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

BIKE
5M to South 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

DESTINATION RiNo
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
Efficient open plans and expansive city and mountain views deliver an elevated work environment that stimulates creativity and innovation.

MODERN WORKSPACE

INDUSTRIAL IN INSPIRATION, NOT IN EXECUTION

EMBRACES HONEST MATERIALS

FOSTERS RINO’S THRIVING CREATIVE CULTURE
CREATIVE SPACE PLAN

50,000 RSF

- WORK STATIONS: 255
- PRIVATE OFFICE: 9
- CONFERENCE / MEETING: 11
- COLLABORATION: 21
- PHONE/FOCUS/WELLNESS: 3
- PANTRY/BREAK ROOM/GAME AREA: 1
- RECEPTION: 1
- HOSPITALITY: 1
- COPY/PRINT: 1
- STORAGE: 2
- MDF ROOM/IT SERVER: 1

GARDEN TERRACE BELOW

BLAKE STREET

WALNUT STREET

36TH STREET

DOWNING STREET
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
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).