



RiNo



Built to Sustain. Designed to Inspire.

“T3” is a reference to our core philosophy — the three “T’s” we designed our building around: **Timber**, **Transit**, and **Technology**. Our 235,000 square feet of elegantly designed, sustainably sourced timber space gives your business an expansive, attractive, and innovative place to grow.



Exceptional Retail Opportunity

16 FT

GENEROUS RETAIL
CEILING HEIGHT



OUTDOOR DINING
OPPORTUNITIES

1500-5000 SF

EXPANSIVE RANGE
OF SPACES AVAILABLE

12,200+

DAILY RIDERS AT
ADJACENT 38TH & BLAKE
TRAIN STATION



EXCEPTIONAL NATURAL
LIGHT & VISIBILITY

400

IN-BUILDING
PARKING SPACES



85 88
BIKE SCORE WALK SCORE

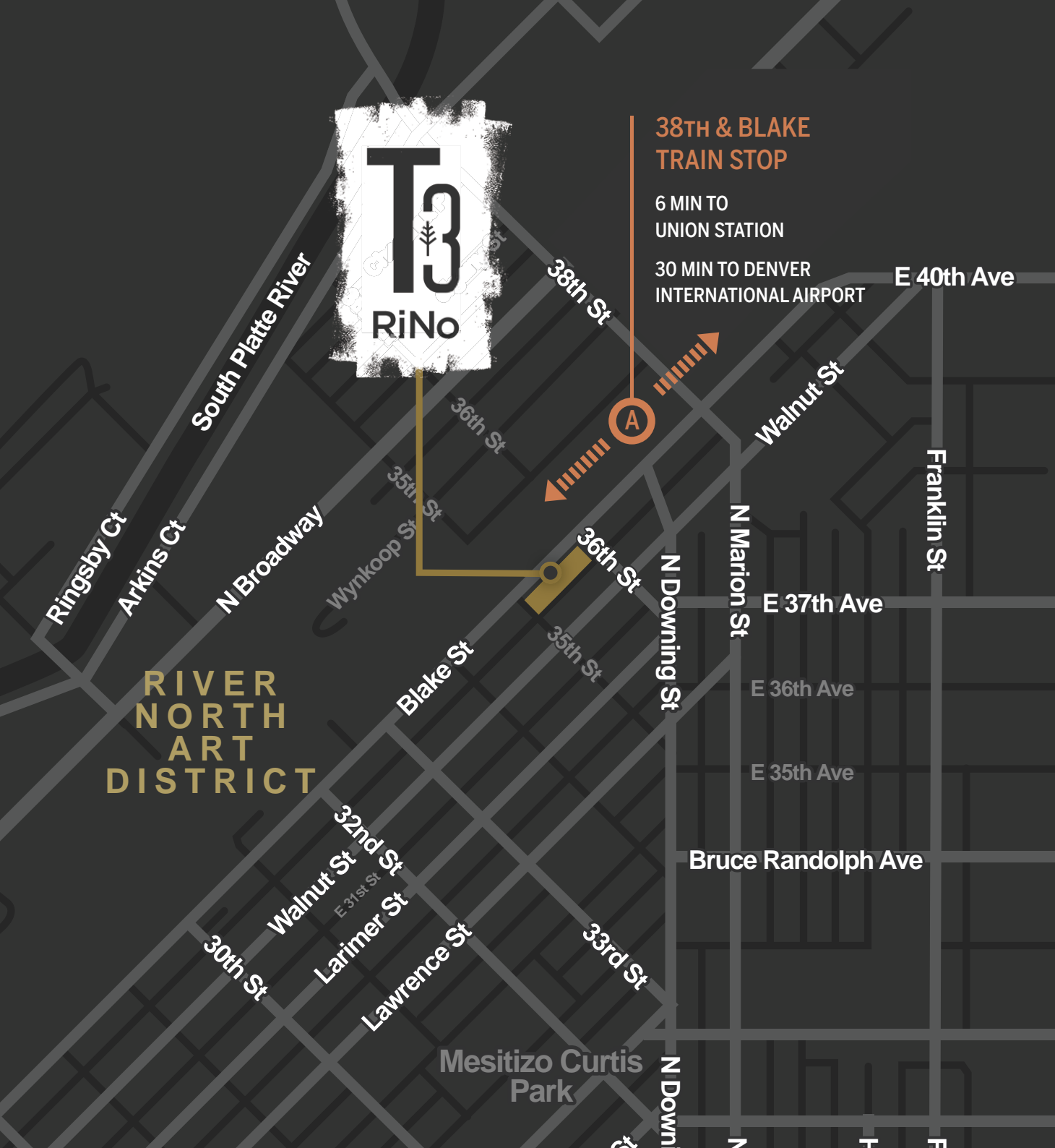


RAISED STREET
FRONTAGE & SHELTERED
STOREFRONTS



OVERSIZED UTILITY
CONNECTIONS, AIR VENTILATION
& GREASE EXHAUST





38TH & BLAKE
TRAIN STOP

6 MIN TO
UNION STATION

30 MIN TO DENVER
INTERNATIONAL AIRPORT

E 40th Ave

Walnut St

Franklin St

N Marion St

E 37th Ave

E 36th Ave

E 35th Ave

N Downing St

Bruce Randolph Ave

South Platte River

Ringsby Ct

Arkins Ct

N Broadway

Wynkoop St

Blake St

Walnut St

30th St

Larimer St

Lawrence St

33rd St

Mesitizo Curtis
Park

N Down

N

H

F

RIVER
NORTH
ART
DISTRICT

State of the Art District

T3 RiNo occupies a prime spot in Denver's iconic River North neighborhood. A vibrant community filled with cafés, craft breweries, and creativity, River North offers an unmatched location filled with extraordinary cultural and social experiences.

70+

RESTAURANTS &
COFFEE SHOPS

20+

BREWERIES,
WINERIES, ETC.

206,522

TOTAL DAYTIME POPULATION
IN TRADE AREA

77+

PUBLIC ART
MURALS

26

ART
GALLERIES

Ground Floor Site Plan

Retail Space Available Up To 12,101 SF



All square footage and dimensions are approximate.



OFFICE SIGN

OFFICE SIGN

the fork & table

slow drip coffee.

T3



RINO ART PARK



DELGANY ST

WYNKOOP ST

WAZEE ST

BLAKE ST

WALNUT ST

N LAFAYETTE ST

HUMBOLT ST

T3 RiNo

38th & Blake Station

THE SOURCE
[50 keys]
Comida, Reunion Bread Co, Saffa, Smok, The Source, The Woods, Gradowicz Pizzeria
Cafe Figarati, Isabel
Crooked Slave, New Belgium, The Proper Pour
Beet & Barrow, Eyes Open, Malin-Coetz, Mondo Market, Pketo, Vinyl Me, Winter Session,
Station 16, Jennifer Olson
Barber X

Flora [129 units]
2900 retail, 2900 office
Belay Development
No. 38 Booze Hall
Cinco Liberty Services

Ironton Distiller
Hurley Pl [794 units]
Meraltza, John Buck
Hurley Pl [300,000 SF office]
Meraltza, John Buck
The Current [238,000 SF]
Blue Iron Brewery

Kuma's Corner
Catalyst Parking [360 stalls]
Watershed [76,000 SF]
[3,000 retail]
Koolbel
Catalyst [190,000 SF]
Logan House

Red Truck Brewing
Cambria Hotel [151 key]
HighScale Development
Camp Bar Wine
Congrats Peake Beer
Natural Cross

35th St Food Trucks
Primibility
Vib Hotel [140 key]
TWC (MCAT)

Rev360 Office [34,000 SF]
12 story Hotel [100 key]
Alliance Investments
RIDE at RiNo [94 units]
Habitat for Humanity
Wynkoop Tower [186 units]
Naem and Jurick

Fulton-Dewer
Zeppelin Station [100,000 SF]
Holistic Salon
Zeppelin Food Hall
Allterra Mountain, Dynia Architects

RiNo Sports Arena
Wood Partners [407 units]
Ardent Mills
Gambrocco Food Services
Ozark/Wyborn

3501 Blake [3 story office]
The Oriole Blake [90,000 SF]
Intely Property

The Hub North [100,000 SF]
Foundry Line [348 units]
Walnut Flats [66 units]

World Trade Center [200 units, 30,000 SF retail, 270,000 SF office]
Valent Manufacturing
One River North [287 units, 90,000 SF retail]

Component Buildings
Train Depot [200 keys, 100 units]
Inert

Blake Street Flats [43 units]
Edit RiNo [382 units]
Paradigm RiNo [200,000 SF]
Perimeter
Concord Microapartments
Denver City Union

The Hub [275,000 SF]
Queen Denver
Vibe Studio
Chase
Blackshirt Brewing
Walnut Lofts
Walnut Flats [66 units]

Industry RiNo Station [145,945 SF]
Novel RiNo [478 units, 10,000 SF retail, 76 stalls]
Crescent Communities
Industry RiNo Station parking garage [367 stalls]

Train Depot [276,000 SF office]
Inert
Denver Rock Drill [180,000 SF office, 66,000 SF retail, 355 units]

Paradigm RiNo [200,000 SF]
Perimeter
Larimer Row [28 units]
Link 35 [66 units]
Link 35 [66 units]

Transwestern [151 units]
Transwestern [229 units]
The Collective [48 units]
Zakheim
EKKO Elevation Alerito [200 units, 30,000 SF grocery]

Industry RiNo Station parking garage [367 stalls]

Link 35 [66 units]
Link 35 [66 units]
Link 35 [66 units]

Palma Dental
Palma Dental
Palma Dental

Industry RiNo Station parking garage [367 stalls]

Industry RiNo Station parking garage [367 stalls]

Link 35 [66 units]
Link 35 [66 units]

Palma Dental
Palma Dental

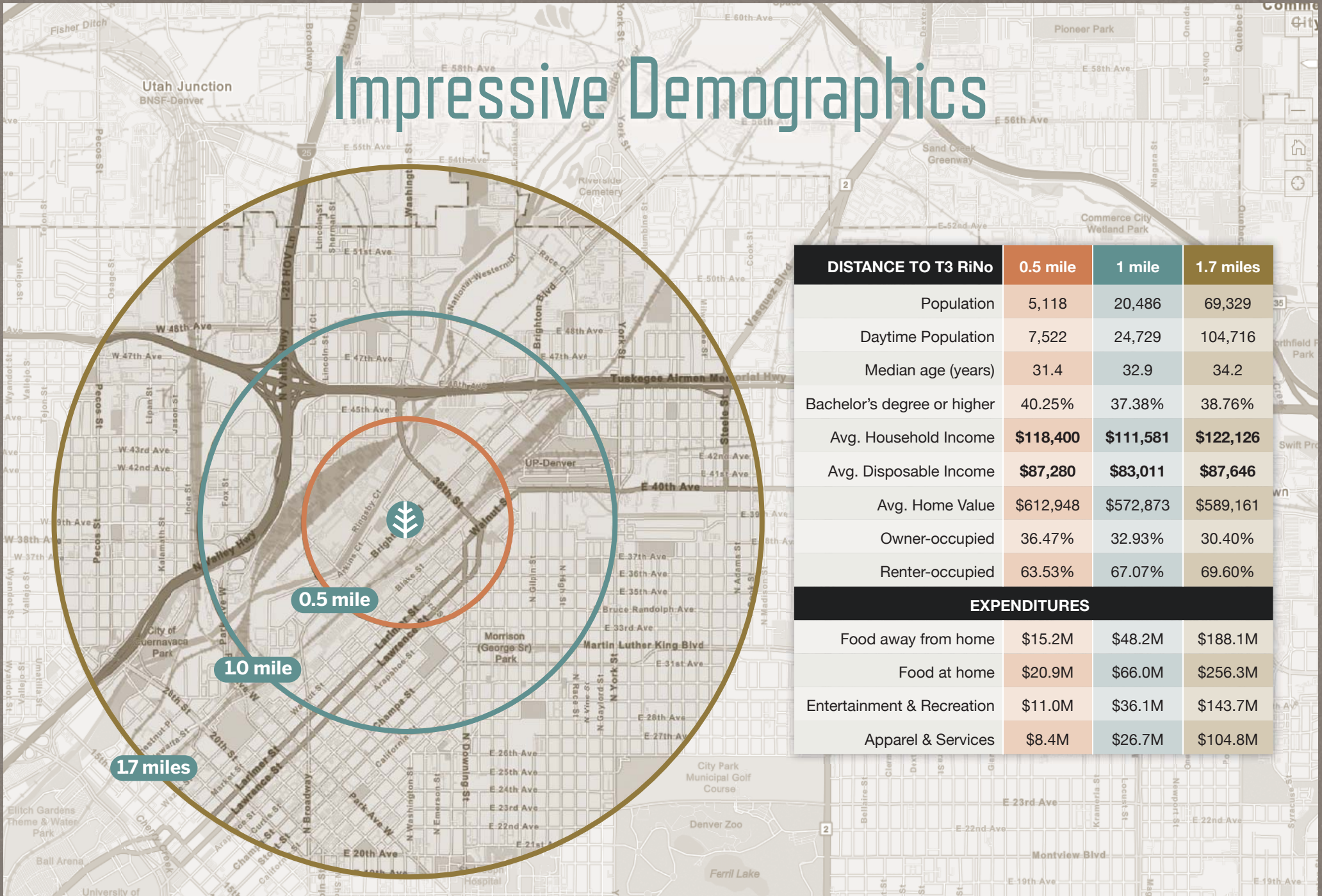
Industry RiNo Station parking garage [367 stalls]

Industry RiNo Station parking garage [367 stalls]



Empowered by Denver International Airport
DEN
The 2020+ Urban State

Impressive Demographics



DISTANCE TO T3 RiNo	0.5 mile	1 mile	1.7 miles
Population	5,118	20,486	69,329
Daytime Population	7,522	24,729	104,716
Median age (years)	31.4	32.9	34.2
Bachelor's degree or higher	40.25%	37.38%	38.76%
Avg. Household Income	\$118,400	\$111,581	\$122,126
Avg. Disposable Income	\$87,280	\$83,011	\$87,646
Avg. Home Value	\$612,948	\$572,873	\$589,161
Owner-occupied	36.47%	32.93%	30.40%
Renter-occupied	63.53%	67.07%	69.60%
EXPENDITURES			
Food away from home	\$15.2M	\$48.2M	\$188.1M
Food at home	\$20.9M	\$66.0M	\$256.3M
Entertainment & Recreation	\$11.0M	\$36.1M	\$143.7M
Apparel & Services	\$8.4M	\$26.7M	\$104.8M

Data Note: Income is expressed in current dollars.
Source: AGS, American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics.

T3 Trade Area

10 square miles

95,675

TOTAL POPULATION

206,522

TOTAL DAYTIME POPULATION

34.7

AVERAGE AGE OF RESIDENTS

\$643,590

AVERAGE HOME VALUE

\$128,534

AVERAGE HOUSEHOLD INCOME

\$91,217

AVERAGE DISPOSABLE INCOME



3500 BLAKE

TR



T3 RiNo Team

It truly takes a village to make a project as ambitious as T3 RiNo come to life. Thankfully, we have the combined expertise of three of the biggest names in real estate development behind us.



A forward-thinking firm that seeks to acquire, develop, improve, manage, and inspire real estate assets.



A global real estate investment, development, and management firm with over 60 years of experience.



A global real estate leader that creates a sustainable impact with its comprehensive urban solutions focused on people's needs.



RETAIL LEASING

Andrew Macafee

(312) 784-2844

amacafee@mccafferyinc.com

Stuart Zall

(303) 804-5656

szall@zallcompany.com

Kyle Framson

(303) 947-0148

kframson@zallcompany.com

JOIN THE NEW MODERN.



Hines

