

# 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

RiNo's newest addition, The Hub North offers a boutique Class A modern workspace 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



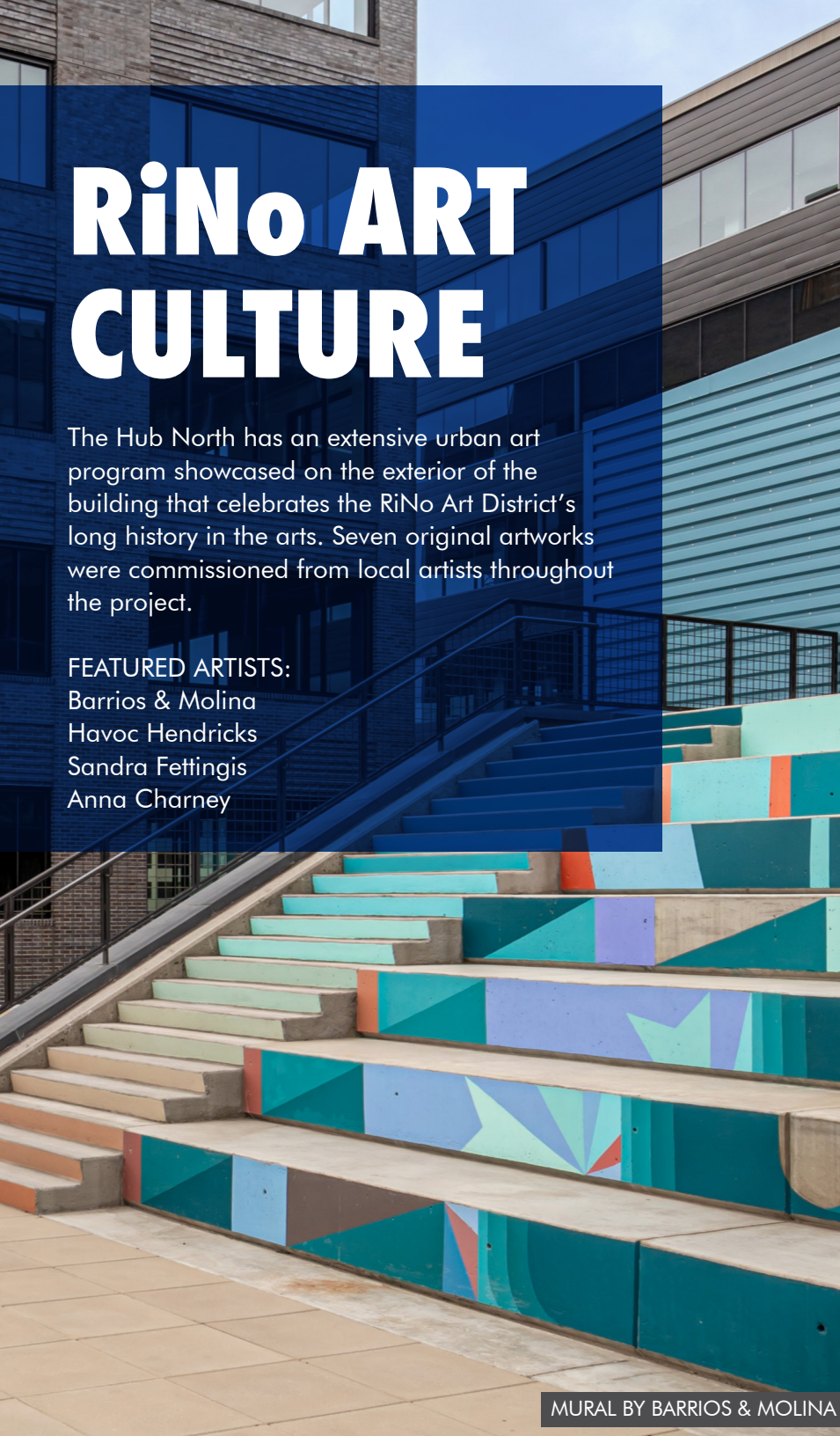


# RiNo ART CULTURE

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



MURAL BY BARRIOS & MOLINA



MURAL BY BARRIOS & MOLINA



MURAL BY HAVOC HENDRICKS



MURAL BY ANNA CHARNEY



# MODERN WORKSPACE

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

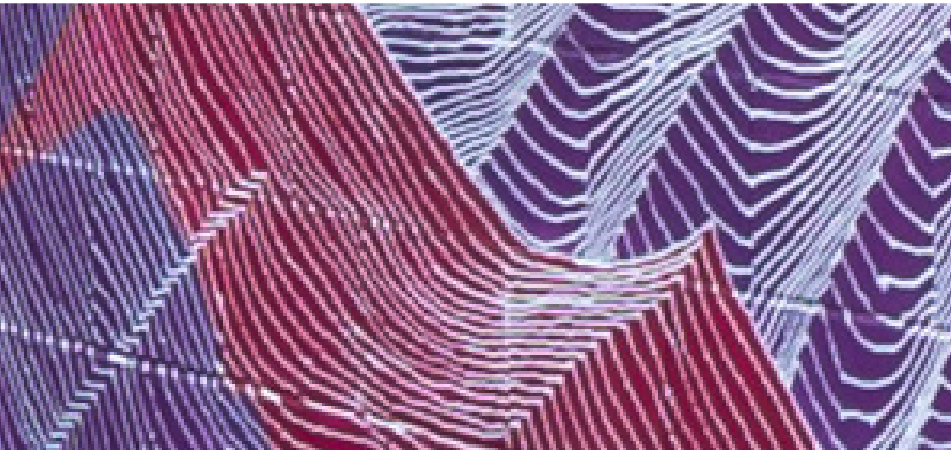
- +/- 14,000 SF FLOORPLATES
- SINGLE TENANT AND MULTI-TENANT USE
- 14' CEILING HEIGHTS
- NEW HVAC
- WELLNESS FOR MODERN WORK ENVIRONMENT
- COMMON CONFERENCE CENTER
- FOSTERS RiNo's THRIVING CREATIVE CULTURE
- COLUMN-FREE FRAMEWORK FOR MAXIMUM FLEXIBILITY
- EXCELLENT WINDOW LINE WITH MOUNTAIN VIEWS



BUILDING COMMON CONFERENCE ROOM



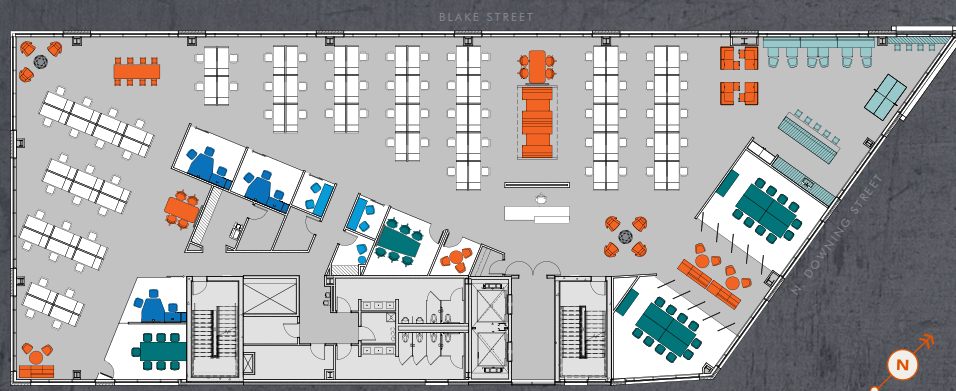
CREATIVE, OPEN FLOORPLANS





# FULL FLOOR

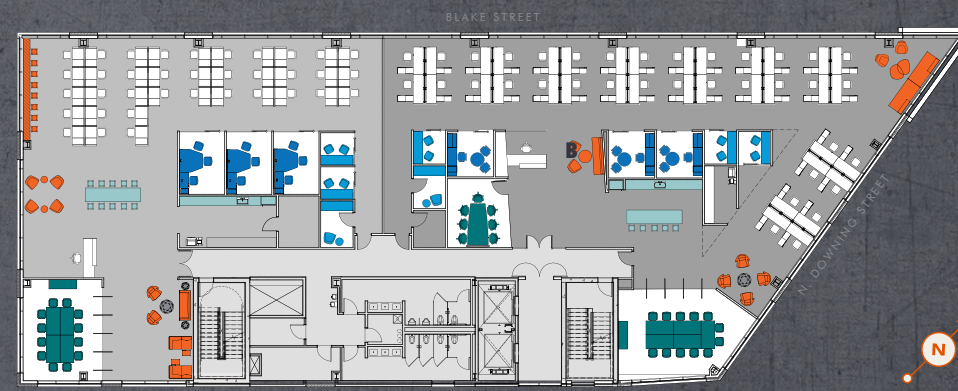
14,000 RSF | 172 SF/EMPLOYEE  
81 HEADCOUNT



■ WORK STATIONS	78
■ PRIVATE OFFICE	3
■ CONFERENCE / MEETING	4
■ COLLABORATION	11
■ PHONE/FOCUS/WELLNESS	3
■ PANTRY/BREAK ROOM	1
RECEPTION	1
COPY/PRINT	1
STORAGE	1
IT SERVER	1

# MULTI-TENANT A

6,200 RSF | 159 SF/EMPLOYEE  
39 HEADCOUNT



■ WORK STATIONS	36
■ PRIVATE OFFICE	3
■ CONFERENCE / MEETING	1
■ COLLABORATION	3
■ PHONE/FOCUS/WELLNESS	3
■ PANTRY/BREAK ROOM	1
RECEPTION	1
COPY/PRINT	1
STORAGE	1
IT SERVER	1

# MULTI-TENANT B

7,800 RSF | 200 SF/EMPLOYEE  
39 HEADCOUNT

■ WORK STATIONS	36
■ PRIVATE OFFICE	3
■ CONFERENCE / MEETING	2
■ COLLABORATION	3
■ PHONE/FOCUS/WELLNESS	4
■ PANTRY/BREAK ROOM	1
RECEPTION	1
COPY/PRINT	1
STORAGE/IT SERVER	1



# LAW FIRM LAYOUT

14,000 RSF | 158 SF/EMPLOYEE  
39 HEADCOUNT



SMALL CONFERENCE ROOM	2
MEDIUM CONFERENCE ROOM	2
LARGE CONFERENCE ROOM	2
LOUNGE	3
PERIMETER ATTORNEY OFFICE	23
INTERIOR ATTORNEY OFFICE	5
RECEPTION	1
COPY/PRINT	2
STORAGE	1
IT SERVER	1





# 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



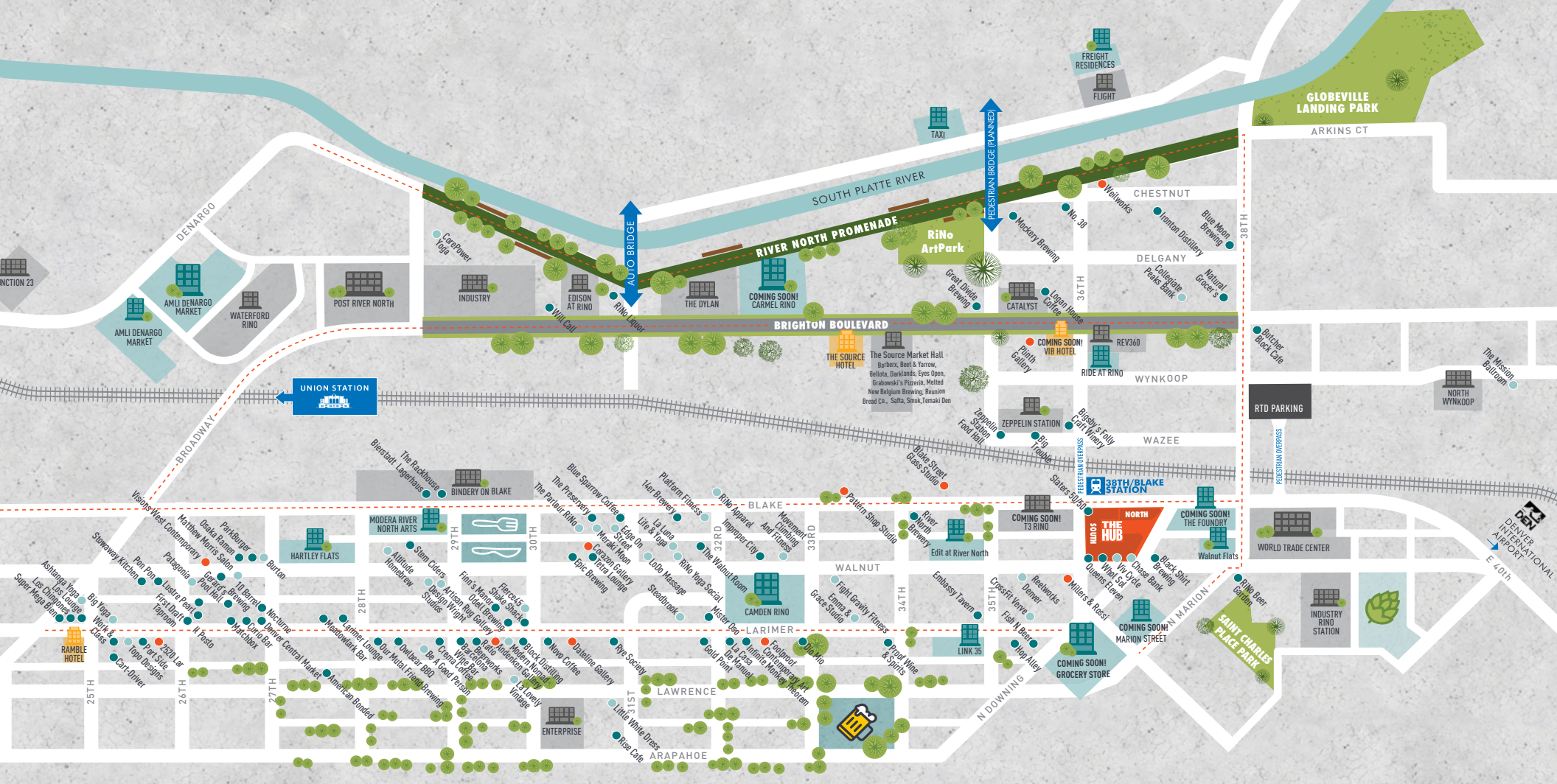
29 FITNESS



77 RETAIL STORES







## INFRASTRUCTURE PROJECTS

- Central 70 ■
- National Western Center ■
- River North Promenade ■
- Transformation of Brighton Boulevard ■
- Rail Stations & Pedestrian Bridges ■

## NEW DEVELOPMENT

- | Multi-Family Units | Office         | Hotel      |
|--------------------|----------------|------------|
| 3,269 Units ■      | 1,876,730 SF ■ | 150 Keys ■ |
| 2,347 Units ■      |                | 305 Keys ■ |

■ UNDER CONSTRUCTION ■ COMPLETE

Conceptual renderings by Wenk Associates



### RIVER NORTH PROMENADE

The River North Promenade is a pedestrian-oriented park incorporating 3 distinctly different conceptual designs to explore.



### RiNo PARK

In the planning phase now, the River North Park will be a major neighborhood destination.



# 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

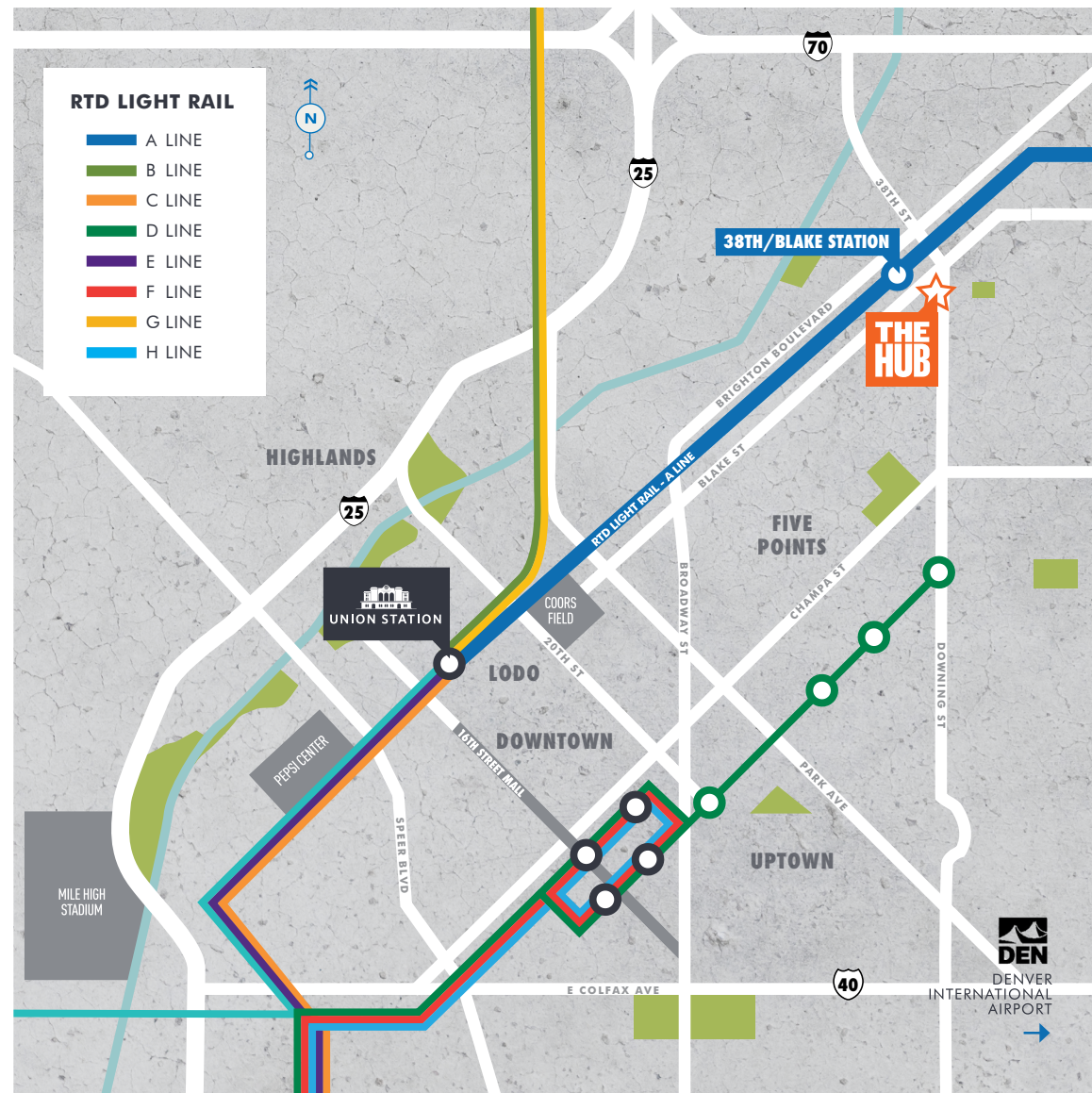
- <5M to S Platte River Bike Trail
- <6M to Denver Central Market
- <7M to Coors Field
- <15M to Union Station

## 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.



EAGLE POINT  
- CAPITAL -

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All materials herein are subject to change