

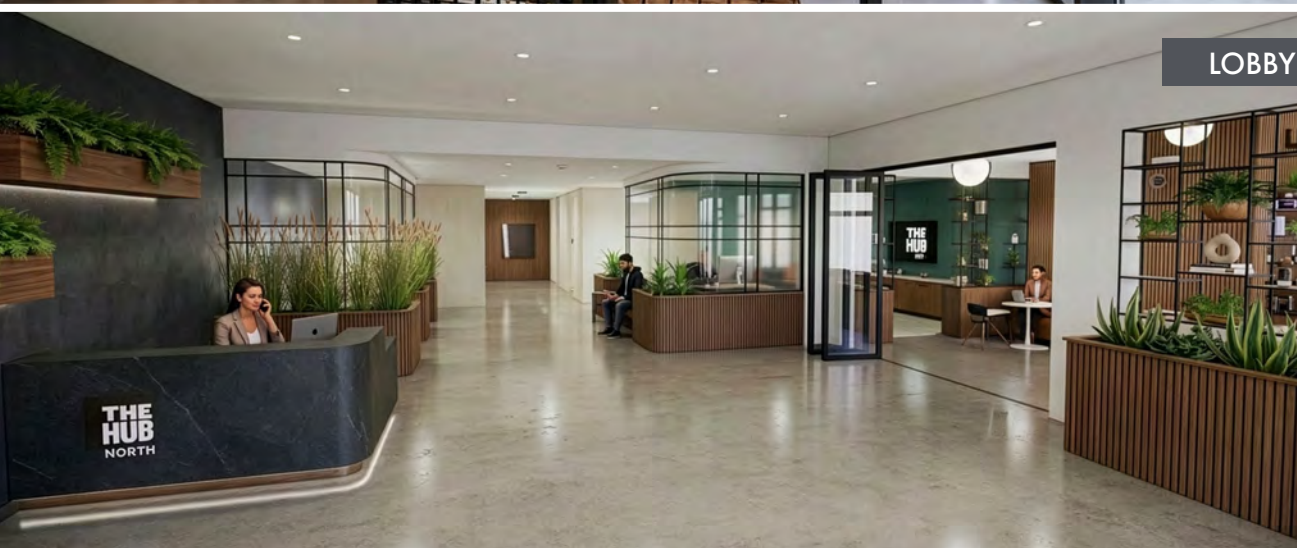
THE HUB NORTH





LILAC COFFEE

**A TRANSFORMED GROUND PLANE
COMING SOON**



LOBBY



TENANT LOUNGE

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 BOUTIQUE MODERN WORKPLACE
- 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
- LOBBY RENOVATIONS AND LILAC COFFEE COMING SOON

SUPERIOR ACCESS

Located across the street from the 38th & Blake RTD Rail Station, The Hub North 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

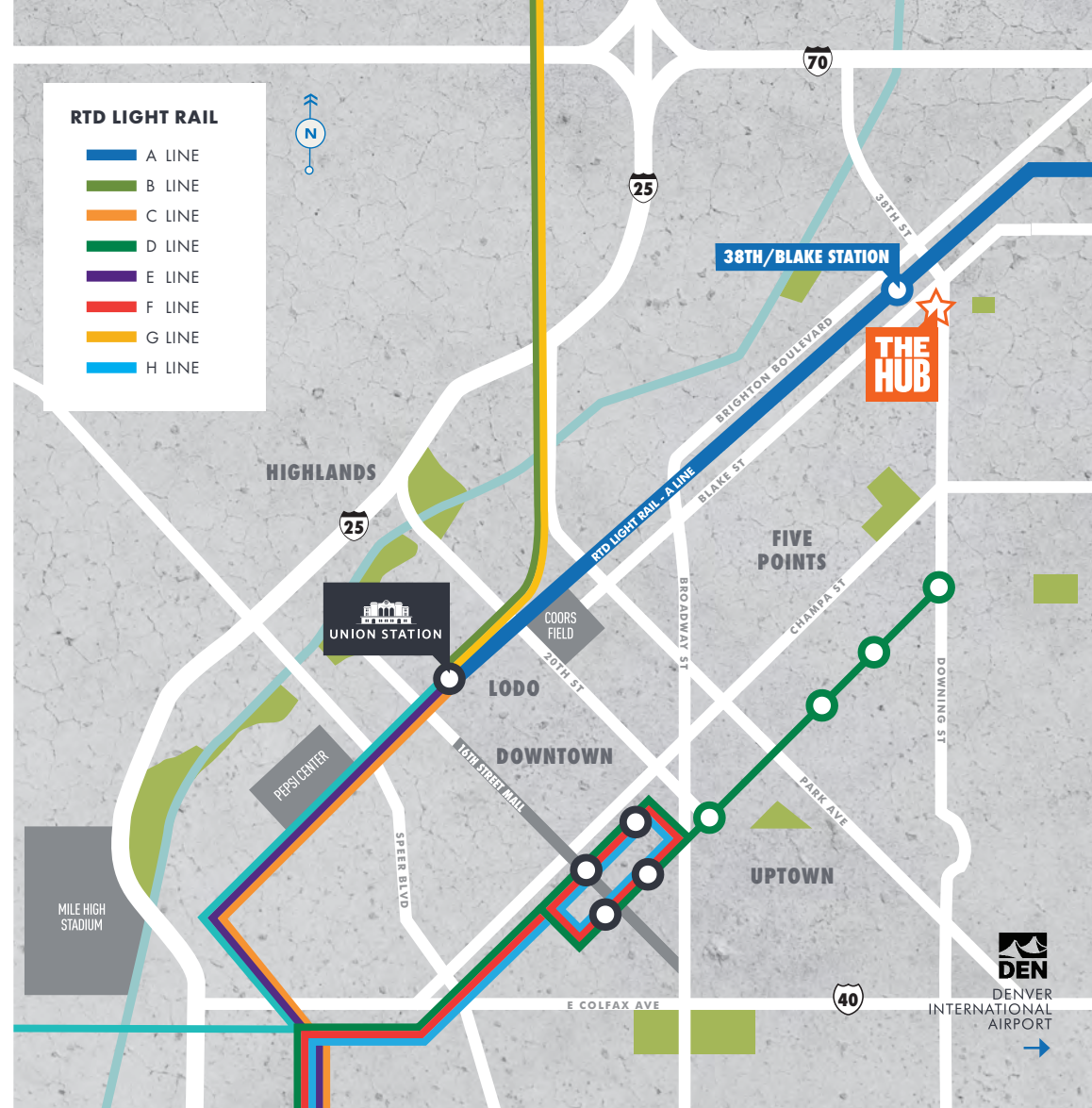
- <5M to S Platte River Bike Trail
- <6M to Denver Central Market
- <7M to Coors Field
- <15M to Union Station

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

MODERN WORKSPACE

An elevated Class A amenity offering

Hub North Overview



CONFERENCE CENTER AND TENANT LOUNGE



+/- 14,000 SF FLOORPLATES AND 14' CEILING HEIGHTS



WELLNESS FOR MODERN WORK ENVIRONMENT



COLUMN-FREE FRAMEWORK FOR MAXIMUM FLEXIBILITY



EXCELLENT WINDOW LINE WITH MOUNTAIN VIEWS

Campus 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



ONSITE PARKING FACILITY (1.25: 1,000 SF)
WITH EV CHARGING STATIONS & SECURE BIKE STORAGE



31,800 RSF OF STREET LEVEL RETAIL

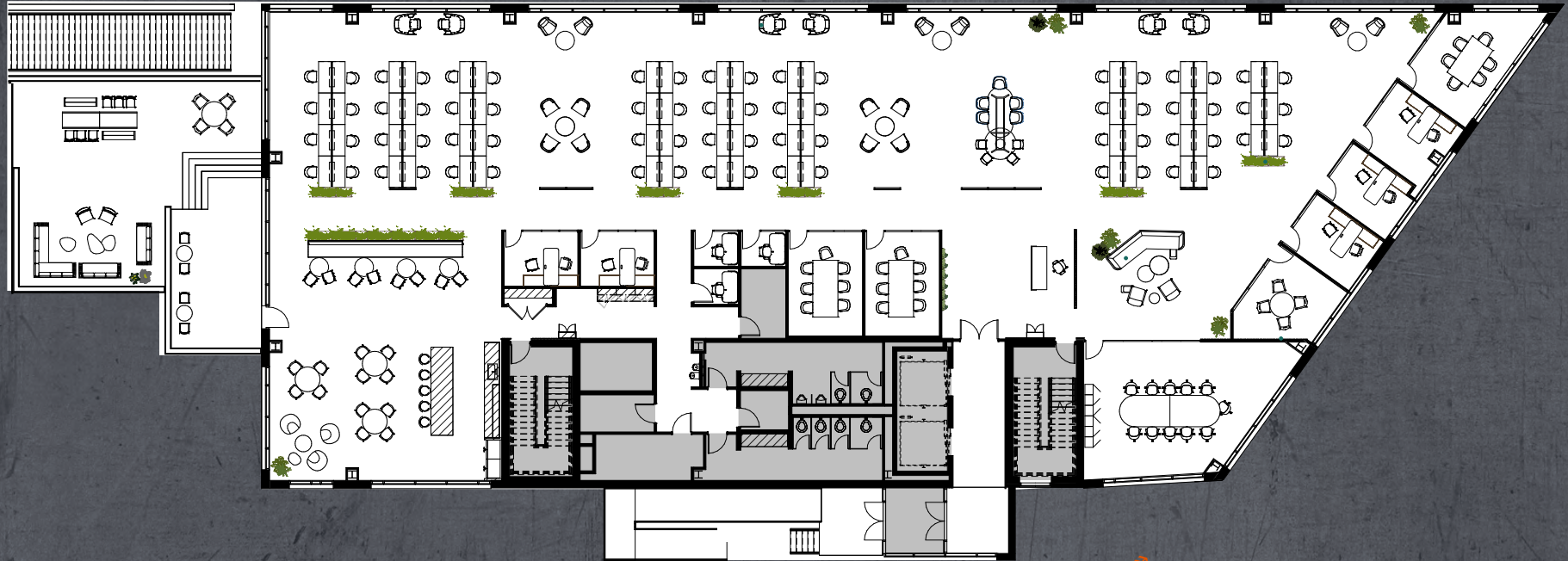


TENANT-ONLY FITNESS CENTER WITH SHOWERS
AND LOCKER ROOMS



FULL FLOOR | Third Floor

14,000 RSF | 172 SF/EMPLOYEE
81 HEADCOUNT

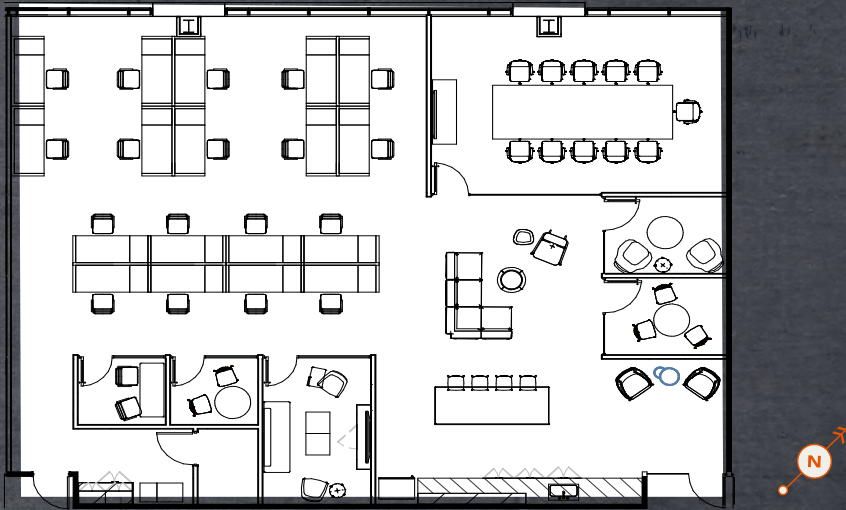


- 70 WORKSTATIONS
- 5 PRIVATE OFFICES
- 4 HUDDLE ROOMS
- 4 CONFERENCE ROOM
- 32 OPEN COLLABORATION SEATING
- 1 CAFE - BREAK AREA
- 1 ATTACHED 1,700 SF PRIVATE TERRACE



MULTI-TENANT FLOOR | Suite 620

3,774 RSF | 159 SF/EMPLOYEE
UP TO 39 HEADCOUNT



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



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



5 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



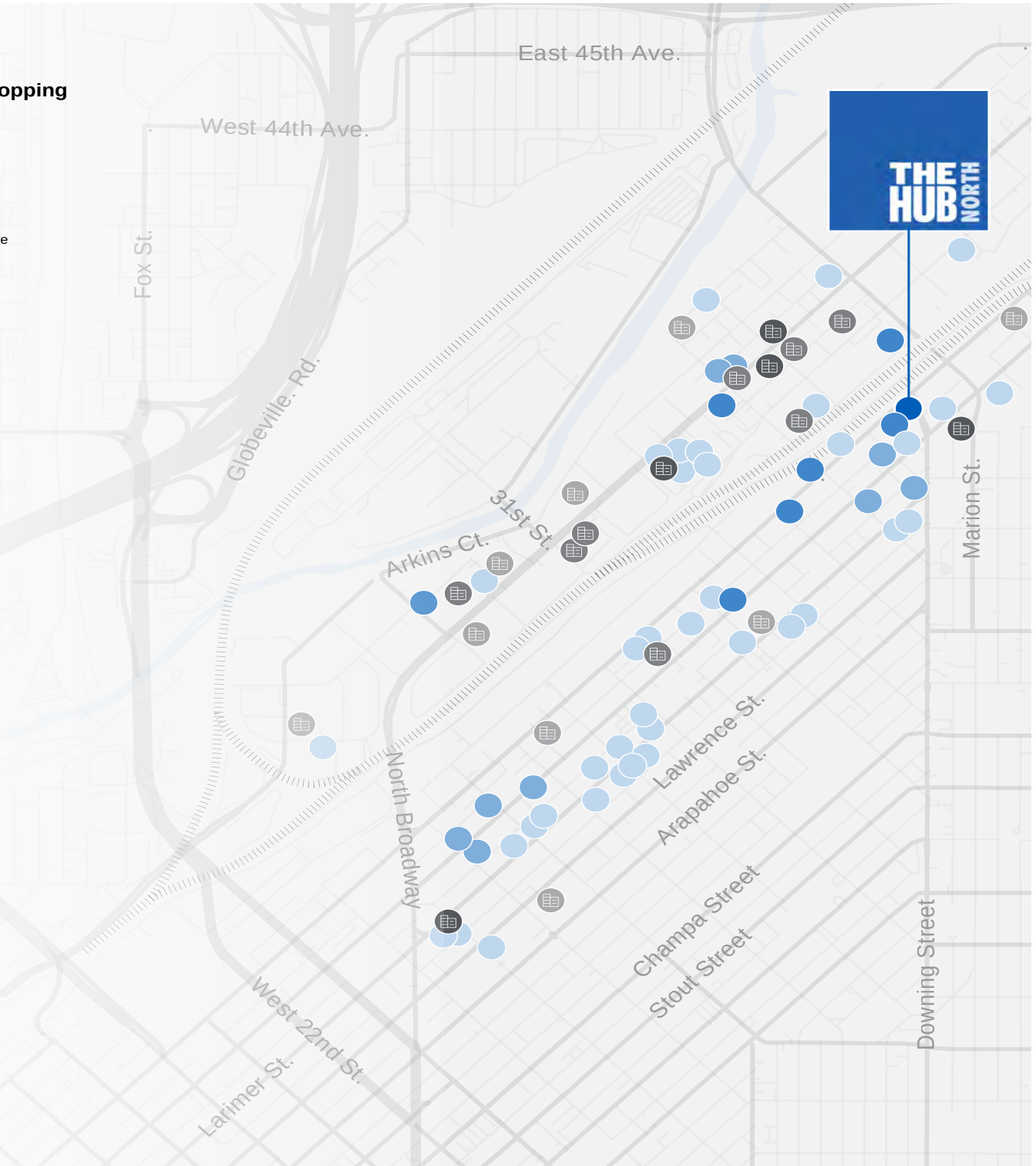
Office Building

- 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



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® 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 has sought Energy Star Certification, demonstrating the commitment to saving energy, saving money and protecting the planet.



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 

FOR LEASING:



thehubnorth-rino.com

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All materials herein are subject to change