A Mixed-Use, Transit-Oriented, Creative Office Development In The Heart Of Denver’s RiNo Art District

SCHEDULED FOR COMPLETION: Q4 2018
A new standard for creative office space in the heart of Denver’s dynamic River North (RiNo) Art District.

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

- NEW CONSTRUCTION DESIGNED FOR THE CREATIVE TENANT
- APPROX. 275,000 RSF
- 250,000 RSF OFFICE
- 25,000 RSF RETAIL
- FLOOR PLATE SIZES: 50,000 RSF
- 14’ CEILING HEIGHTS
- UNIQUE BUILDING MATERIALS
- CONSTRUCTION START: ESTIMATED 3Q 2017
- COMPLETION: ESTIMATED 4Q 2018
DESTINATION RiNo
RiNo DISTRICT DEVELOPMENT UNDERWAY

COMING SOON
2,613 NEW MULTIFAMILY UNITS
620 NEW HOTEL ROOMS

SHOWN ON MAP

Industry Apartments Multifamily, 277 units
Past River North Multifamily, 359 units
Modero River North Multifamily, 277 units
Camden RiNo Multifamily, 322 units
The Marq at RiNo Multifamily, 301 units
The Crossing Multifamily, 321 units

Link 35 Multifamily, 66 units
The Dylan Multifamily, 274 units
Ryde at RiNo Multifamily, 84 units
The Source Hotel, 100 Keys
Rumble Hotel Hotel, 50 Keys

EAT + DRINK
ART GALLERIES

RAIL STATIONS & PEDESTRIAN BRIDGES
The RTD Rail stations and pedestrian bridges are complete connecting tenants with Denver’s major transit channels and the most popular restaurants

STREETSCAPE IMPROVEMENTS
Streetscape improvements along Brighton Boulevard are underway featuring a pedestrian scaled landscaping, public art and enhancements

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

SOUTH PLATTE RIVER
With its prime location in Denver’s celebrated RiNo Art District, tenants will enjoy immediate access to Denver’s finest cultural and culinary treasures.

**VIBRANT NEIGHBORHOOD** The Hub is center stage to 119 eclectic galleries, and over 60 restaurants, breweries and bars in the immediate vicinity, with more on the way.

**FIRST FRIDAYS** On the First Friday of every month, many RiNo locations open their doors with events ranging from art openings to live music.

**CREATIVE FIRMS UNITE** The RiNo Art District is home to a diverse community of creatives spanning fine artists and film production companies to advertising and architectural firms.
Located across the street from the 38th & Blake RTD Rail Station, The Hub offers the best of Denver’s most innovative environment with quick and easy access to Union Station, Denver International Airport and downtown Denver.

**WALK**
- <1M to Drink RiNo Shuttle
- 3M to the RTD Station
- 7M to The Source Food Market
- <15M to 15+ bars and craft breweries

**BIKE**
- 5M to S Platte River Bike Trail
- 7M to Denver Central Market
- 13M to Coors Field
- 15M to Union Station

**TRANSIT**
- 9M to Union Station
- 36M to Denver Airport

**DRIVE**
- 9M to Union Station
- 11M to Coors Field
- 11M to Mile High Stadium
CREATIVE WORKSPACE & AMENITIES

UNIQUE AMENITIES: Campus-style garden terrace, outdoor grilling, gym, showers, lockers, bike facilities, retail, flexible common areas

PUBLIC-PRIVATE SPACES: Balconies, patios, rooftop terraces

BIOPHILIA: Roof gardens, indoor gardens, mountain views, natural humidification

MULTI-USE SITE: Retail, office

STRONG IDENTITY: Recognizable, site sensitive, RiNo

DAYLIGHT: Floor-to-ceiling glass, skylights

IN/OUT SPACES: Moveable walls, terrace meeting rooms, garage doors

OFFSET CORE: Open floor plates

FLEXIBLE STRUCTURE: Exposed ceilings, vertical connections
While superb amenities and open spaces welcome tenants to the RiNo Art District’s newest destination, the office floors above are uniquely planned to optimize layouts and infrastructure increasing comfort and efficiencies throughout.

- Expansive Floor 4 Garden Terrace
- Outdoor spaces on every floor
- Tenant-only fitness center with showers and locker rooms
- Secure bike storage
- On-site parking available (1.5/1,000 RSF)
- EV charging stations available
- On-site bike program
Located on Floor 4, the terrace design features seating areas for small meetings, dining and relaxation along with recreational options set amidst a professionally landscaped setting.
Efficient open plans and expansive city and mountain views deliver an elevated work environment that stimulates creativity and innovation.
CREATIVE SPACE PLAN

50,000 RSF | 196 SF PER PERSON

- WORK STATIONS: 218
- HUDDLE: 21
- CONFERENCE / MULTI-PURPOSE: 5
- COLLABORATION: 30
- PHONE / FOCUS / WELLNESS: 7
- PANTRY / BREAK ROOM / GAME AREA: 1
- RECEPTION: 1
- HOSPITALITY: 1
- MAIL ROOM: 1
- COPY/PRINT: 1
- STORAGE: 3
- IDF/MDF ROOM/SERVER: 2
STREET LEVEL RETAIL
Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership and management. Beacon invests in high-quality office properties in core urban markets with highly-educated workforces. Our hands-on approach transforms these properties for today’s tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives. From Fortune 100 firms to the leading innovative and growth companies, our tenants are proud to call our distinctive workplaces home.

Beacon has raised eight investment vehicles totaling over $12 billion in equity since 1998 from a diverse investor group including endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 150 office investments with a projected total value of over $38 billion (including leverage and JV partner equity).