



**THE  
HUB**

**100,000 SF  
MOVE-IN-READY  
SPACE AVAILABLE NOW**

**3601 Walnut Street  
Denver, Colorado**



# THE HUB

With expansive views, modern architecture, and direct immediate access to RTD's Rail System, The Hub is at the center of Denver's major transit channels and booming artisan restaurant and craft beer scene.

- ± 275,000 RSF BUILDING
- ± 250,000 RSF OFFICE
- ± 25,000 RSF RETAIL
- ± 50,000 RSF FLOORPLATES
- 14' CEILING HEIGHTS
- UNIQUE BUILDING MATERIALS
- INDUSTRIAL IN INSPIRATION, NOT IN EXECUTION
- FOSTERS RINO'S THRIVING CREATIVE CULTURE

Efficient open plans and expansive city and mountain views deliver an elevated work environment that stimulates creativity and innovation.



## UNRIVALED AMENITIES

Amenities designed to keep creative teams at peak performance, with spaces to collaborate, recreate and relax.



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



LEVEL 3 TERRACE WITH STADIUM SEATING, STAIRCASE WITH MOUNTAIN VIEWS



ADJACENT TO LIGHT RAIL



ONSITE PARKING FACILITY (1.25: 1,000 SF)



EV CHARGING STATIONS



25,000 RSF OF STREET LEVEL RETAIL



SECURE BIKE STORAGE



TENANT-ONLY FITNESS CENTER WITH SHOWERS AND LOCKER ROOMS



# UP TO 100,000 SF OF CONTIGUOUS SPACE

Divisible | Rate: \$35.00 NNN + \$18.09 in OpEx | Available Immediately

**5<sup>TH</sup> FLOOR**  
50,757 SF FULL FLOOR AVAILABLE  
HYPOTHETICAL PLAN

**SUITE 500**  
27,200 RSF

**SUITE 525**  
9,723 RSF

**SUITE 550**  
13,834 RSF

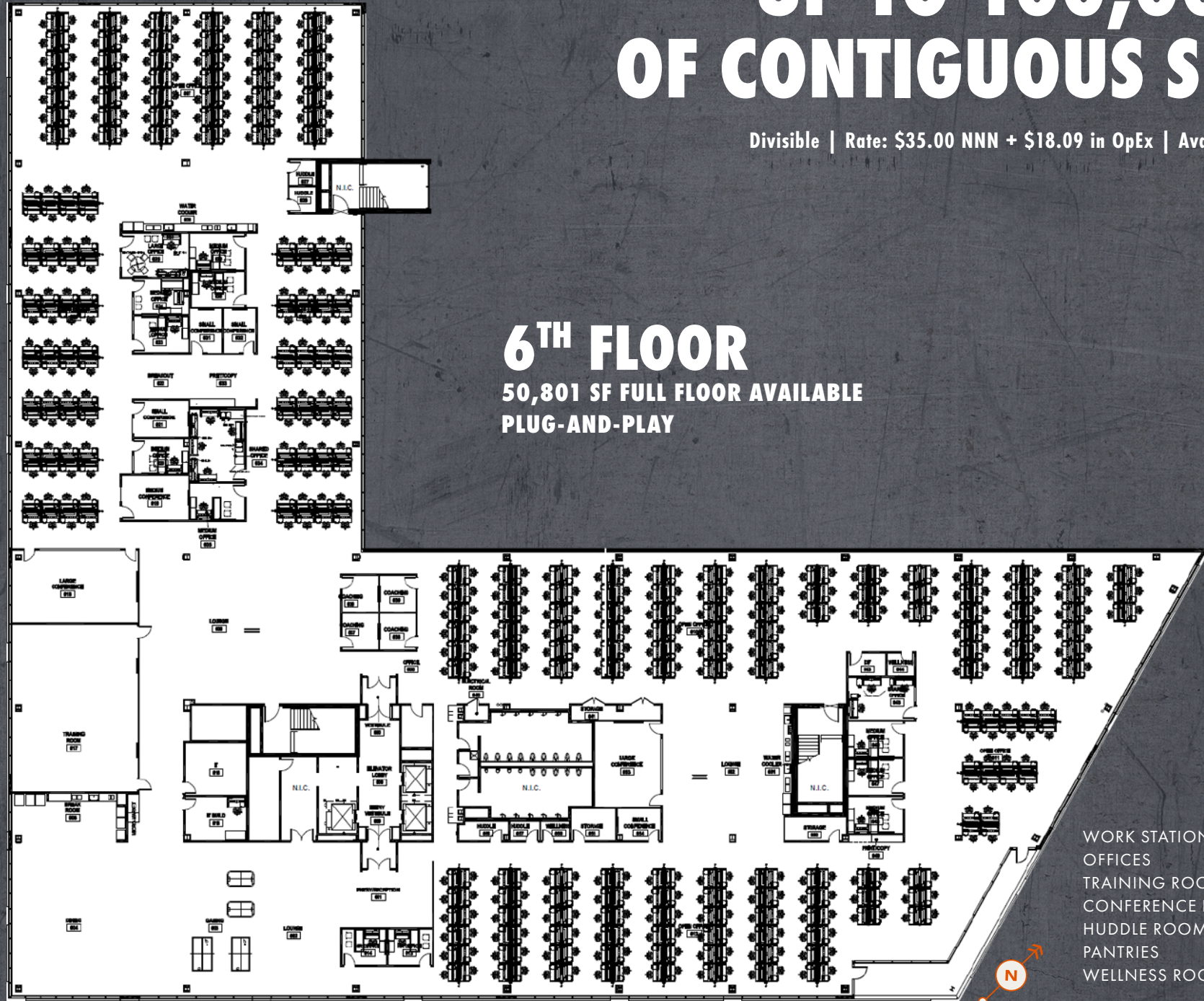


# UP TO 100,000 SF OF CONTIGUOUS SPACE

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## 6<sup>TH</sup> FLOOR

50,801 SF FULL FLOOR AVAILABLE  
PLUG-AND-PLAY



- WORK STATIONS 462
- OFFICES 13
- TRAINING ROOM 1
- CONFERENCE ROOMS 10
- Huddle Rooms 4
- PANTRIES 3
- WELLNESS ROOMS 2



# 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.



## LEED® CERTIFIED

HUB South 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 South 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 South is Fitwel certified for its emphasis on health and well-being in the work environment.



## BEST-IN-CLASS CONNECTIVITY

The Hub South 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.



FOR LEASING:



Jamie Roupp | 303.217.7947 | james.roupp@jll.com

Maddy Stevenson | 303.542.1514 | maddy.stevenson@jll.com

Lily Armstrong | 415.342.6217 | lily.armstrong@jll.com

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