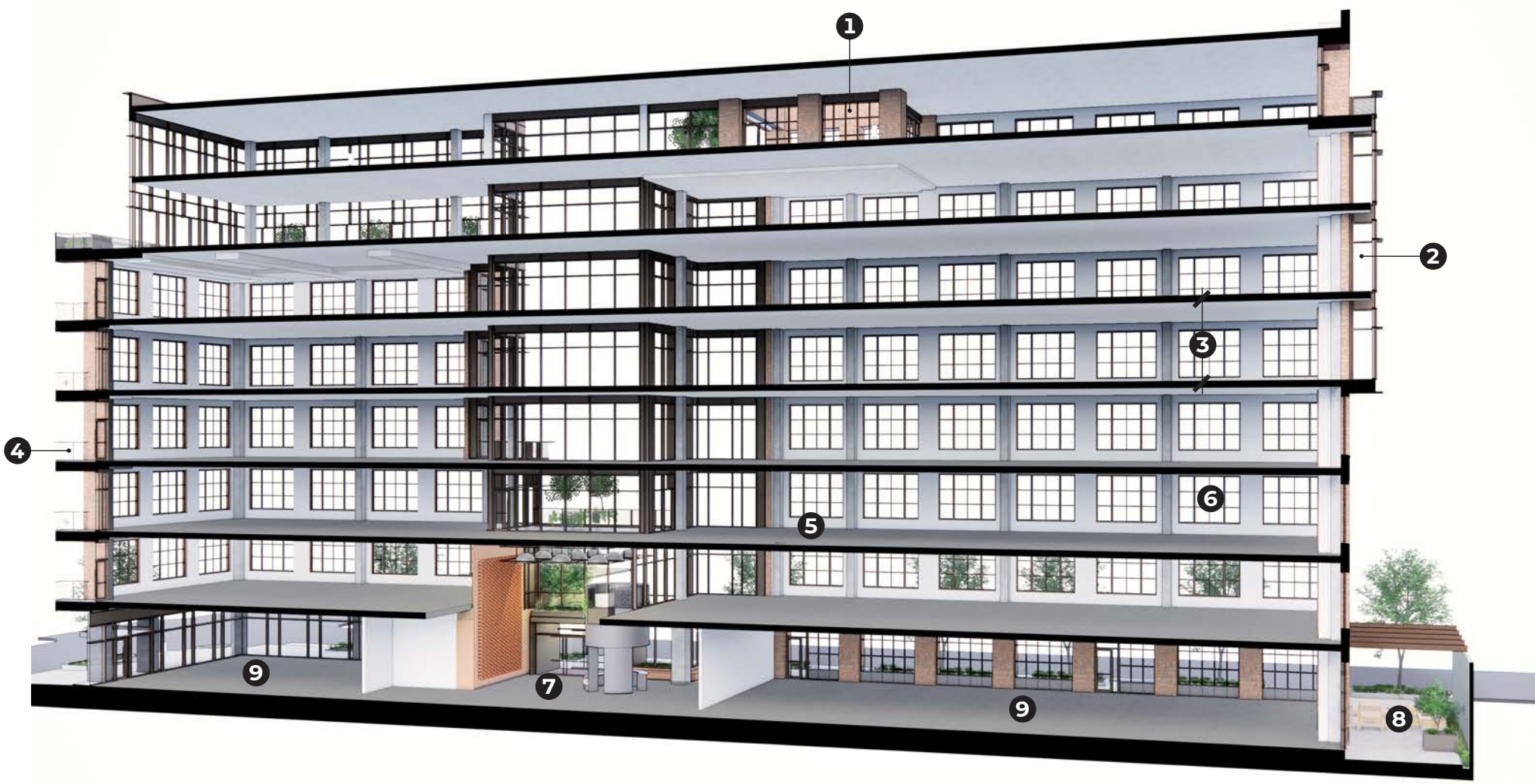


47 BLUE MOON


48 NATURAL GROCERS

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

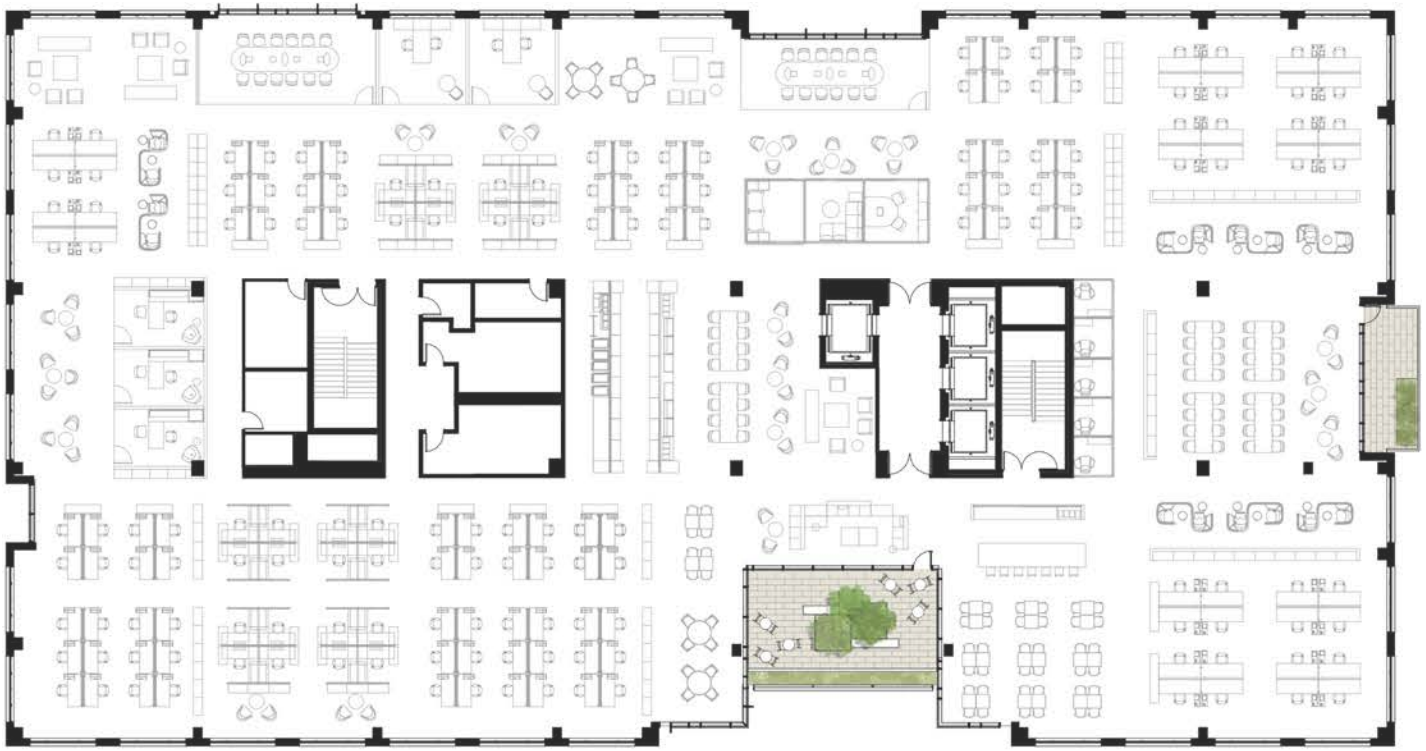
Ground Floor

FLEXIBLE AND EFFICIENT FLOOR PLANS

Typical Floors 2-6

INSPIRING WORKSPACES THAT FOSTER COLLABORATION, INNOVATION, AND CULTURE

Test Fit



OUTDOOR SPACES ON EVERY LEVEL

Level 7

Level 8 Penthouse

PENTHOUSE
TERRACE
OUTDOOR
LIVING ROOM
MOUNTAIN
FACING VIEWS

DOWNTOWN DENVER
LODO
UNION STATION
HIGHLAND NEIGHBORHOOD
CURTIS PARK NEIGHBORHOOD
COLE NEIGHBORHOOD
DOWNING STREET
LAWRENCE STREET
LARIMER STREET
WALNUT STREET
BLAKE STREET
PARADIGM RIVER NORTH
38TH & BLAKE STATION
38TH AVE
BRIGHTON BLVD
WAZEE STREET
TO/FROM I-70
A-LINE TO DIA
25
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

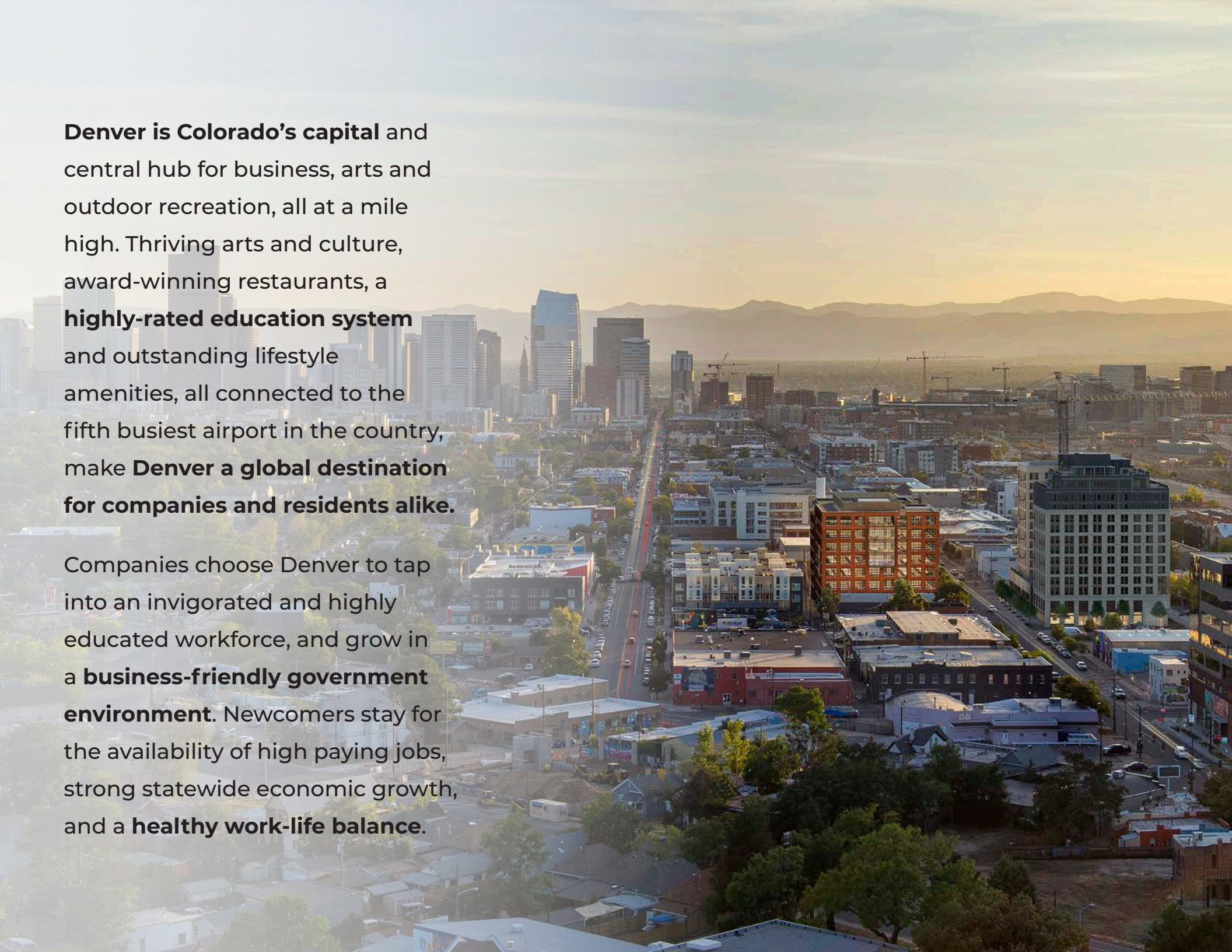
2 BLOCKS
to 38th/Blake Station

6 MIN
Train Ride to
Union Station

5 MIN
Drive to I-70

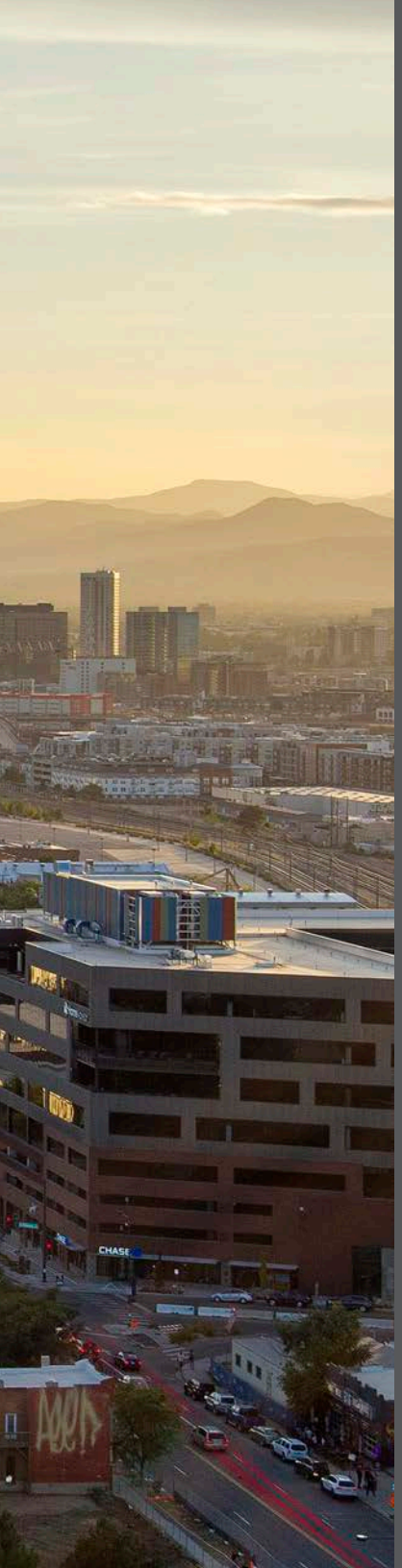
11 MIN
Scooter Ride to
Union Station

30 MIN
Train Ride to Denver
International Airport



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

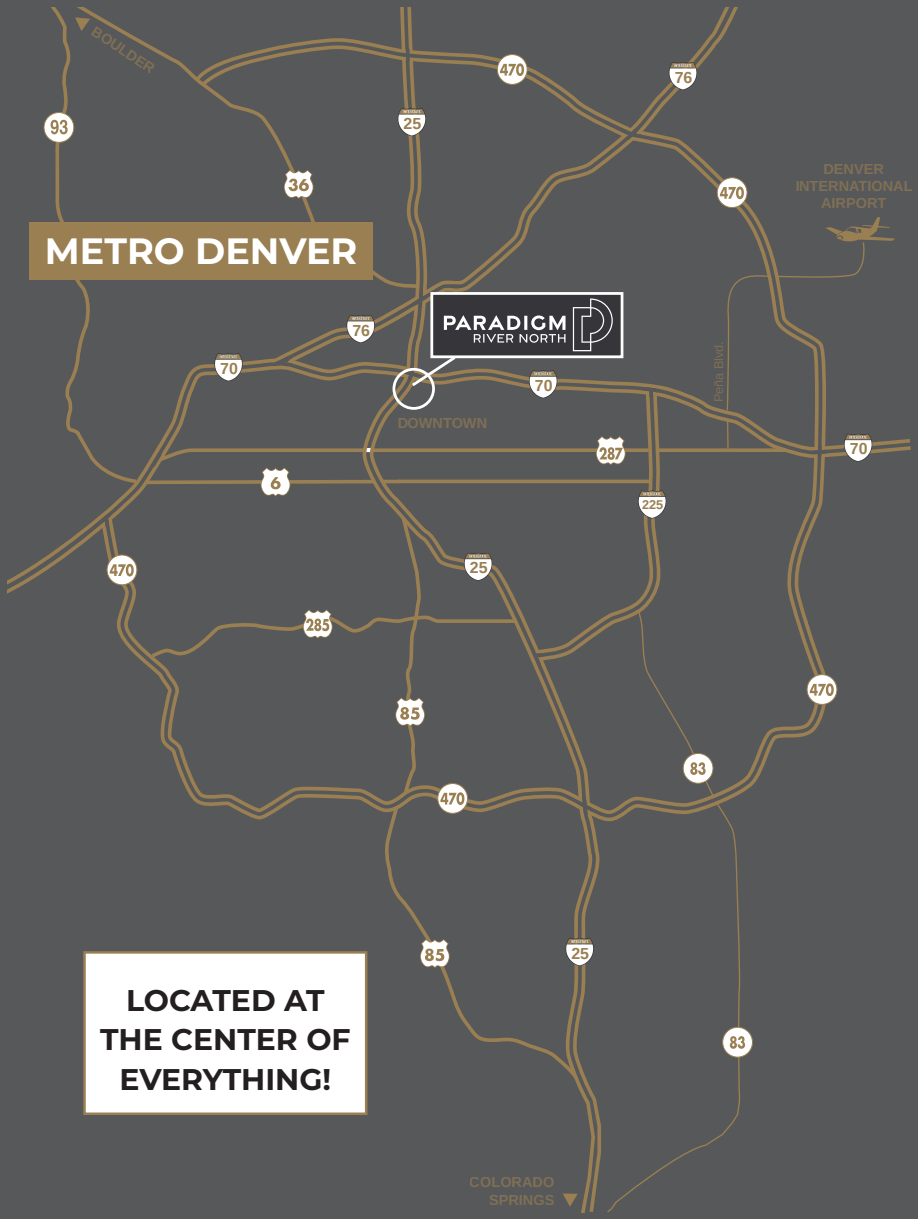
Denver Ranked
#2
best place to live in the USA
- U.S. NEWS & WORLD REPORT

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



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