

# 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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9,800 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

---

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



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









DOWNTOWN DENVER

# BE A PART OF DENVER'S HOTTEST NEIGHBORHOOD

- Office
- Multifamily
- Retail
- Hotel

CURTIS PARK NEIGHBORHOOD

COLE NEIGHBORHOOD

LODO

BROADWAY

CART-DRIVER

30TH STREET

33RD STREET

DOWNING STREET

LAWRENCE STREET

MARION STREET

LARIMER ST

WALNUT STREET

BLAKE STREET

RINO

ZEPPELIN

35TH STREET

BRIGHTON BLVD

DELICANY ST

38TH & BLAKE STATION

38TH STREET

TO FROM I-70



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



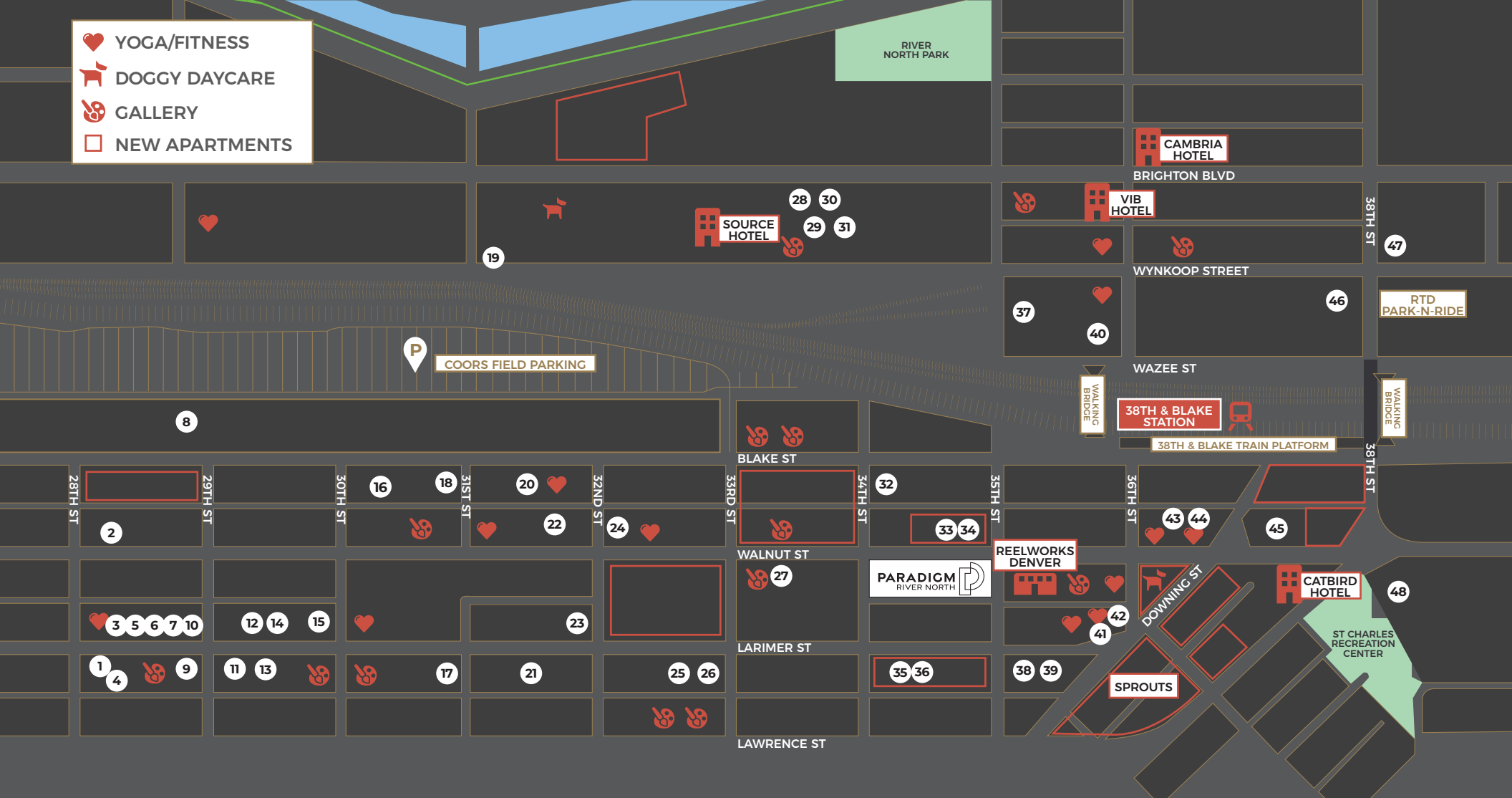
RiNo is served by commuter rail that directly connects the neighborhood to Union Station and Denver International Airport.



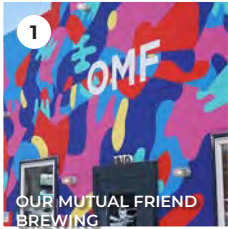
RiNo is at the forefront of Denver's food & beverage and cultural scene.



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



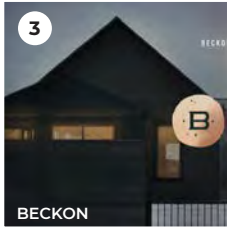




1 OUR MUTUAL FRIEND BREWING



2 CORSICA WINE BAR



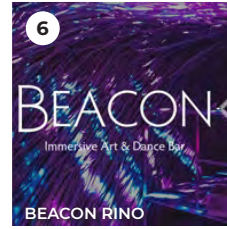
3 BECKON



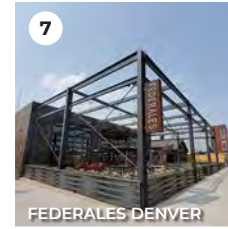
4 PIT FIEND BBQ



5 SUNRISE CAFE



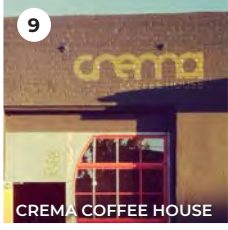
6 BEACON RINO



7 FEDERALES DENVER



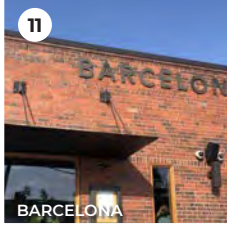
8 THE RACKHOUSE



9 CREMA COFFEE HOUSE



10 MAJOR TOM



11 BARCELONA



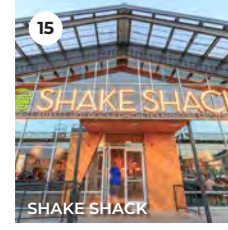
12 FINN'S MANNOR



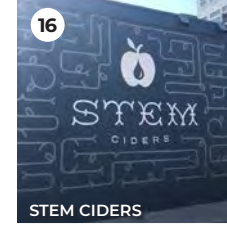
13 RATIO BEERWORKS



14 ODELL BREWING



15 SHAKE SHACK



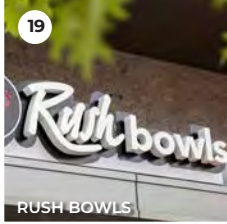
16 STEM CIDERS



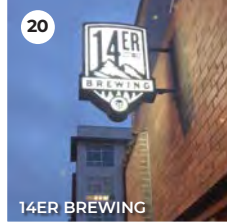
17 RYE SOCIETY



18 BLUESPARROW COFFEE



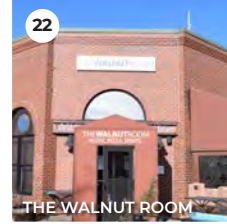
19 RUSH BOWLS



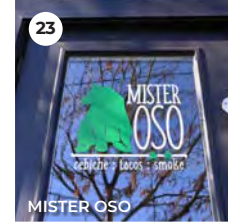
20 14ER BREWING



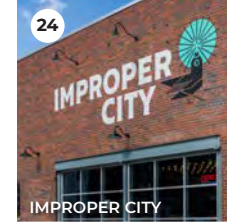
21 GOLD POINT



22 THE WALNUT ROOM



23 MISTER OSO



24 IMPROPER CITY



25 THE GREENWICH



26 DIO MIO



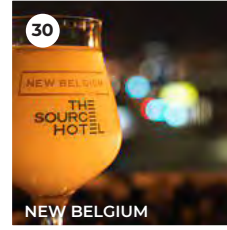
27 BLOCK DISTILLING



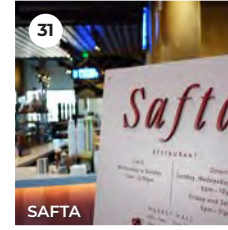
28 SMOK



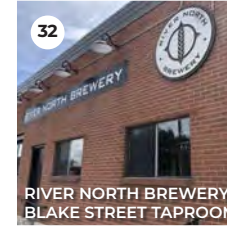
29 TEMAKI DEN



30 NEW BELGIUM



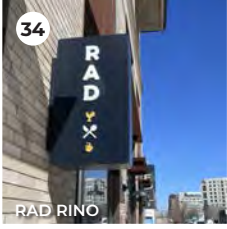
31 SAFTA



32 RIVER NORTH BREWERY BLAKE STREET TAPROOM



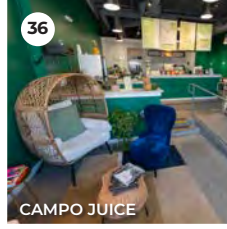
33 RISICA



34 RAD RINO



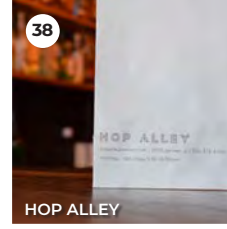
35 HIMCHULI RINO



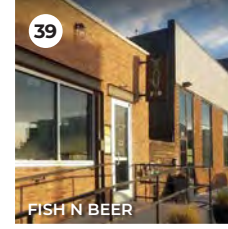
36 CAMPO JUICE



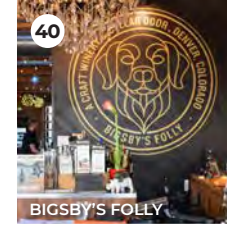
37 ZEPPELIN STATION



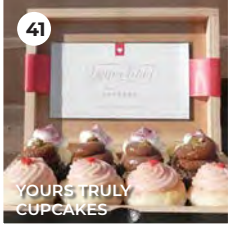
38 HOP ALLEY



39 FISH N BEER



40 BIGSBY'S FOLLY



41 YOURS TRULY CUPCAKES



42 COLORADO SAKE CO.



43 SLATERY'S



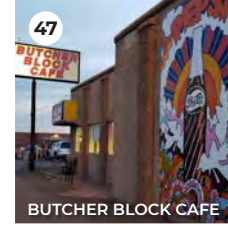
44 QUEENS ELEVEN



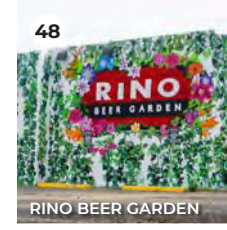
45 BLACK SHIRT BREWING



46 BREW DOG



47 BUTCHER BLOCK CAFE



48 RINO BEER GARDEN

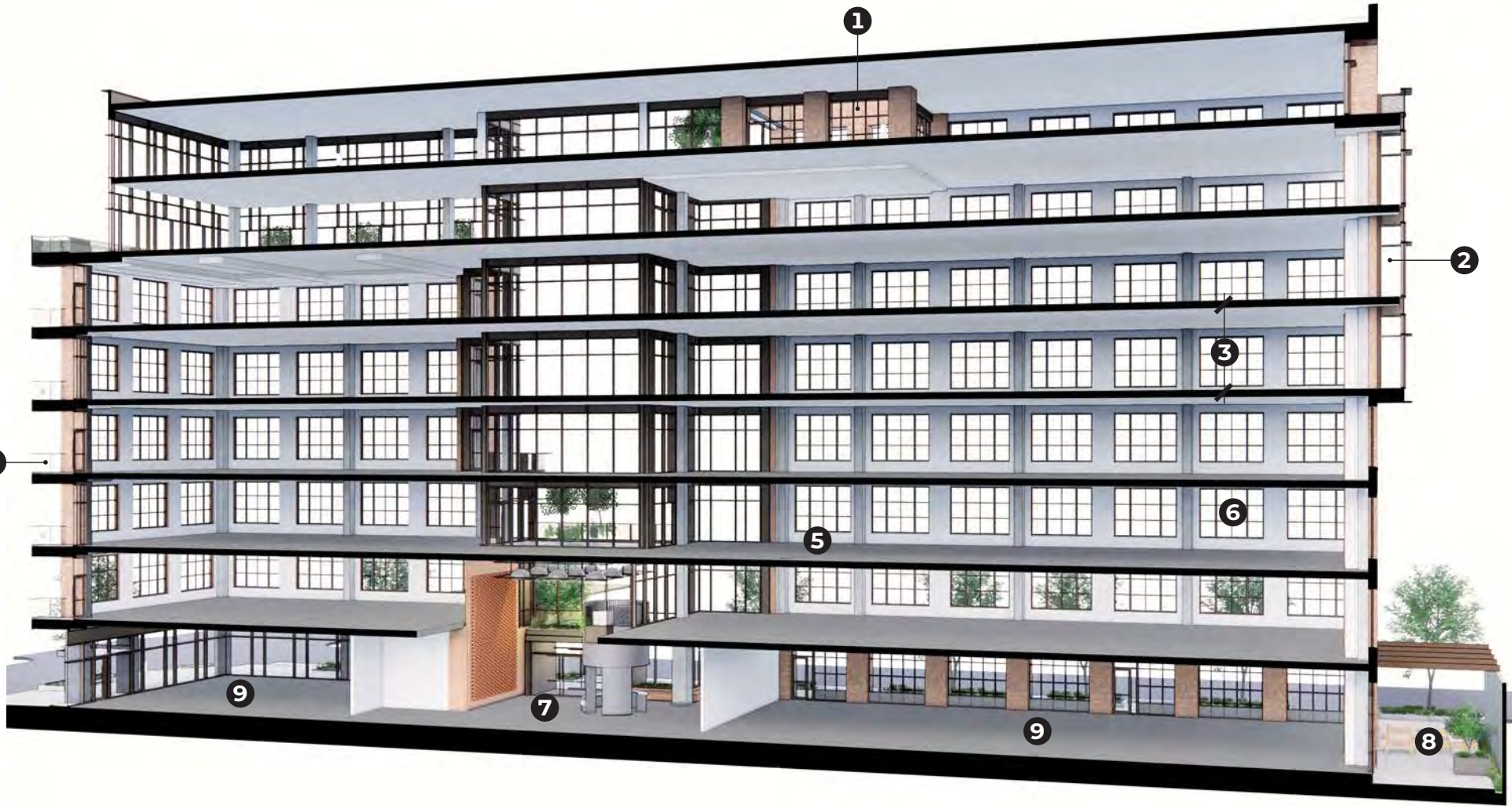


# NEXT GENERATION OFFICE

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

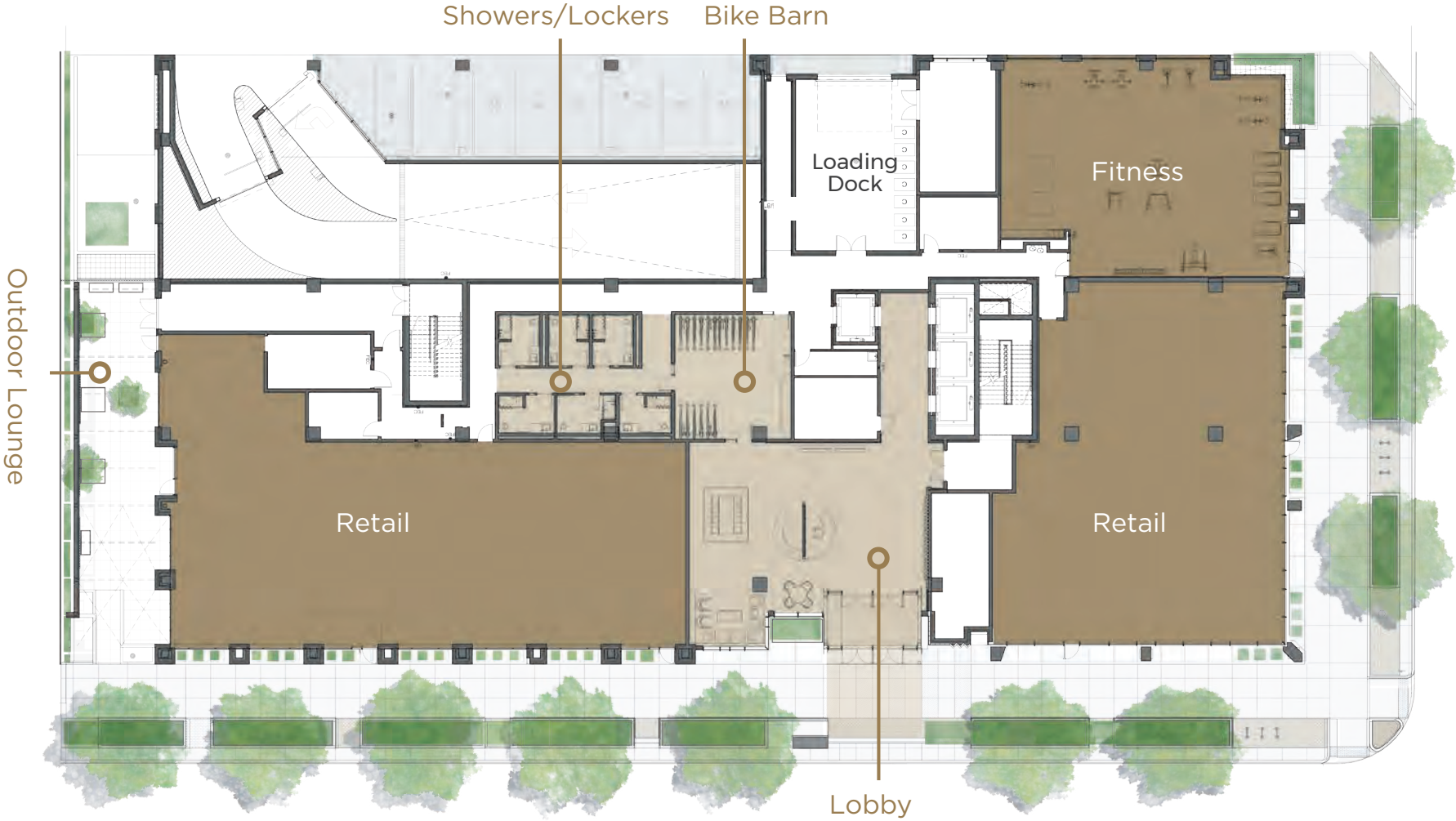




**DRAMATIC DOUBLE HEIGHT LOBBY  
PROVIDES DIRECT ACCESS TO BIKE  
AMENITIES, RETAIL, AND THE GROUND  
FLOOR CAFE AND WORKSPACE**



# Ground Floor



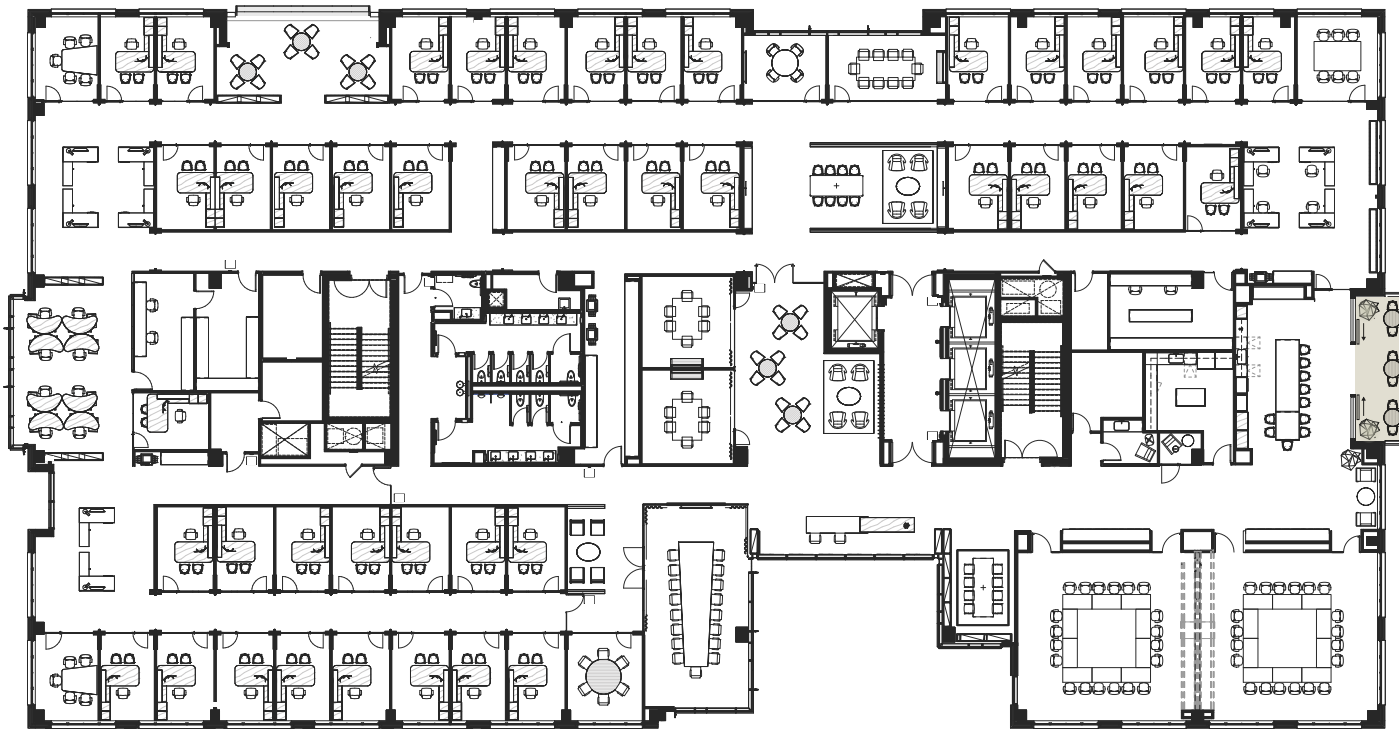






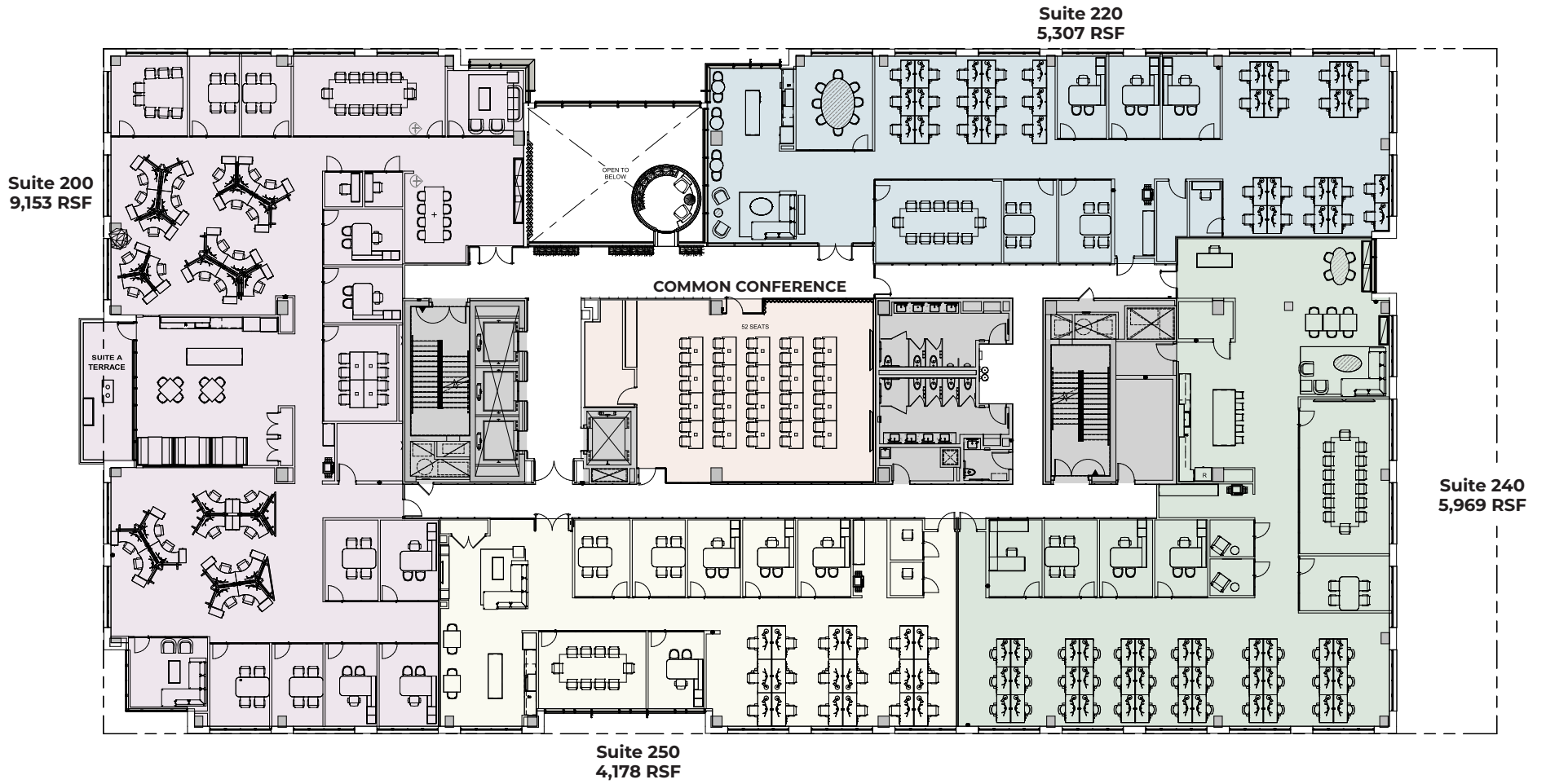
# FLEXIBLE AND EFFICIENT FLOOR PLANS

## Fifth Floor - Private Office Test Fit





# Second Floor Spec Suites



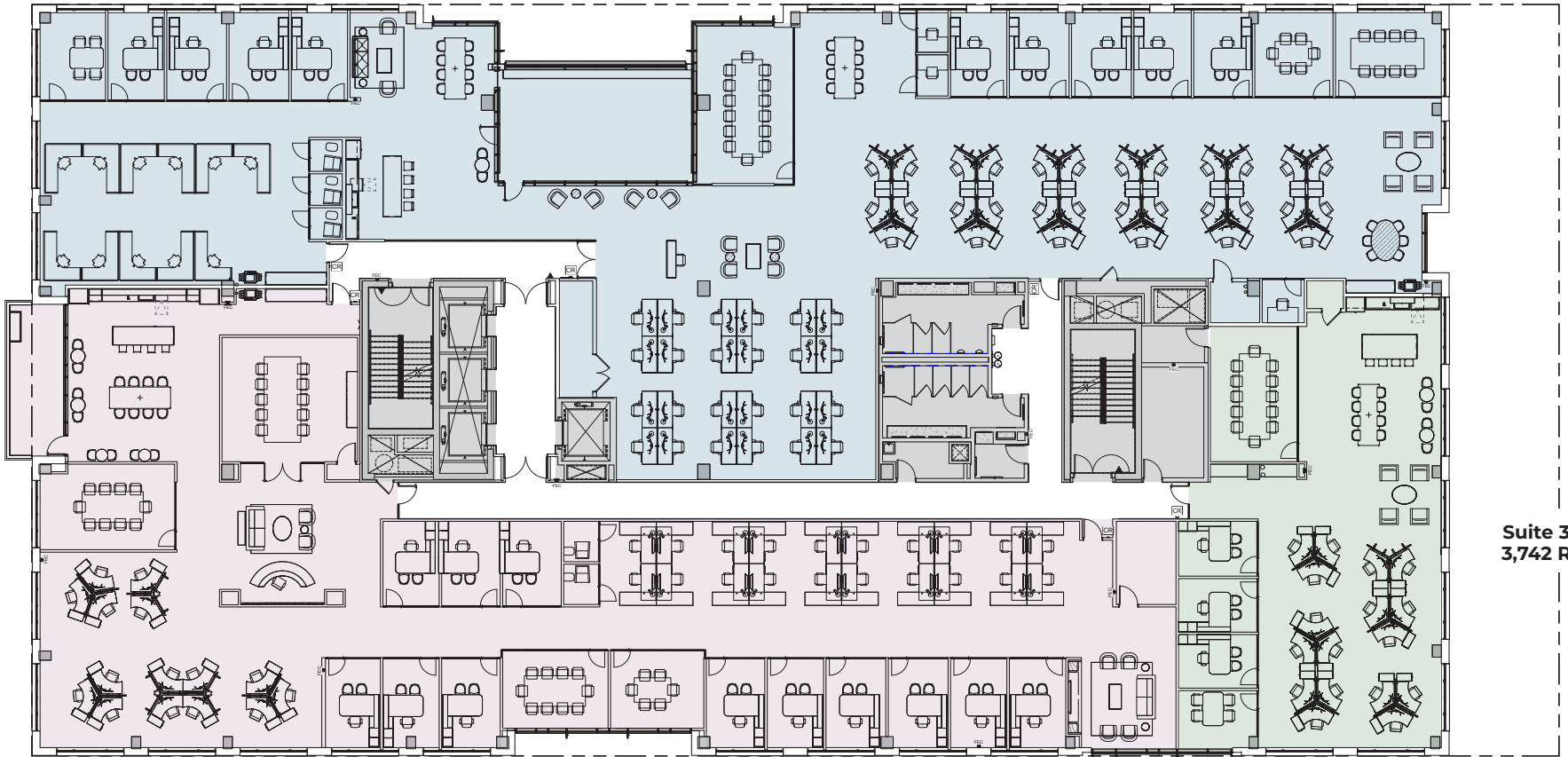






# Third Floor Spec Suites

Suite 300  
13,992 RSF



Suite 350  
3,742 RSF

Suite 330  
11,246 RSF



# INSPIRING WORKSPACES THAT FOSTER COLLABORATION, INNOVATION, AND CULTURE







DOWNTOWN DENVER

HIGHLAND NEIGHBORHOOD

LODO

CURTIS PARK NEIGHBORHOOD

COLE NEIGHBORHOOD

PARADIGM RIVER NORTH

38TH & BLAKE STATION

38TH AVE

WAZEE STREET

BRIGHTON BLVD

TO/FROM I-70

-  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.



**96**

WALK SCORE



**98**

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

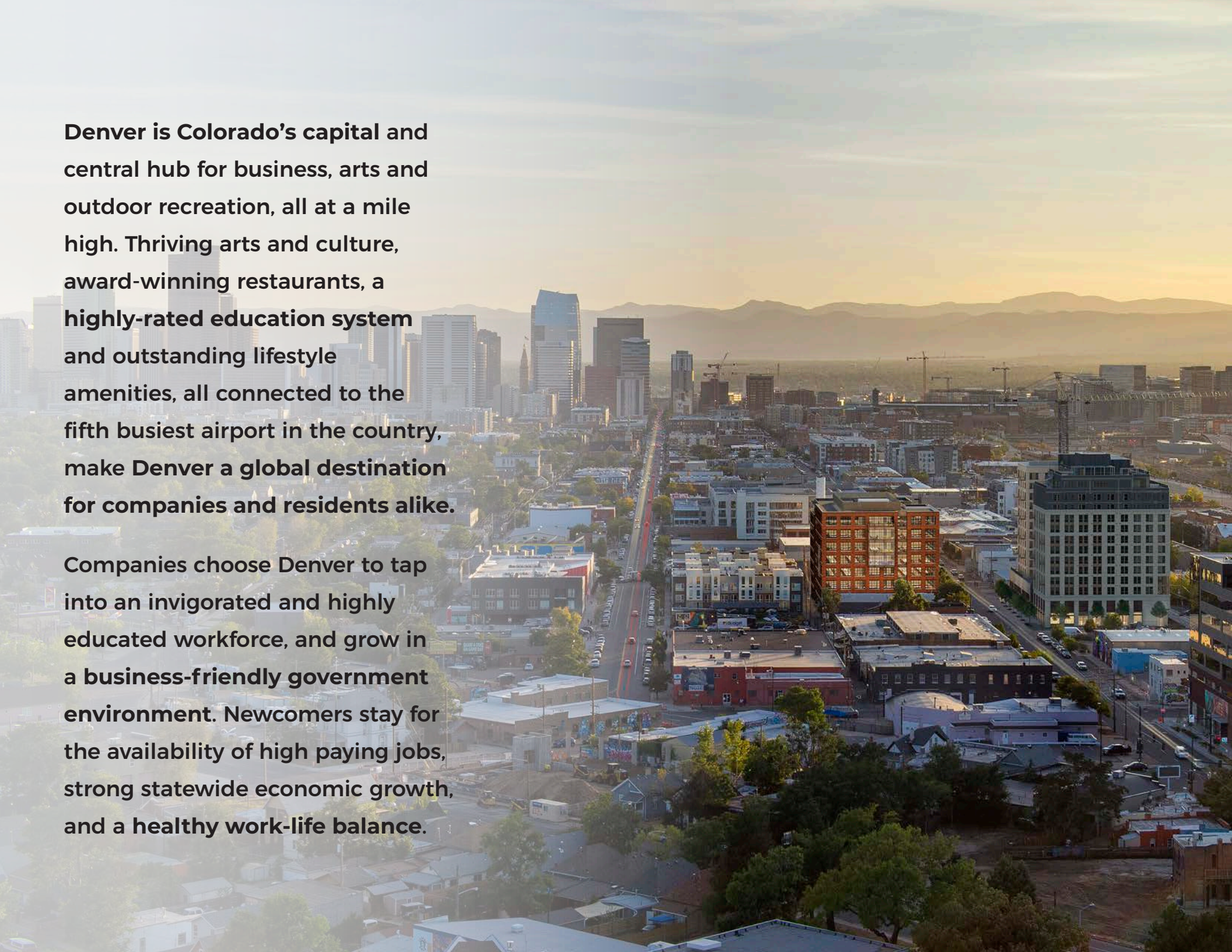


**30 MIN**

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 text is overlaid on the left side of the image.

**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

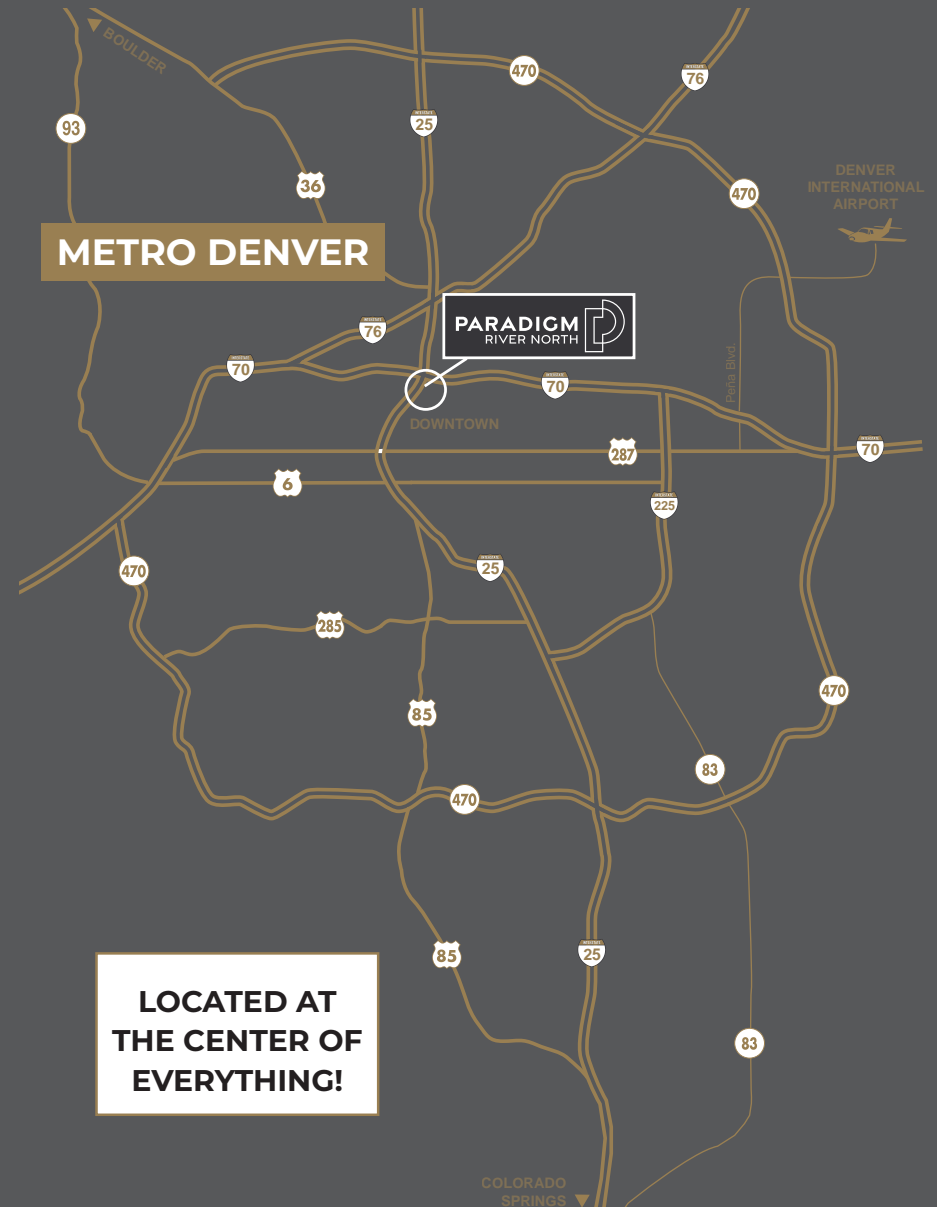
city with highest concentration  
of residents with 4-year degrees

- CITYLAB

Denver Added

# 173,600

jobs in the last 5 years





# NEWMARK

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



Jordon Perlmutter & Co.

ROCKEFELLER  
GROUP

TRYBA ARCHITECTS

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

