



Built to Sustain.
Designed to Inspire.



Timber + Transit + Technology = Transformative



Timber

Nothing compares to the natural warmth and quality of real wood—and thanks to our eco-conscious timber, nothing comes close in terms of sustainability either.

Transit

However you travel, T3 RiNo keeps you connected. We are minutes from Union Station, I-70, and I-25. And with a Walk Score of 88 and a Bike Score of 85, you don't even need a car to get the most from your workday, making us the most connected office space on this side of the tracks.

Technology

T3 RiNo boasts state-of-the-art mechanical, electrical, and plumbing systems that meet and exceed the highest standards. We also benefit from efficient destination dispatch elevators and total connectivity in common areas.

Built To Exceed

From our timber walls to our outdoor spaces, T3 RiNo is designed to be an environment that supports and empowers you and your employees, enabling you to perform at your natural best.

- o 6-Story Mixed-Use Modern Loft Building
- o ~238,000 SF Total Building Space
- o ~214,000 SF Office — 12' Ceilings
- o ~19,000 SF Retail — 16' Ceilings
- o ~43,000 SF Floor Plates
- o Outdoor Terraces on Each Floor



LEED®, the most widely used green building rating system in the world, provided the framework we used to make T3 RiNo as healthy and highly efficient as possible, leading to a better world for both you and the environment.



WIRED-certified digital infrastructure, ensures that you have a fast, stable, and secure connection for your business, your colleagues, and your community.

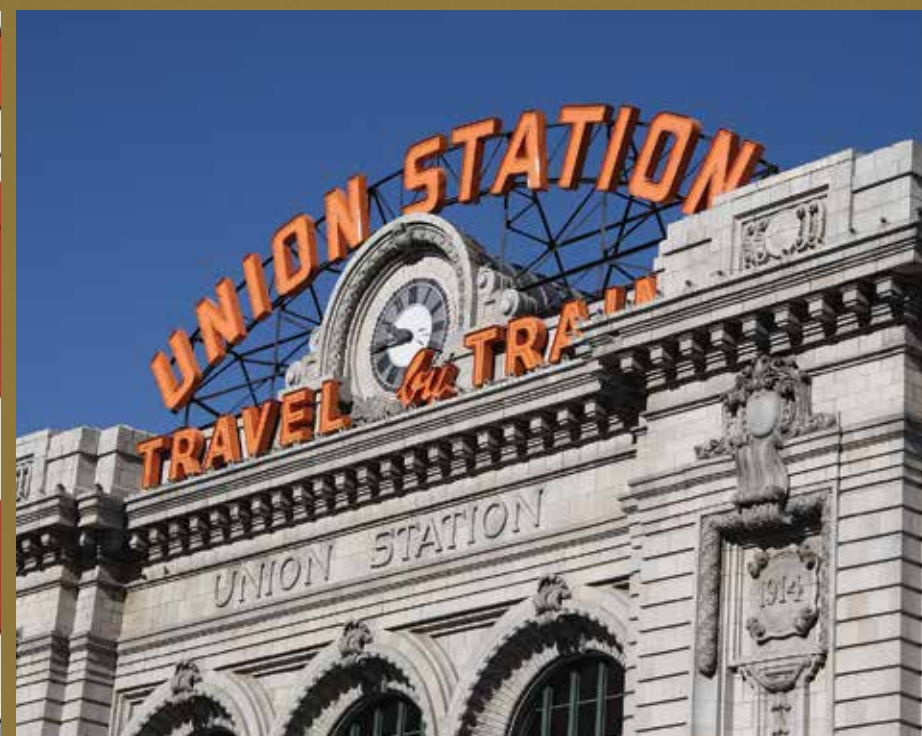


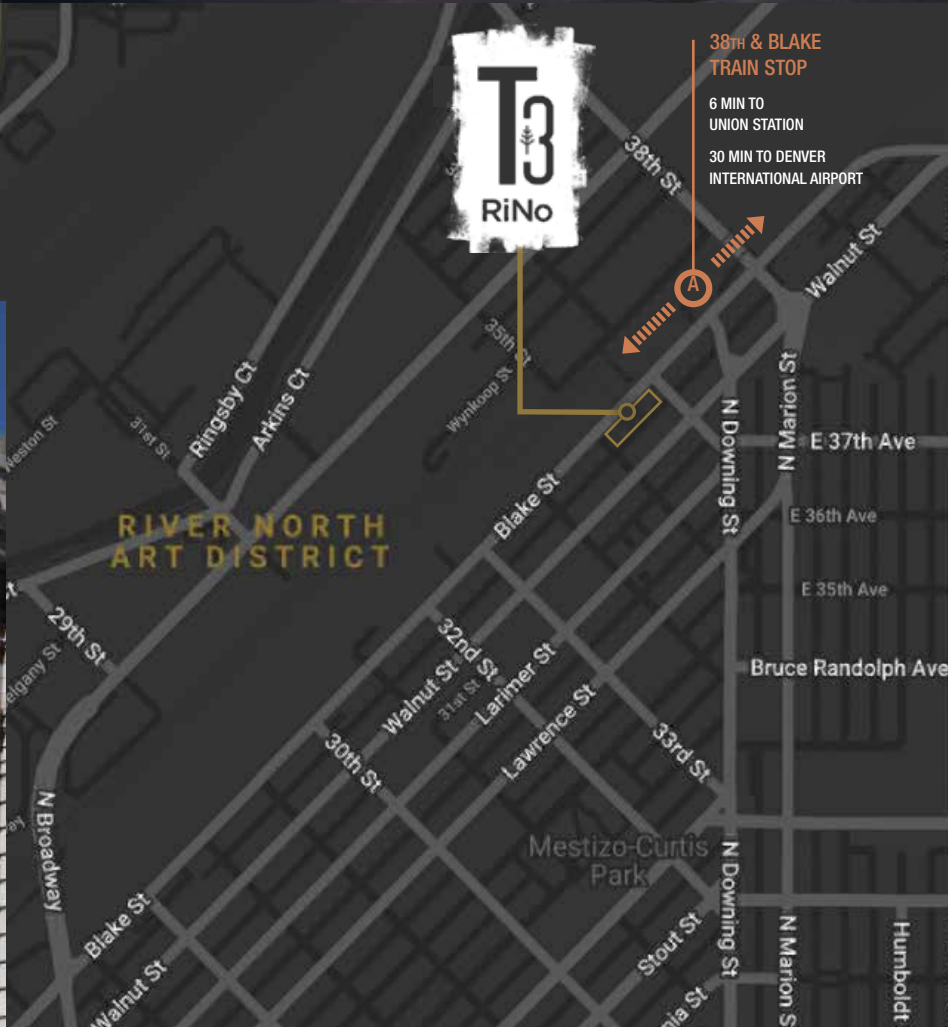
WELL is the world's first building standard focused exclusively on tenant health and wellness. As a WELL-certified building, T3 is designed to focus on the well-being of its tenants.



To be certified as ENERGY STAR®, T3 RiNo had to meet strict energy performance standards set by EPA. That means you can rest assured that your energy usage is as efficient as possible.







State of the Art District

River North (RiNo) is one of Denver's most vibrant and accessible neighborhoods, filled with art, entertainment, and culinary options to explore.

88



WALK SCORE

85



BIKE SCORE

75+

RESTAURANTS & COFFEE SHOPS

20+

CRAFT BREWERIES, WINERIES, DISTILLERIES, & CIDERIES

Bringing It All Back Home

T3 RiNo is designed to make a positive impact and improve the lives of its community—both inside the building, and in the RiNo neighborhood at large.



WELL STANDARD

SUPPORTS TENANT HEALTH & WELL-BEING



WIDE OPEN

NATURALLY-LIT LOBBY PROVIDES A WELCOMING COMMUNITY SPACE



RETAIL SPACES

BRING BUSINESS, VIBRANCY, AND A DIVERSITY OF OPTIONS



SUSTAINABLY-SOURCED

TIMBER MAKES THE WHOLE AREA GREENER



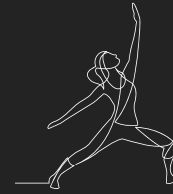
Where Comfort Meets Community

We built T3 RiNo around the idea that your workday should feel warm and welcoming. From the elegant timber that forms our foundation to the plentiful spaces, services, and amenities we offer, you and your employees will always feel engaged and supported.

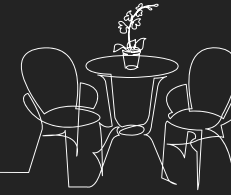


Wellness, Productivity, and You

T3 RiNo's comfort and wellness amenities are more than just nice add-ons—they're essential features for attracting talent and enhancing productivity. In fact, our passion for our tenant's health and wellbeing is so high that we've met the WELL standard, proving that we have some of the finest amenities and designs around—so you can perform at your very best.



5,000 SF FITNESS
CENTER WITH
PREMIUM EQUIPMENT



OPEN OUTDOOR
TERRACES ON
EACH FLOOR



BIKE STORAGE
FOR 100+ BIKE
COMMUTERS DAILY





Feel Better,
Work Better.









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.



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

OFFICE LEASING

James Roupp

303 217 7947

James.Roupp@am.jll.com

John Beason

303 217 7949

John.Beason@am.jll.com

Don Misner

303 217 7957

Don.Misner@am.jll.com



RETAIL LEASING

Andrew Hanna

720 326 8355

AHanna@McCafferyInc.com

Andrew Macafee

781 281 4917

AMacafee@McCafferyInc.com

JOIN THE NEW MODERN.

