

PARADIGM RIVER NORTH

3400 WALNUT STREET, DENVER



**CONTACT BROKER
FOR LEASE RATES -
EXPENSES ESTIMATED
AT \$17.00/SF NNN**

- **PREMIER RETAIL / RESTAURANT SPACE AVAILABLE AT GROUND LEVEL**
- **±9,500 SF AVAILABLE IMMEDIATELY - MULTIPLE SUITE OPTIONS (SEE INSET)**
- **AVAILABLE SUITES RANGING FROM ±1,071 - ±5,212 R.S.F. (MAX CONTIGUOUS)**
- **EXCEPTIONAL WALNUT STREET EXPOSURE IN RINO - RIVER NORTH ART DISTRICT**
- **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 <i>(Completed, U/C, Planned)</i>	855+ Hotel Rooms <i>(Completed, Planned)</i>	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.*

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Jordan Perlmutter & Co.

ROCKEFELLER
GROUP

TREVEY
COMMERCIAL

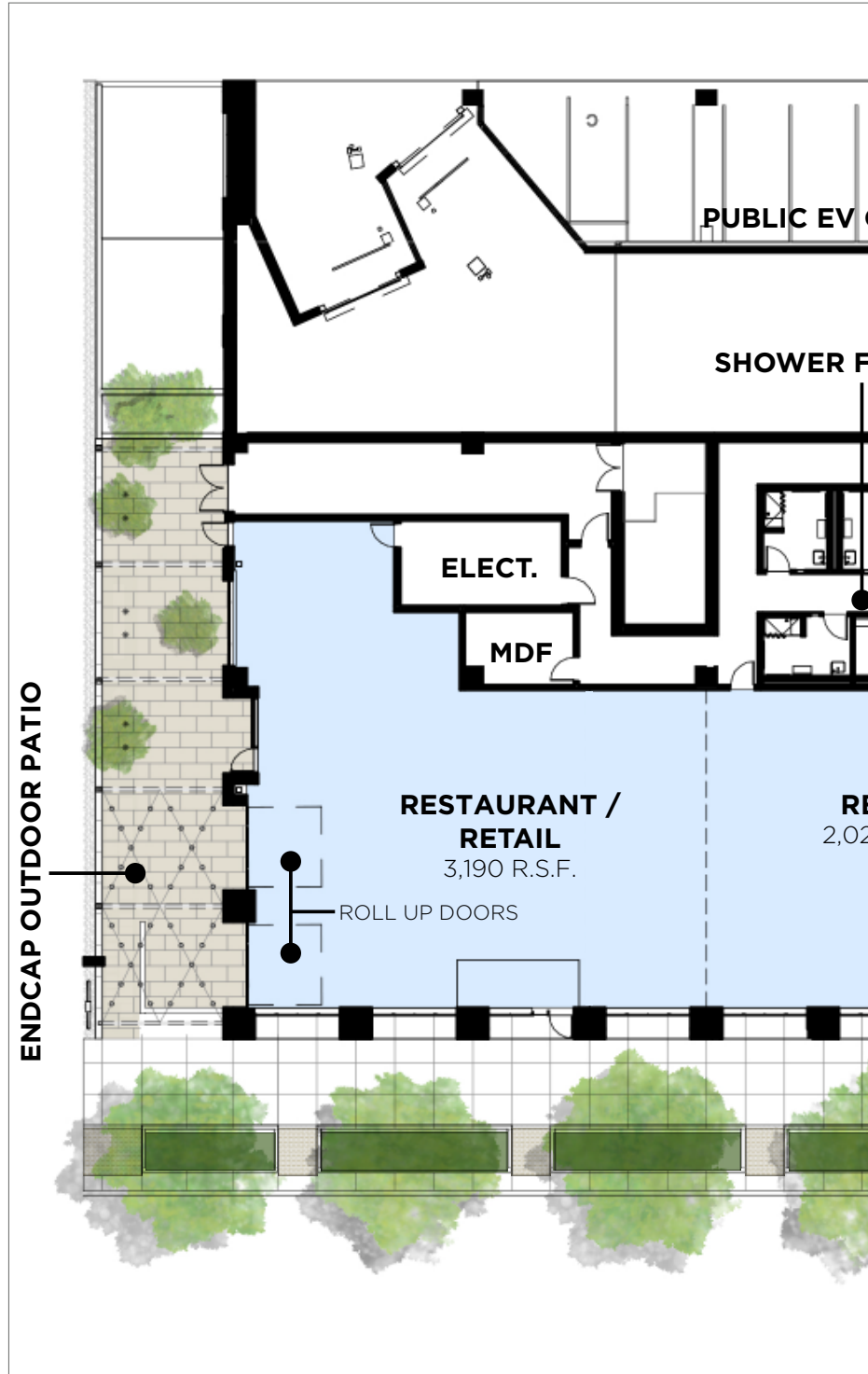
PARADIGM RIVER NORTH

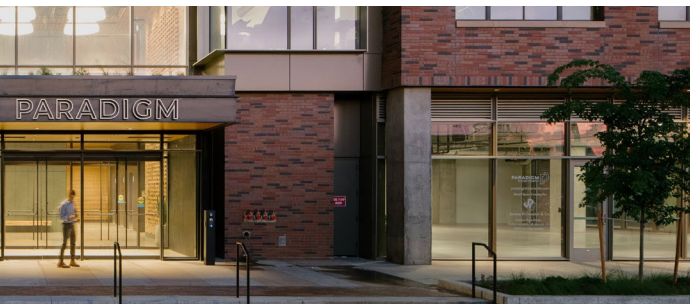


Corner of 34th Street & Walnut Street



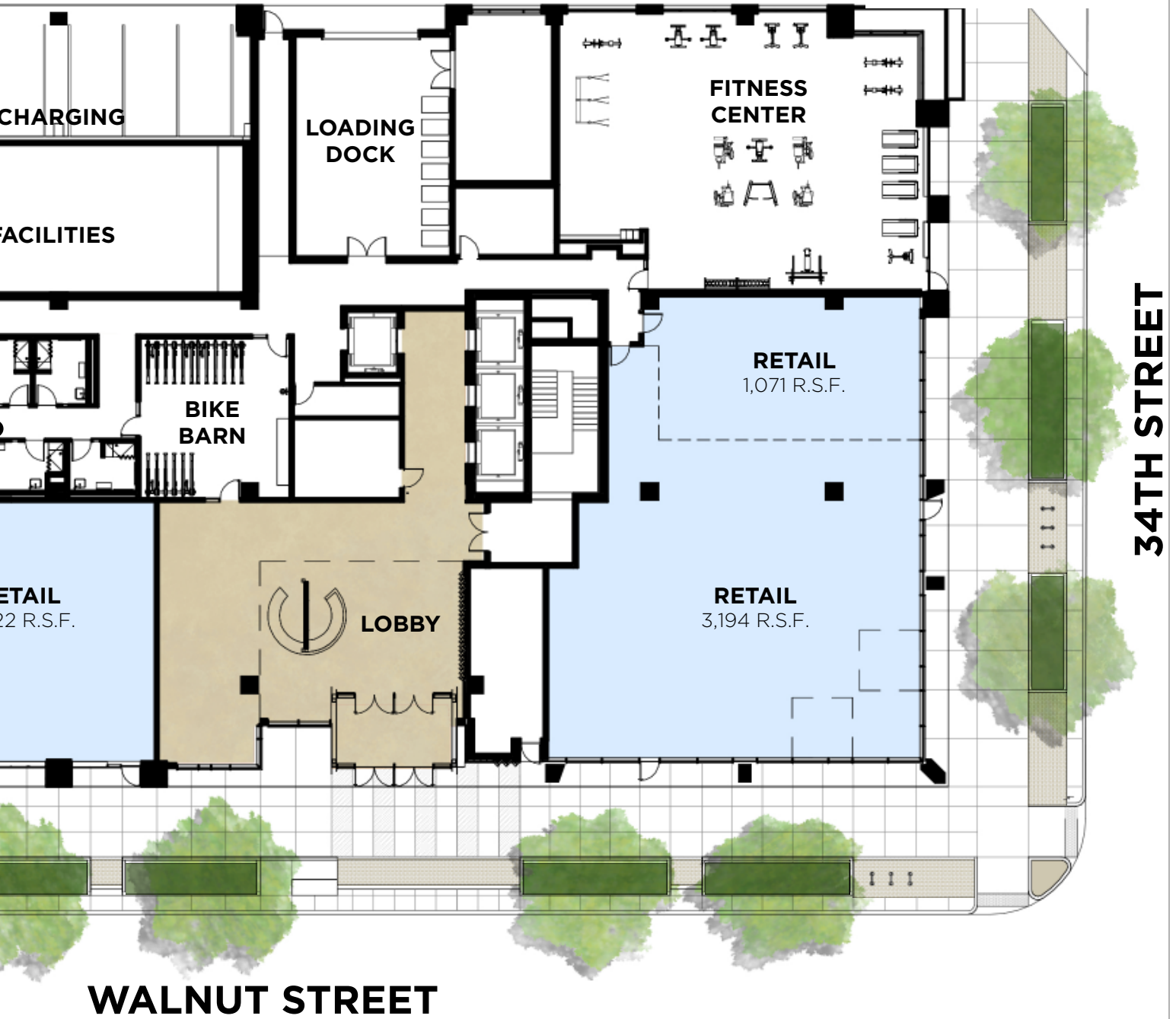
Featured Endcap Outdoor Patio





NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

RIVER NORTH (RINO) ART DISTRICT
3400 WALNUT STREET, DENVER, CO



3400 WALNUT STREET, DENVER, CO 80205



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