

# THE HUB NORTH



“ RINO IS YOUNG, ENERGETIC,  
CREATIVE, FUN...AN ADVANTAGE  
FOR US TO ATTRACT THE BEST  
TALENT ”

PAUL ZECKSER, Senior Vice President  
Home Advisor



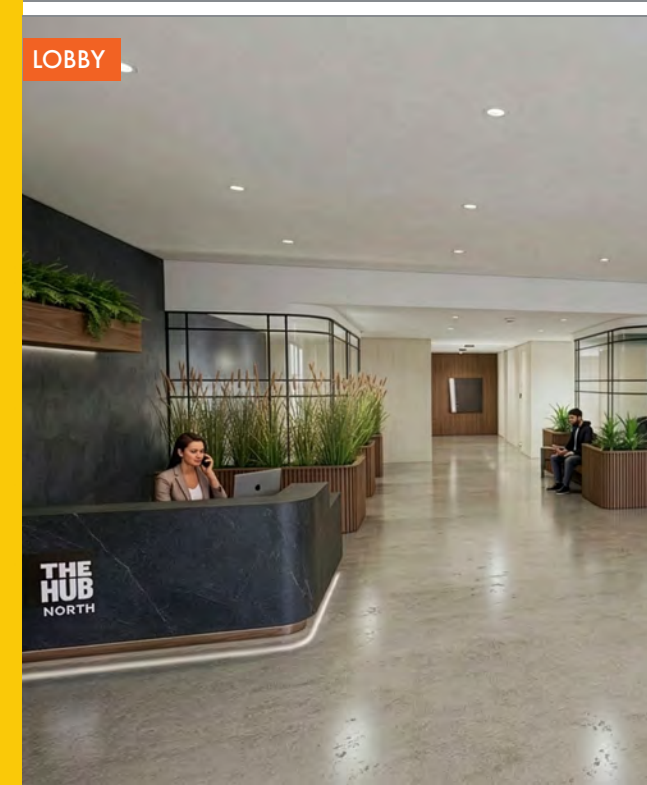
## INTRODUCING THE HUB NORTH

The Hub North offers a boutique Class A modern work-space experience designed in direct conversation with the adjacent Hub South building, and completes the 2-building creative campus.

- A MIXED-USE, TRANSIT-ORIENTED CREATIVE OFFICE DEVELOPMENT
- LOCATED IN THE HEART OF DENVER'S RIVER NORTH ART DISTRICT (RiNo)
- 107,000 SF OF OFFICE AND RETAIL SPACE
- THE BUILDING'S EFFICIENT OFFSET CORE DESIGN CREATES COLUMN-FREE FLOORPLATES AND PROVIDES MAXIMUM FLEXIBILITY WHILE AFFORDING AN EXCELLENT WINDOW LINE WITH MOUNTAIN VIEWS
- UNRIVALED AMENITIES DESIGNED TO KEEP CREATIVE TEAMS AT PEAK PERFORMANCE, WITH SPACES TO COLLABORATE, RECREATE, AND RELAX
- MORE IMPROVEMENTS COMING SOON, LOBBY RENOVATIONS AND COFFEE VENDOR DELIVERING LATE 2026



LILAC COFFEE



LOBBY

THE HUB  
NORTH

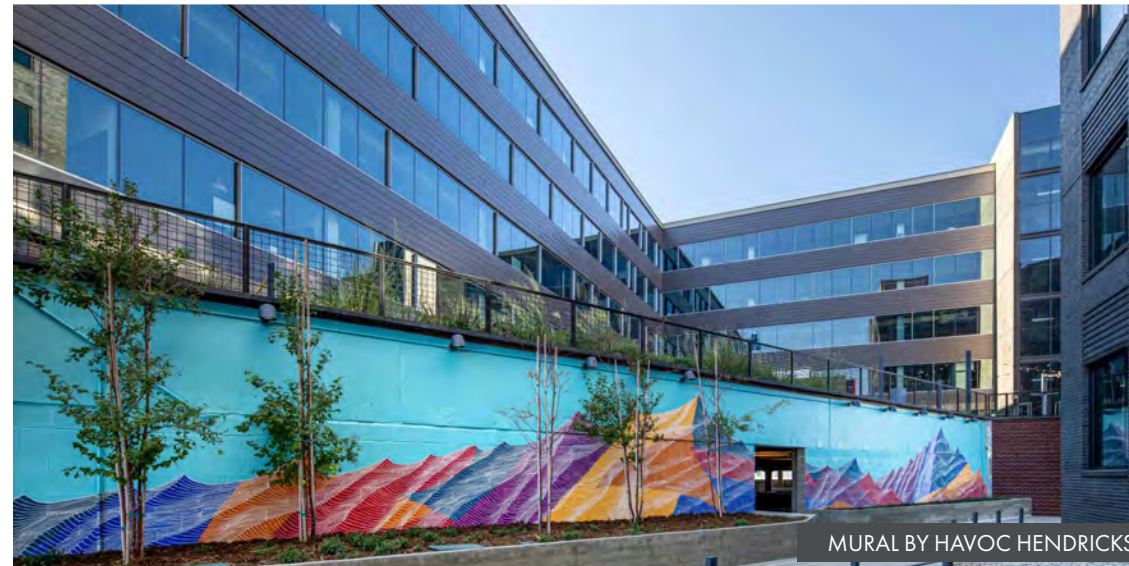


TENANT LOUNGE

# RiNo ART CULTURE

The Hub North has an extensive urban art program showcased on the exterior of the building that celebrates the RiNo Art District's long history in the arts. Seven original artworks were commissioned from local artists throughout the project.

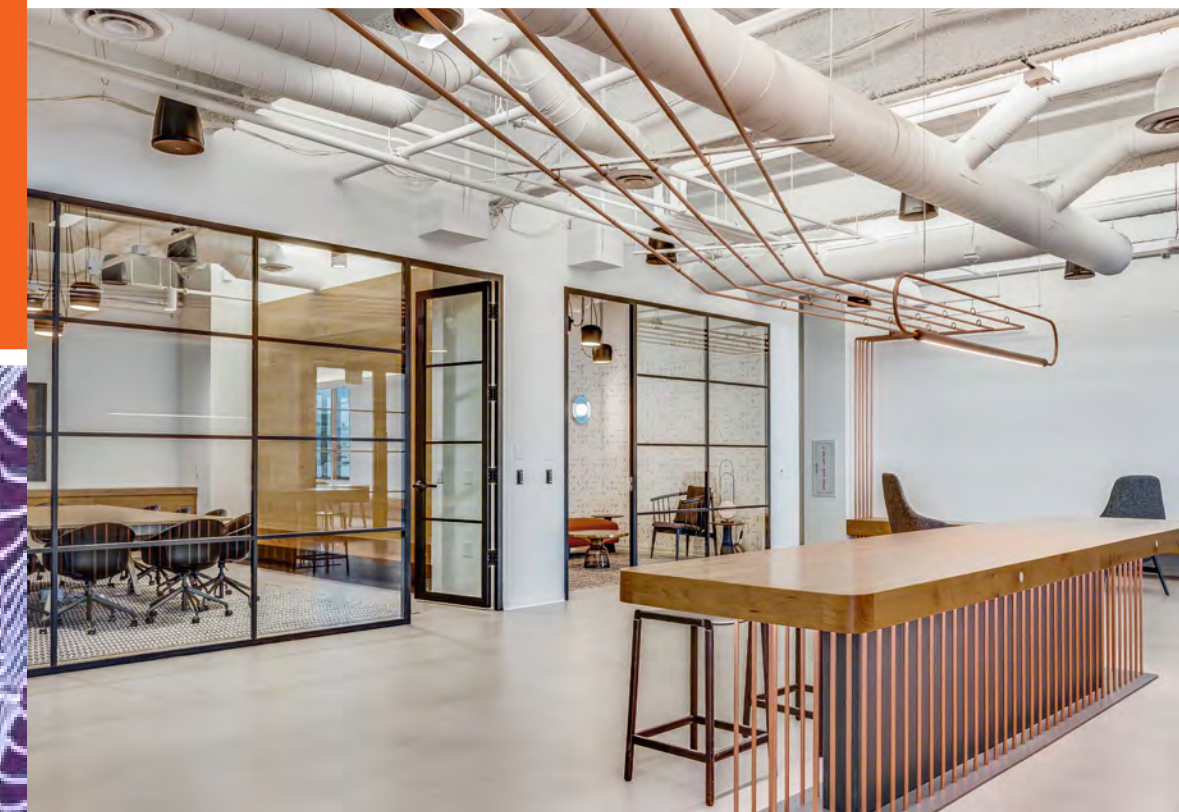
FEATURED ARTISTS:  
Barrios & Molina  
Havoc Hendricks  
Sandra Fettingis  
Anna Charney



## MODERN WORKSPACE

The Hub North offers a boutique building experience with the amenities of a large building.

- +/- 14,000 SF FLOORPLATES
- SINGLE TENANT AND MULTI-TENANT USE
- 14' CEILING HEIGHTS
- NEW HVAC
- WELLNESS FOR MODERN WORK ENVIRONMENT
- COMMON CONFERENCE CENTER
- FOSTERS RiNo's THRIVING CREATIVE CULTURE
- COLUMN-FREE FRAMEWORK FOR MAXIMUM FLEXIBILITY
- EXCELLENT WINDOW LINE WITH MOUNTAIN VIEWS

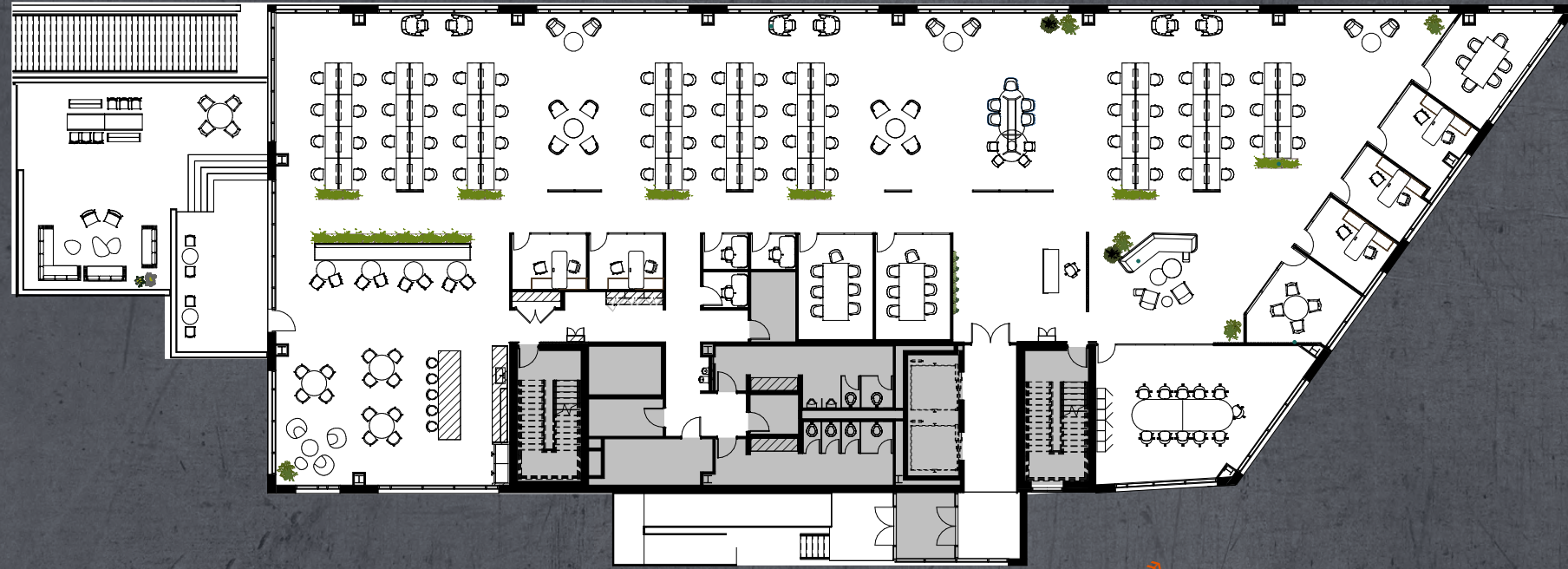


MURAL BY BARRIOS & MOLINA

MURAL BY ANNA CHARNEY

## FULL FLOOR | Third Floor

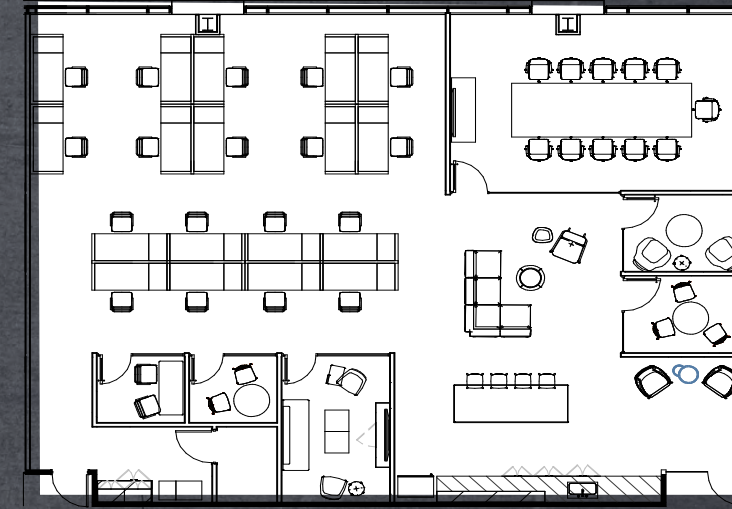
14,000 RSF | 172 SF/EMPLOYEE  
81 HEADCOUNT



70 WORKSTATIONS  
5 PRIVATE OFFICES  
4 HUDDLE ROOMS  
4 CONFERENCE ROOM  
32 OPEN COLLABORATION SEATING  
1 CAFE - BREAK AREA  
1 ATTACHED TERRACE

## MULTI-TENANT FLOOR | Suite 620

3,774 RSF | 159 SF/EMPLOYEE  
39 HEADCOUNT

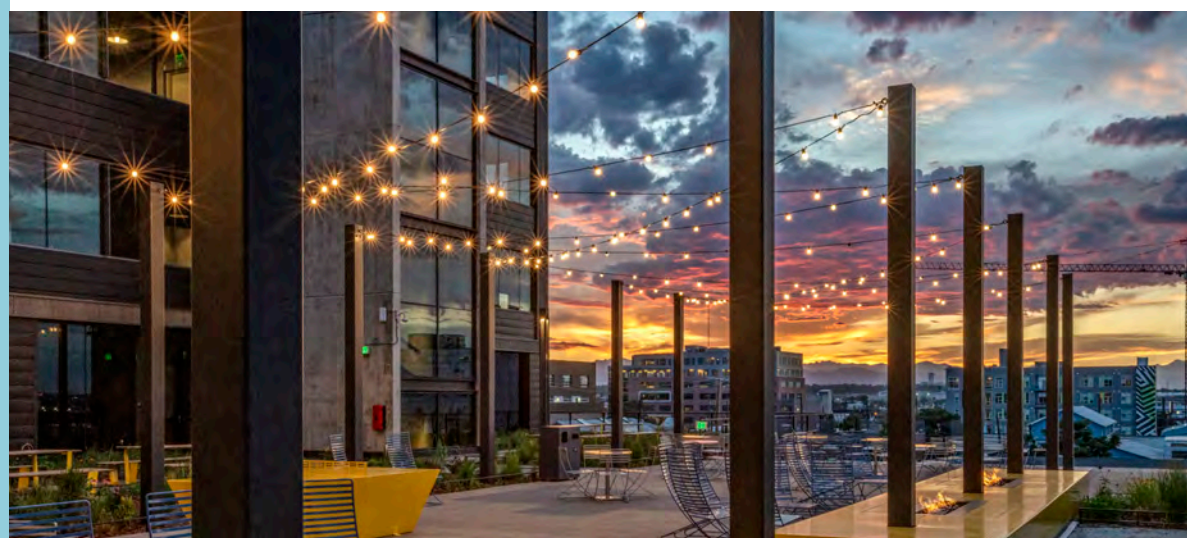
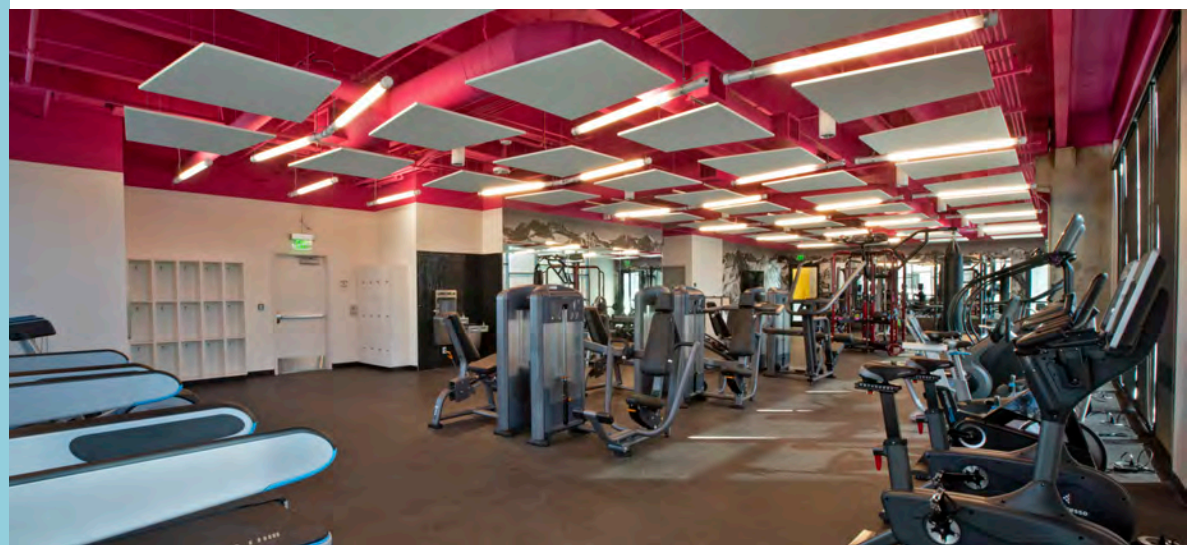


18 WORKSTATIONS  
5 HUDDLE ROOMS  
1 BREAK AREA  
1 LARGE CONFERENCE ROOM  
1 COLLABORATION AREA  
1 STORAGE CLOSET



# UNRIVALED AMENITIES

Step into the Hub North which offers a boutique building feel with the perk of big building amenities.



EXPANSIVE LEVEL 4 TERRACE WITH DINING AND LOUNGE SEATING, GRILLING STATION, AND RECREATIONAL AREAS



LEVEL 3 TERRACE WITH STADIUM SEATING, STAIRCASE WITH MOUNTAIN VIEWS



CONFERENCE CENTER AND TENANT LOUNGE



ONSITE PARKING FACILITY (1.25: 1,000 SF)



EV CHARGING STATIONS



31,800 RSF OF STREET LEVEL RETAIL



SECURE BIKE STORAGE



TENANT-ONLY FITNESS CENTER WITH SHOWERS AND LOCKER ROOMS

# DESTINATION RiNo

## THE RIVER NORTH ART DISTRICT

The HUB North is located in the vibrant River North Art District (RiNo), home to eclectic galleries, entertainment venues, restaurants, bars and craft beverage scene in the immediate vicinity.



103 RESTAURANTS



3 HOTELS



58 BARS



9 ART GALLERIES



29 FITNESS



77 RETAIL STORES



### Fitness

- CorePower Yoga - RiNo / Industry
- [solidcore] RiNo
- F45 Training RiNo CO
- Wynkoop Athletics
- Boost Pilates RiNo
- Movement RiNo
- The Fitness LAB

### Food & Drink

- Denargo Market
- Will Call
- The Denver Central Market
- Larimer Lounge
- Redeemer Pizza
- SuperMegaBien
- Death & Co Denver
- Uchi Denver
- Beckon
- Crema Coffee House
- Our Mutual Friend Brewing
- Ratio Beerworks
- Odell Brewing Five Points Brewhouse
- Federales Tacos & Tequila - RiNo, Denver
- Shake Shack RiNo
- Barcelona Wine Bar
- Mister Oso RiNo
- Stem Ciders RiNo - Taproom & Eatery
- Blue Sparrow Coffee
- The Walnut Room
- Improper City
- The Greenwich
- Dio Mio
- Hop Alley
- Fish N Beer
- Black Shirt Brewing Co and Craft Pizza Kitchen
- Safta
- Temaki Den
- Smok Barbecue
- RiNo Beer Garden
- Reunion Bakery / Sourdough Bread / Coffee
- Cimera
- Bigsby's Folly Craft Winery & Restaurant
- Logan House Coffee - RiNo
- Natural Grocers
- Number Thirty Eight
- Left Hand RiNo Drinks & Eats
- BrewDog Denver
- Nowhere Coffee
- Home Away Coffee
- Beyond Pho & Boba
- Colorado Sake Co.
- River North Brewery - RiNo Taproom

### Entertainment & Shopping

- F1 Arcade Denver
- Optimum Golf
- The Mission Ballroom
- The Local Drive
- Denver Comedy Lounge
- Arc'teryx RiNo
- Patagonia
- Burton Denver Flagship Store
- ReelWorks Denver

### Hotels

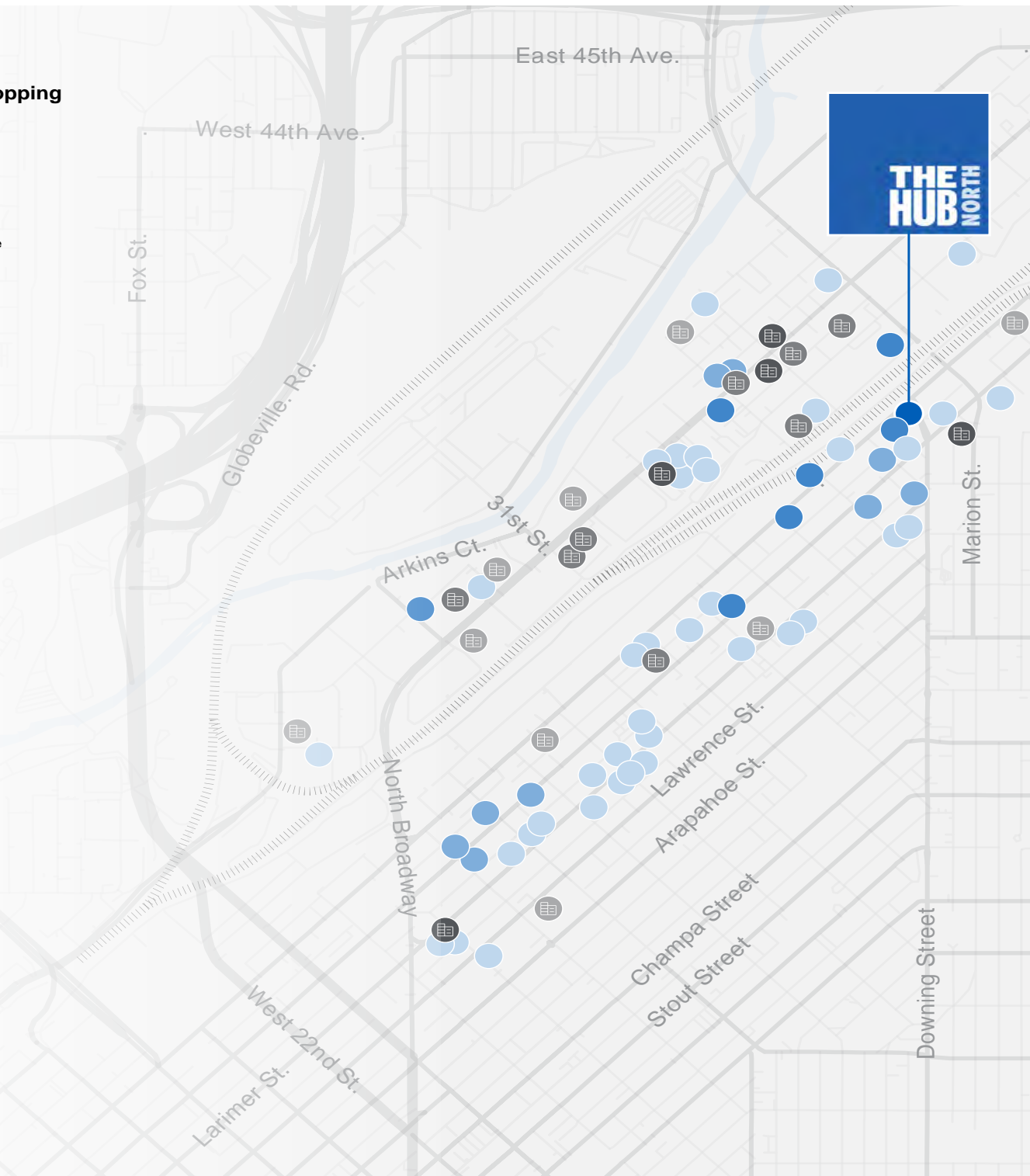
- The source hotel
- Vib Hotel
- Cambria Hotel
- Catbird Hotel
- The ramble hotel

### Office Building

- Fabrica
- Steel House
- Rev 360
- Zeppelin Station
- T3 RiNo
- Catalyst
- Larimer 30
- Paradigm River North
- The Current
- North Wynkoop
- 3083 Walnut

### Multi. Family

- Flora RiNo
- Novel RiNo
- Mica RiNo
- Camden RiNo
- Modera River North
- Ava RiNo
- Hanover RiNo
- Dylan RiNo
- Edison at RiNo
- The Riv
- One River North
- Amli Denargo Market



# SUPERIOR ACCESS

Located across the street from the 38th & Blake RTD Rail Station, The Hub offers access to the best of Denver's River North Art District with quick and easy access to Union Station, Denver International Airport, and downtown Denver.

### WALK

- <1M to Drink RiNo Shuttle
- <1M to the RTD Station
- <10M to The Source
- <15M to 15+ bars and craft breweries

### BIKE

- <5M to S Platte River Bike Trail
- <6M to Denver Central Market
- <7M to Coors Field
- <15M to Union Station

### DRIVE

- <5M to Coors Field
- <8M to Union Station
- <12M to Mile High Stadium

### TRANSIT

- 19M to Union Station
- 36M to Denver Airport



**89** WALK SCORE

**98** BIKE SCORE

# BEST IN CLASS OPERATIONS

Tenants benefit from a healthier, more comfortable indoor environment as a result of sustainable cleaning programs, building-standard low-volatile organic compound (VOC) products, and increased natural daylighting.



## SEEKING LEED® CERTIFICATION

HUB North has achieved LEED GOLD (v4) for Building Design and Construction which provides a framework for building a holistic green building.



## ENERGY STAR® CERTIFIED

The HUB North will seek Energy Star Certification, demonstrating Eagle Point Capital's commitment to saving energy, saving money and protecting the planet.



## FITWEL® CERTIFIED

Fitwel is a nation-wide building certification program to support healthier workplace environments and improve occupant health and productivity. The HUB North is Fitwel certified for its emphasis on health and well-being in the work environment.



## BEST-IN-CLASS CONNECTIVITY

The Hub North is Gold Wired Score Certified. Wired Certification is a commercial real estate rating system that empowers landlords to understand, improve, and promote their buildings' digital infrastructure.



**Tourmaline**

BALFOUR  
PACIFIC 

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