

PARADIGM RIVER NORTH



3400 Walnut Street
Denver, CO 80205

CBRE



Jordon Perlmutter & Co.

**ROCKEFELLER
GROUP**

Prepare for a Paradigm shift.

Life, business and leisure. Paradigm River North is shifting the way people think about office space, putting you at the center of culture and innovation inside a building that encompasses it all.



“Being in a location with a neighborhood feel, just like LoDo had for us for many of the years we were there, was a key driver in our decision to move our office to Paradigm River North.”

Kristin Lentz, Managing Partner at Davis Graham

What You Need To Know



200,000
Total SF



8-Stories



Efficient
27,000 SF
Average Floor
Plate



9,500 SF Ground Floor Retail &
Restaurant Space



Up to **1.4/1,000** Office Parking Ratio



Ultra-Convenient **Valet Parking**



12' 3" Ceiling Clear Heights Levels 2-8



Open Air **Balconies** on Every Floor



New Training Center
For Up to 50 People

All the
essentials.
And then some.



Valet parking & EV car
charging stations

Pet friendly, on-site 24/7 security &
on-site property management

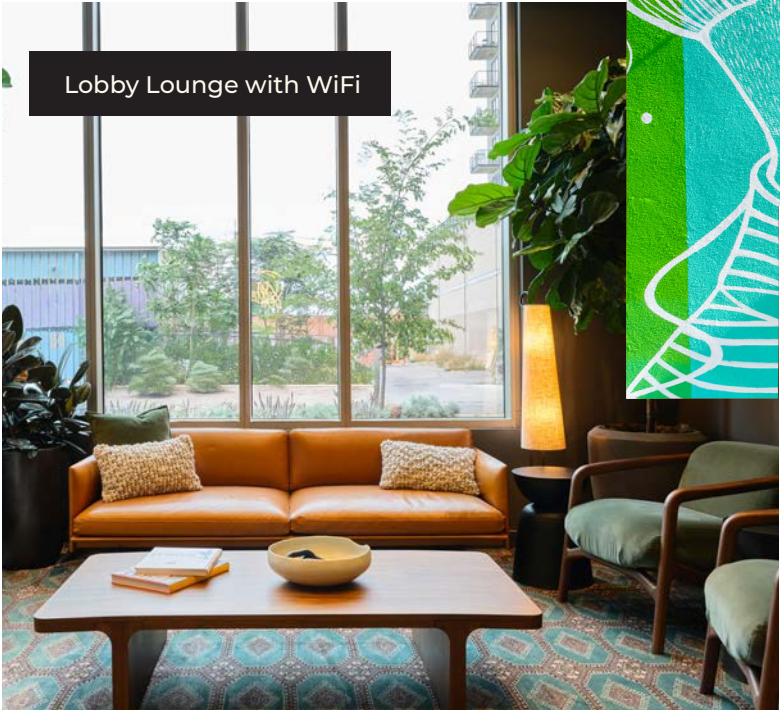
Multipurpose training room &
collaboration lounge for up to
50 people

Fitness center with lockers, showers,
towel services & bike storage

Mobile app for building
access & parking



2,439 SF State of the
Art Fitness Center



Lobby Lounge with WiFi



Tailored square footage.



Luxury Spec Suites Designed by Tryba

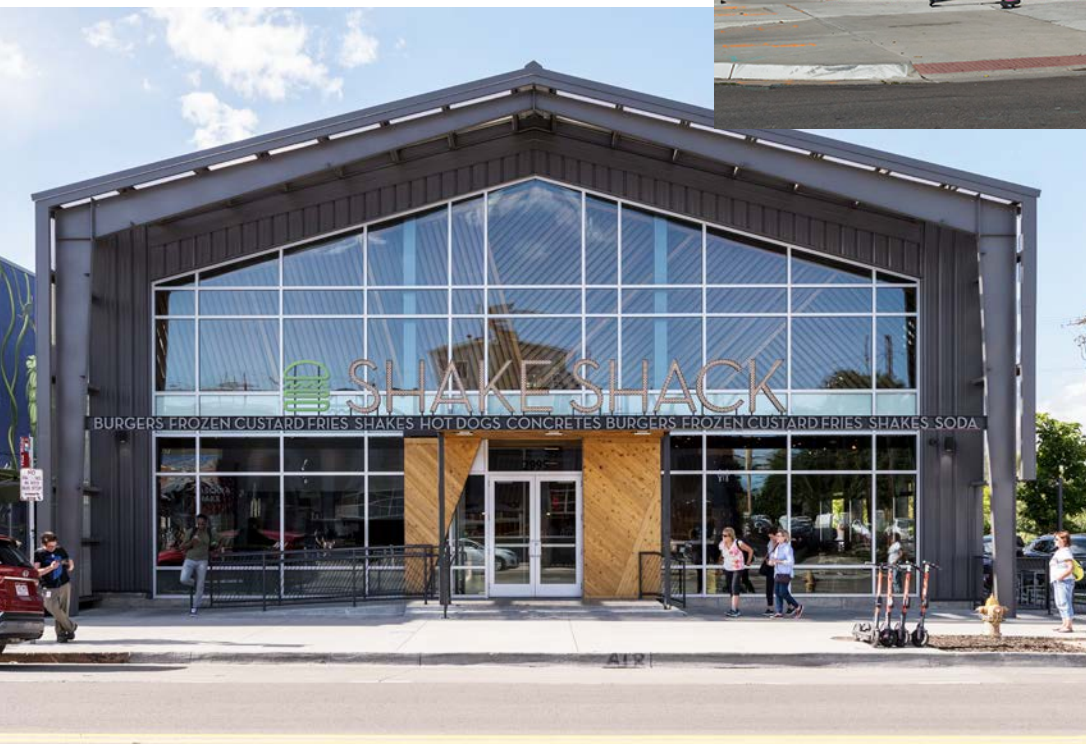
- Suite 200 - ~~9,153 SF~~ **LEASED**
- Suite 250 - **4,178 SF**
- Suite 300 - **13,998 SF**
(estimated completion December 2025)
- Suite 330 - **9,950 SF**
(estimated completion December 2025)



Get Hyped!

Additional spec suites on the 3rd floor coming soon!

A new standard of workspace.



The soul of RiNo.

The best of all worlds has a name, and it's **Paradigm River North**. Walkable access to Denver's most dynamic neighborhood meets supremely smooth transit options your workday has never felt this good.

855+

Hotel Rooms
(Completed or
Planned)

16,000+

Residential Units
(Completed, Under
Construction or Planned)

75+

Restaurants
and Bars

25+

Fitness Studios
and Gyms

60+

Retailers,
Breweries and
Distilleries

35+

Music Venues
and Art Galleries

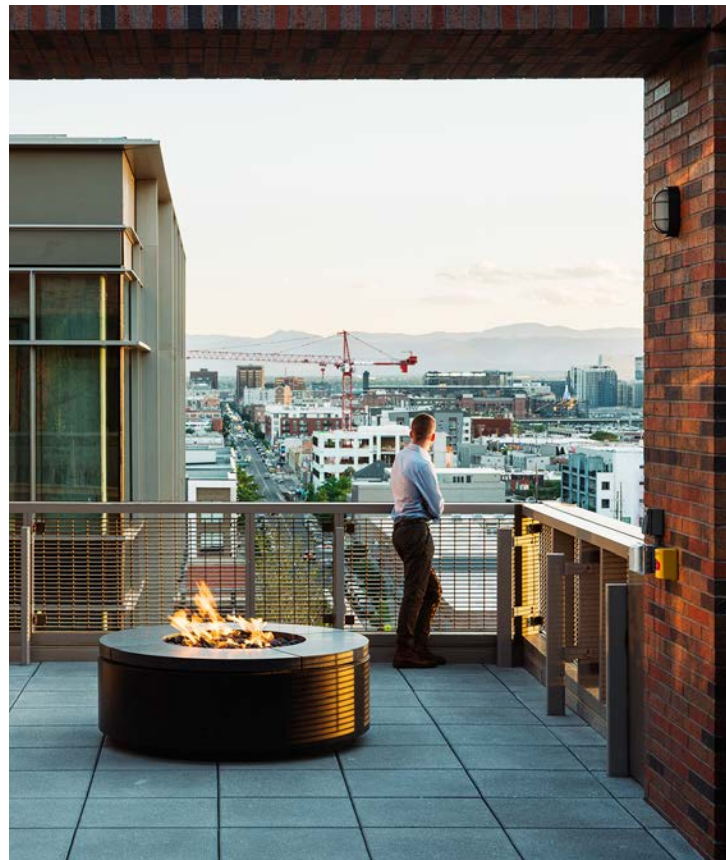
5.25%

Population
Growth by 2025

65.4%

of the Population are
Millennials or Gen Z

**Your
move.**



**Ready
when
you are.**



Peek into the possibilities of Paradigm River North.

www.ParadigmRiverNorth.com

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