

- SEEKING COFFEE, BREAKFAST & LUNCH OPERATOR
- LANDLORD TO PROVIDE CUSTOM TEST FIT FOR QUALIFIED TENANTS
- AVAILABLE SUITES RANGING FROM ±1,071 - ±4,265 R.S.F. (MAX CONTIGUOUS)
- AGGRESSIVE TENANT IMPROVEMENT & FREE RENT PACKAGES FOR QUALIFIED TENANTS
- EXPANSIVE 16' CEILING HEIGHTS OFFER ENHANCED VISIBILITY & PRESENCE
- VIBRANT LOCATION SURROUNDED BY DENSE RESIDENTIAL & COMMERCIAL ACTIVITY
- STRONG DAYTIME EMPLOYMENT BASE GENERATED BY BUILDING TENANTS INCLUDING BSA LIFESTRUCTURES, CANDID HEALTH, DAVIS GRAHAM, LANGAN ENGINEERING, ROCKEFELLER GROUP, & YETI

RiNo by the numbers:

102,000+ Population	**34** Median Age	**3.3%** Annual Growth	**$115,000** Average Income	**$660,000** Median Home Value	**55%+** Bachelor's Degree+
16,000+ Residential Units *(Completed, U/C, Planned)*	**855+** Hotel Rooms *(Completed, Planned)*	**75+** Restaurants, Bars & Quick-Service	**60+** Retailers, Breweries & Distilleries	**35+** Music Venues & Art Galleries	**25+** Fitness Studios & Gyms

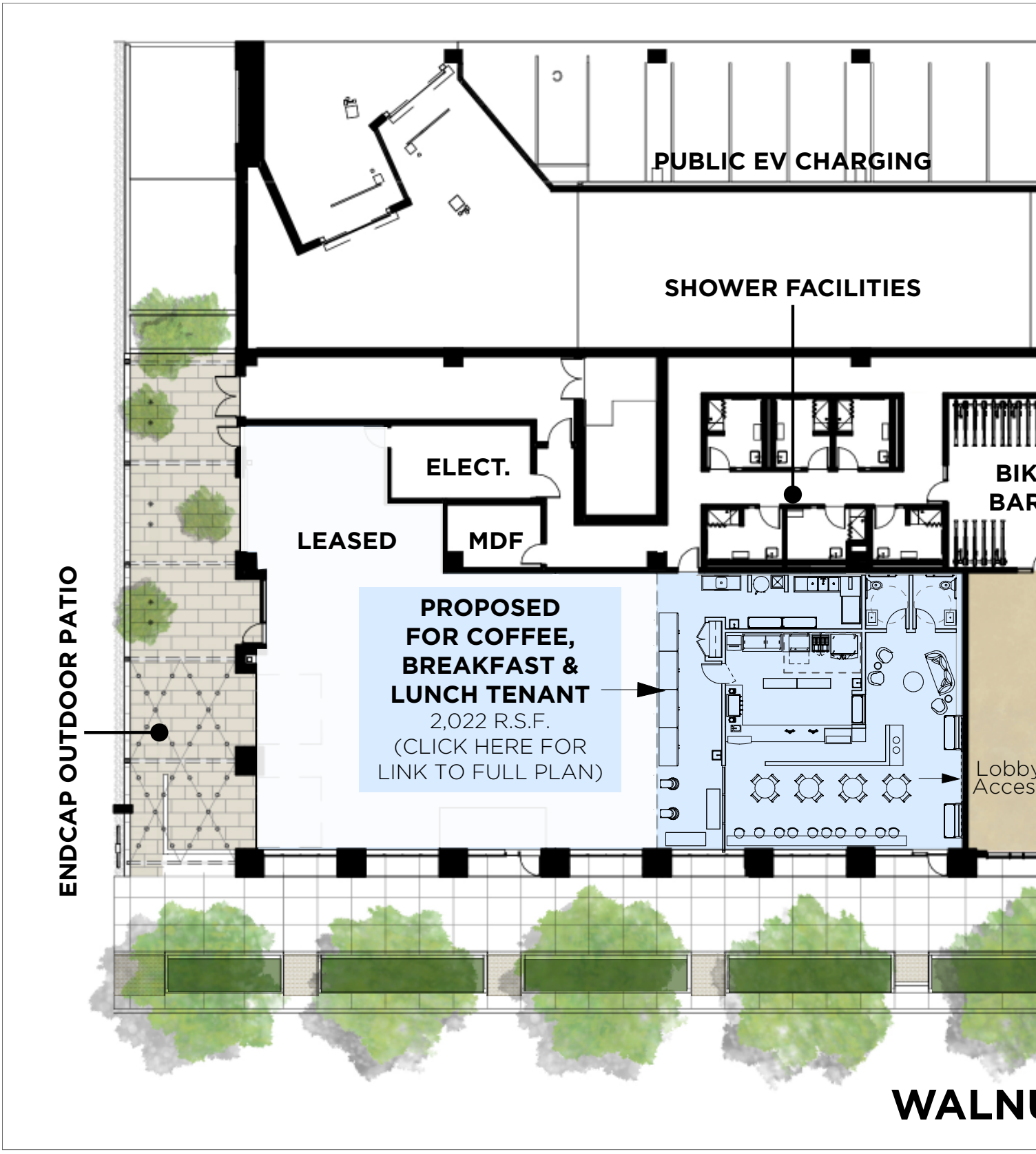
**Demographics are within a 2 mile radius.*

www.jp-co.com
www.rockefellergroup.com
www.trevey.com

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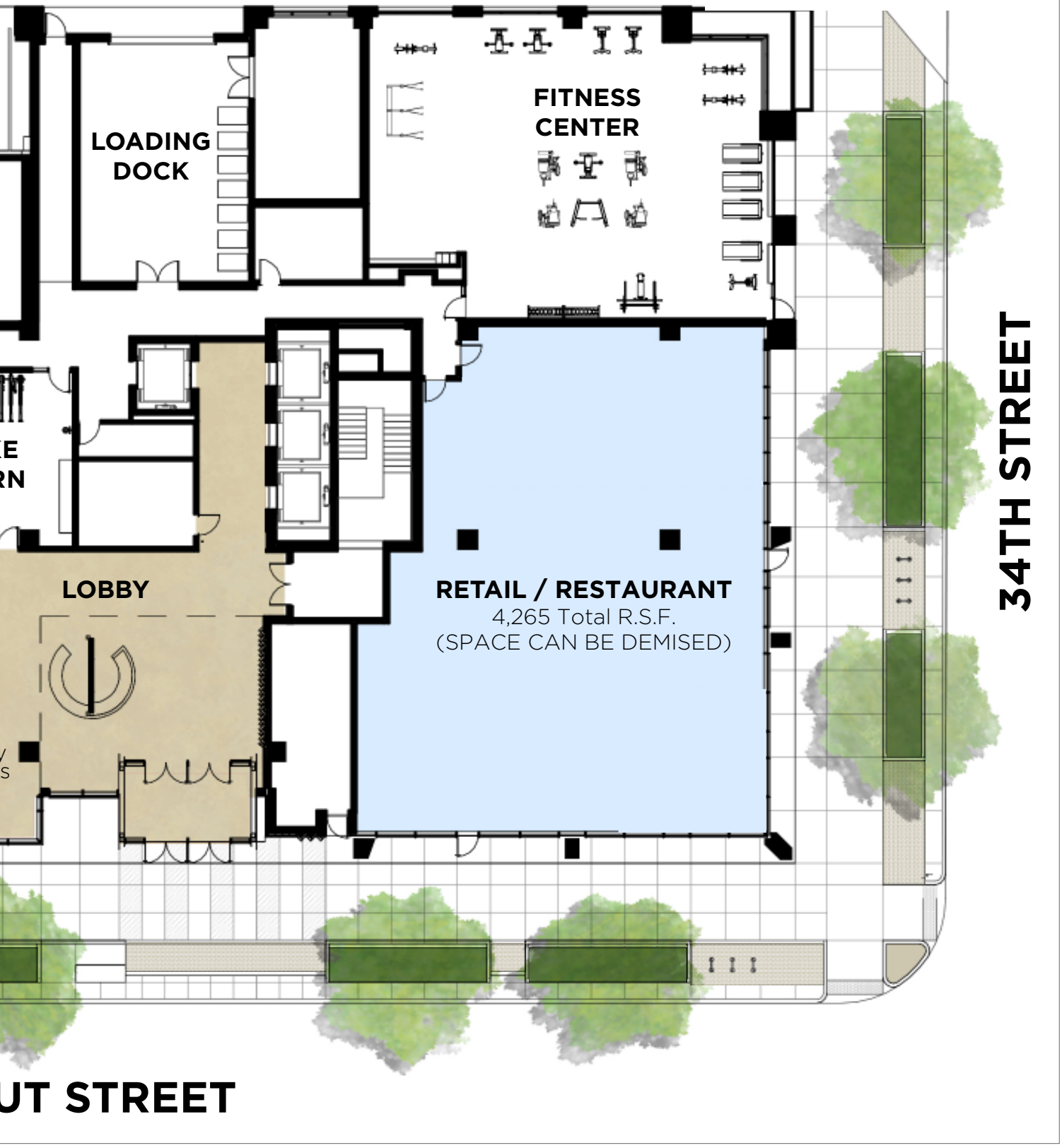
PARADIGM
RIVER NORTH

NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES



TREVEY COMMERCIAL | ROCKEFELLER GROUP

Jordon Perlmutter & Co.


LOADING DOCK
FITNESS CENTER
LOBBY
RETAIL / RESTAURANT
4,265 Total R.S.F.
(SPACE CAN BE DEMISED)
34TH STREET
UT STREET

3400 WALNUT STREET, DENVER, CO 80205







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