



RiNo



“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.

OFFICE SPACE 100% LEASED -
Future Denver HQ of Xcel Energy!

Built to Sustain. Designed to Inspire.



Exceptional Retail Opportunity

16 FT

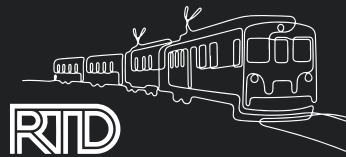
GENEROUS RETAIL
CEILING HEIGHT



OUTDOOR DINING
OPPORTUNITIES

UP TO 12,100 SF

EXPANSIVE RANGE
OF SPACES AVAILABLE



ADJACENT TO 38TH &
BLAKE TRAIN STATION
PEDESTRIAN BRIDGE

100%

LEASED OFFICE SPACE WITH
UP TO 1,200 DAILY EMPLOYEES
COMING 2025



98

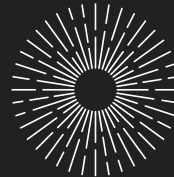
BIKE SCORE

95

WALK SCORE



OVERSIZED UTILITY
CONNECTIONS, AIR VENTILATION
& GREASE EXHAUST

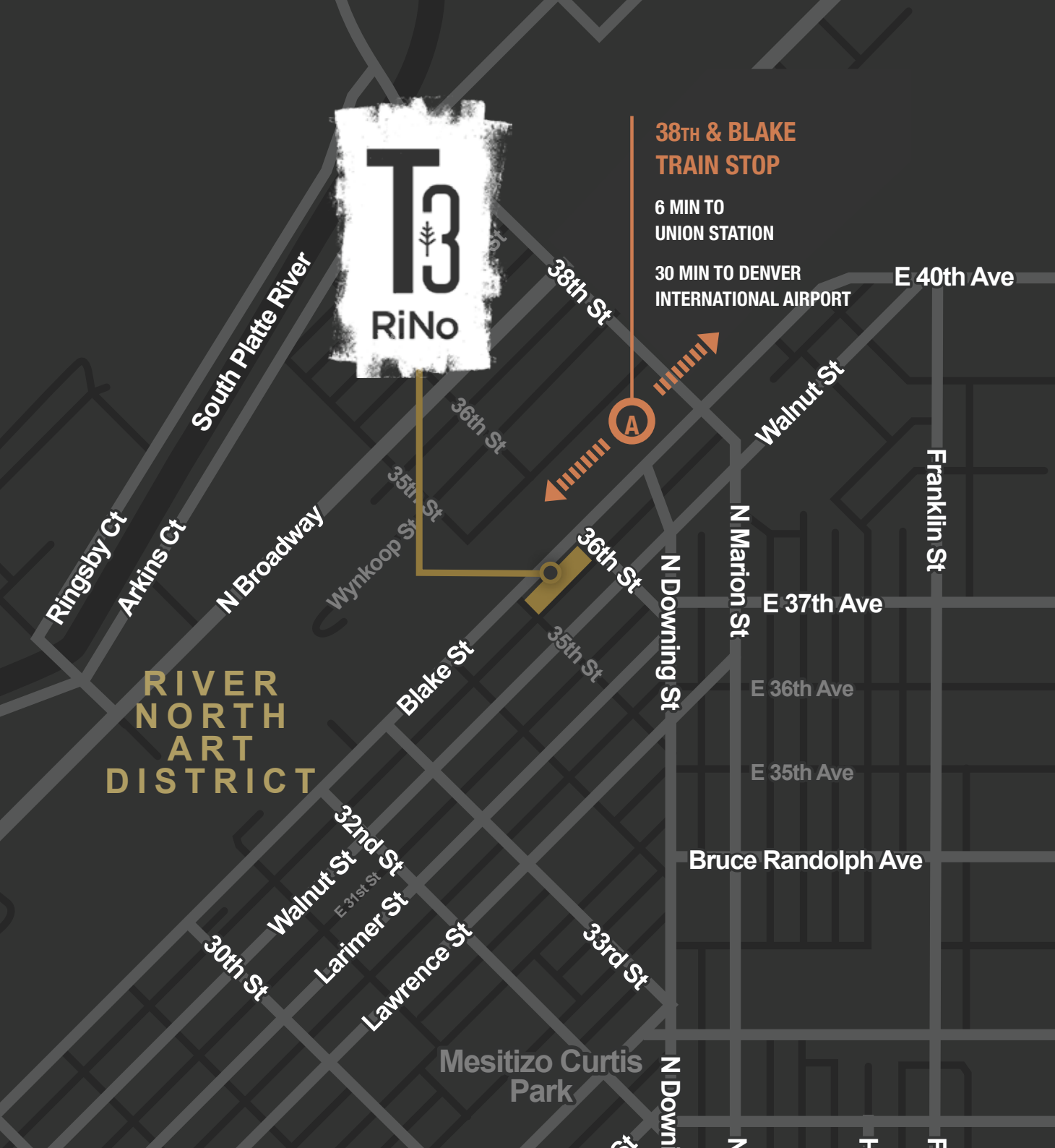


EXCEPTIONAL NATURAL
LIGHT & VISIBILITY



RAISED STREET
FRONTAGE & SHELTERED
STOREFRONTS





38TH & BLAKE TRAIN STOP

6 MIN TO
UNION STATION
30 MIN TO DENVER
INTERNATIONAL AIRPORT



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.

150+
RESTAURANTS
& BARS

20+
BREWERIES,
WINERIES, ETC.

214,111
TOTAL DAYTIME POPULATION
10-SQUARE-MILE TRADE AREA

200+
PUBLIC ART
MURALS

50+
ART STUDIOS &
GALLERIES



GROUND FLOOR RETAIL

UP TO 12,100 SF OF DIVISIBLE
STREET-LEVEL RETAIL SPACE



All square footage and dimensions are approximate.

salad bar.

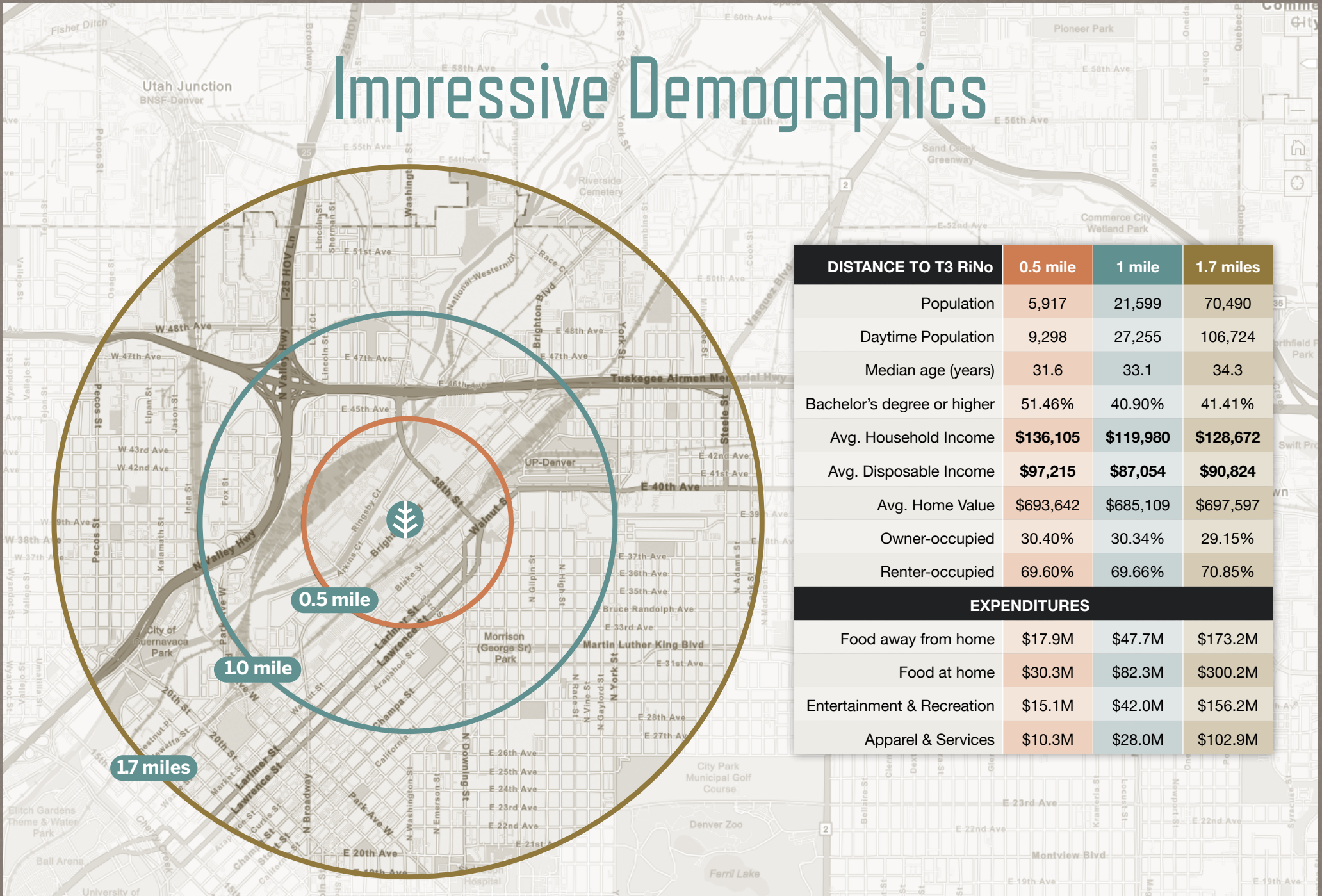
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WELCOME

SB



Impressive Demographics



DISTANCE TO T3 RiNo	0.5 mile	1 mile	1.7 miles
Population	5,917	21,599	70,490
Daytime Population	9,298	27,255	106,724
Median age (years)	31.6	33.1	34.3
Bachelor's degree or higher	51.46%	40.90%	41.41%
Avg. Household Income	\$136,105	\$119,980	\$128,672
Avg. Disposable Income	\$97,215	\$87,054	\$90,824
Avg. Home Value	\$693,642	\$685,109	\$697,597
Owner-occupied	30.40%	30.34%	29.15%
Renter-occupied	69.60%	69.66%	70.85%
EXPENDITURES			
Food away from home	\$17.9M	\$47.7M	\$173.2M
Food at home	\$30.3M	\$82.3M	\$300.2M
Entertainment & Recreation	\$15.1M	\$42.0M	\$156.2M
Apparel & Services	\$10.3M	\$28.0M	\$102.9M

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

96,882

TOTAL POPULATION

214,111

TOTAL DAYTIME POPULATION

34.8

MEDIAN AGE OF RESIDENTS

\$767,717

AVERAGE HOME VALUE

\$135,560

AVERAGE HOUSEHOLD INCOME

\$94,389

AVERAGE DISPOSABLE INCOME



3500 BLAKE

TOR



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.

McCAFFERY

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

Hines

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

 **Ivanhoe
Cambridge**

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



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JOIN THE NEW MODERN.



Hines

