



**NORTH  
WYNKOOP**

# NORTH WYNKOOP





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A 17-ACRE, MIXED-USE

COMMUNITY OF MAKERS

AND INNOVATORS

NESTLED FIRMLY IN DENVER'S

NATIONALLY-RECOGNIZED

RINO ART DISTRICT.

NORTH WYNKOOP WEBSITE: [NORTHWYNKOOP.COM/JOIN-US](https://northwynkoop.com/join-us)

MISSION BALLROOM WEBSITE: [MISSIONBALLROOM.COM/](https://missionballroom.com/)



# RiNo PROGRESS

The City of Denver committed \$26 million to the reconstruction of Brighton Boulevard from 29th through 44th Streets which includes North Wynkoop frontage. After an extensive planning and design process, the project kicked off October 15, 2016 and construction was completed December 2018.

These roadway improvements will turn an old boulevard with no curbs or sidewalks into a multi-modal roadway including bike lanes, trees and pedestrian lighting. Traffic lights are anticipated on Brighton Boulevard at both 40th and 41st Streets. 40th Street provides access to the 38th & Blake commuter rail station and parking. A future 41st Street will provide critical auto/pedestrian connections to the west side of Brighton Boulevard Globeville Landing Park and the future promenade.

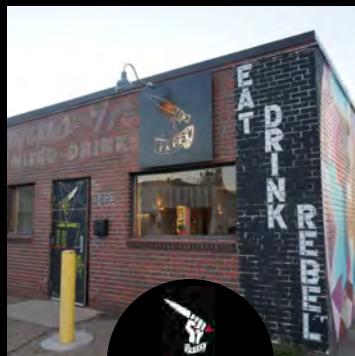
North Wynkoop is uniquely positioned to build on the momentum and energy of the massive public investment in North Denver. The three city block development will redefine the northern gateway to the RiNo neighborhood and provide a new, well-connected and pedestrian focused destination for work and play.



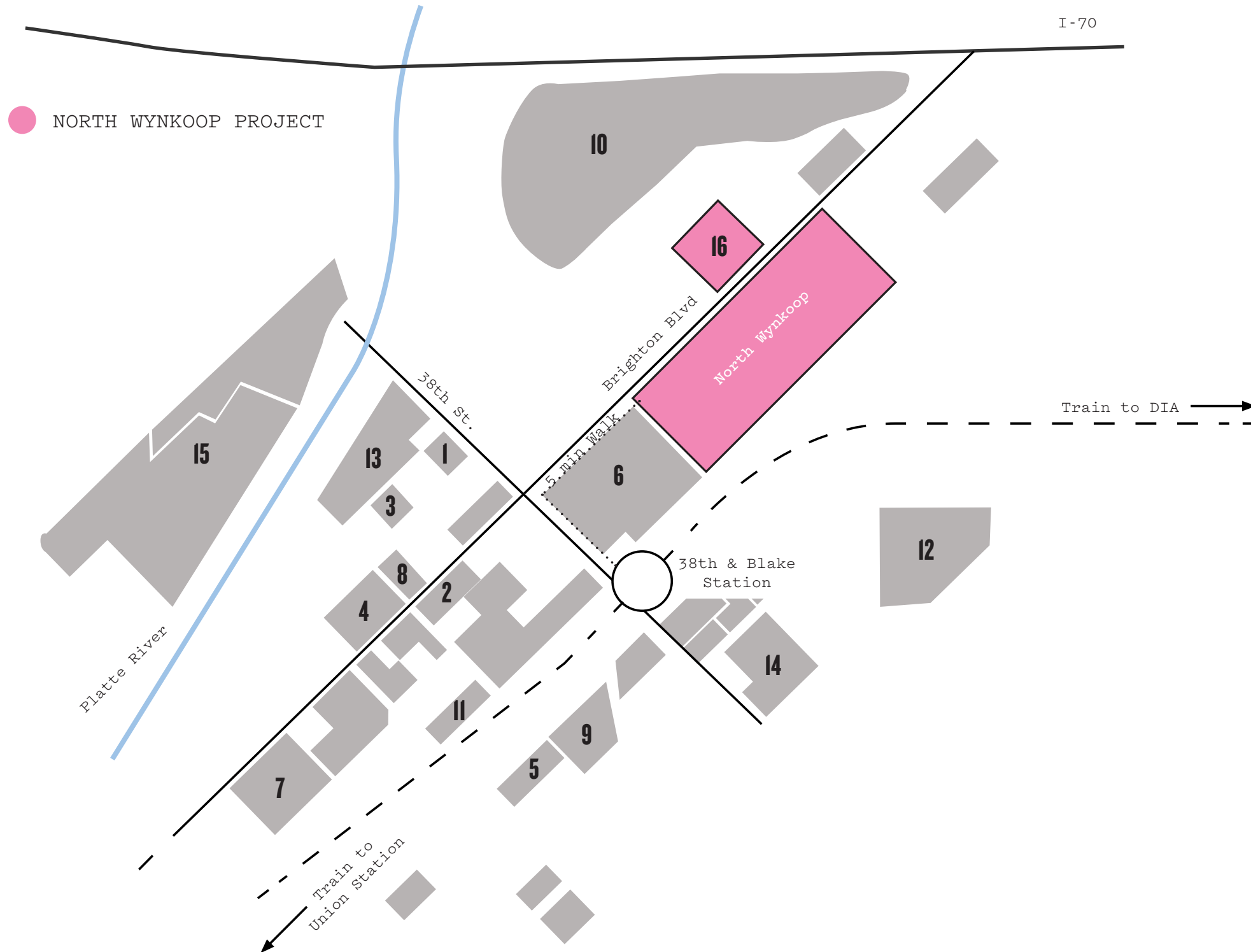


The River North Art District (RiNo) features contemporary art galleries, popular food halls, colorful murals, cocktail lounges, brewpubs with patios and delicious late-night food trucks. The growing list of amenities seems to multiply daily.

# NEIGHBORHOOD



# RiNo AREA DEVELOPMENT



1 Blue Moon Brewery



2 Revolution 360



3 The Current



4 Catalyst



5 T3



6 GOLUB - Pepsi Parking Lot



7 The Source Hotel



8 Watershed



9 HUB



10 National Western Complex



11 Zeppelin Station



12 Rock Drill



13 Hurley Place



14 Industry At RiNo Station



15 TAXI



16 Westfield Development Co.





ABLE

NO PARKING  
ANY TIME  
ON THIS STREET

PARK

CHASE

OPTIV

# THE REVIVAL OF DENVER'S FRONT DOOR

Over 75 years ago, North Wynkoop began as an industrial warehouse and distribution campus in Denver's former manufacturing district. With a focus on elevating the historic charm and the grit of its past, North Wynkoop will be transformed into a vibrant community of innovators, forward thinking companies and creative uses that will connect to Denver's

thriving arts scene. Encompassing three city blocks along both Wynkoop and Brighton Boulevard, North Wynkoop is one of Denver's largest land assemblages in the urban core and is located at the entryway to RiNo, which will ultimately be downtown Denver's new front door.

A holistic and thoughtful approach has been taken to create a unique neighborhood through phased deliveries, a direct connection to the 38th and Blake Commuter Rail Station, and an entertainment driven amenity base for both the surrounding historic neighborhoods and all front range communities to enjoy. North Wynkoop will include the following amenities:

- 3,950-capacity, state-of-the-art music venue operated by AEG Presents™
- Privately owned Wynkoop Street with large outdoor plaza
- Boutique hotel
- Restaurants, bars, breweries and coffee shops
- Pop-up, in-line and open-market retail
- 392 luxury residential units, developed by Hines
- More than 1,000,000 square feet of modern and historic office space
- Secured bike storage
- Outdoor wifi accessibility
- Colorado Music Hall of Fame

## NORTH WYNKOOP

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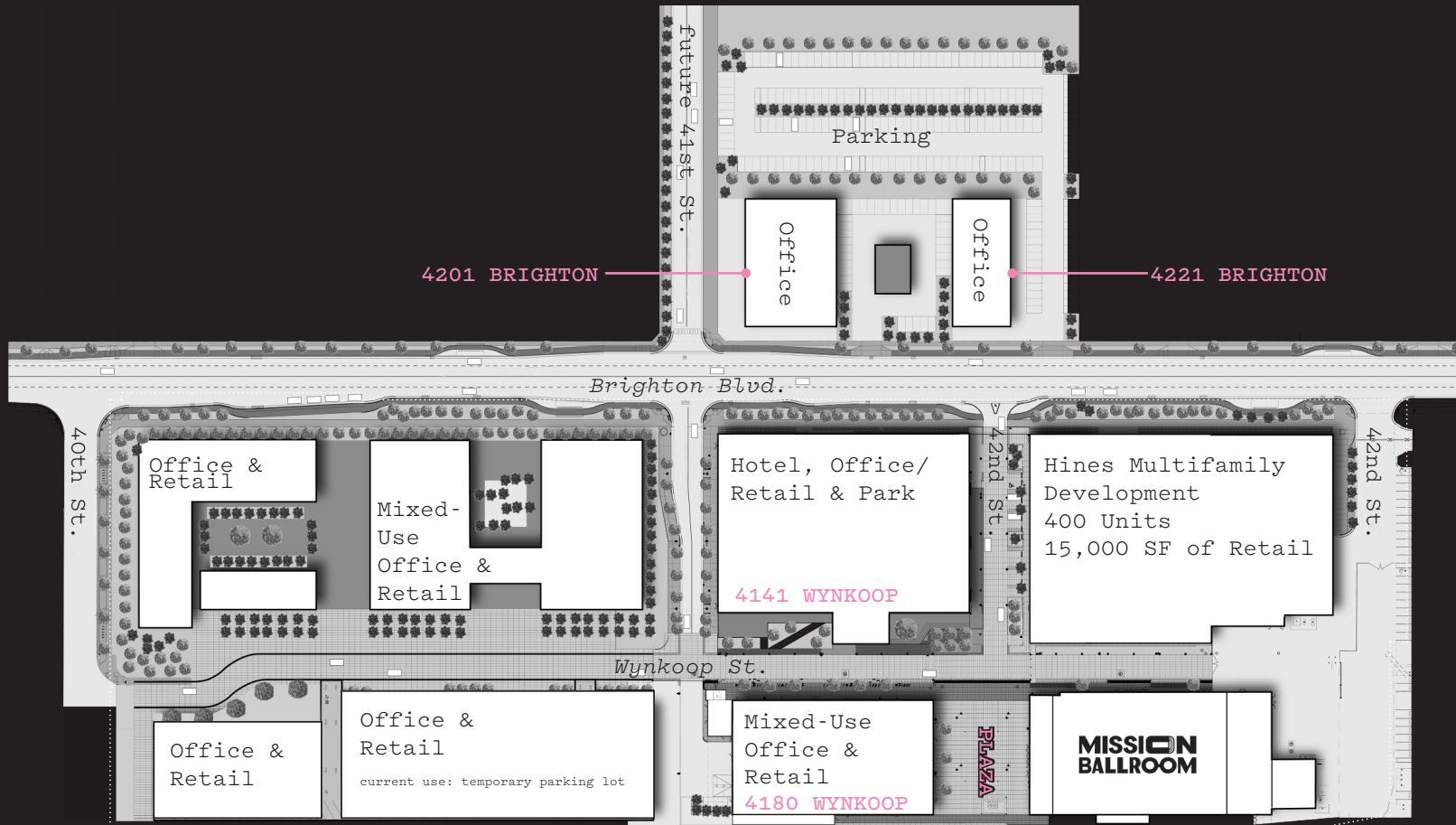


photo credit: Alden Bonecutter





# the NORTH WYMKOOP EXPERIENCE

# 4180 WYNKOOP

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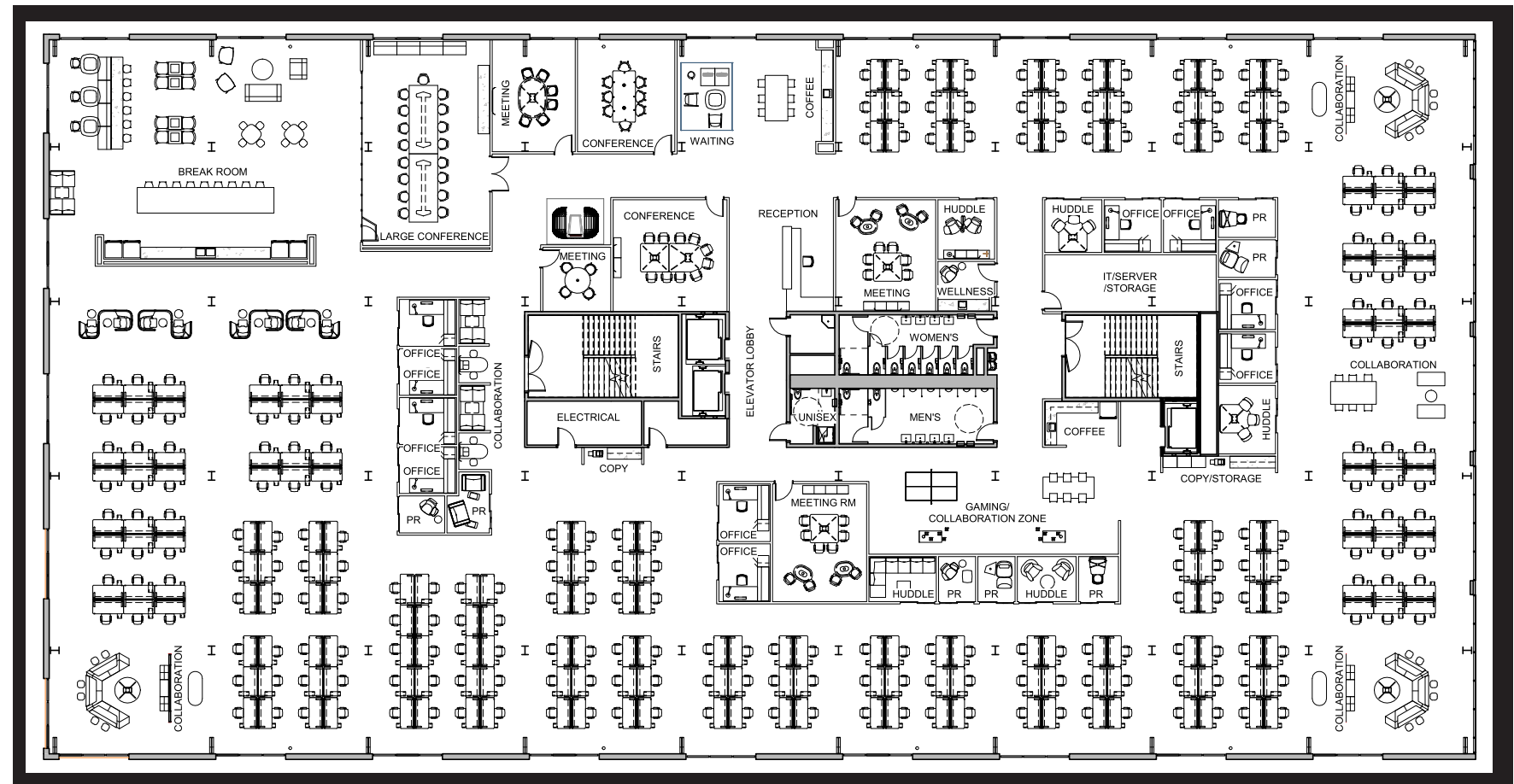
# 4180 Wynkoop

## Details

- Total Building Size: 80,325 RSF
- Number of Floors: Three
- Standard Column Spacing: 30' x 27'
- Parking Ratio: 2.0/1,000 SF
- 1st Floor Retail
- Bike Storage
- Showers
- Outdoor Plaza
- Public WiFi
- Left Hand Brewing Co.



3<sup>RD</sup> FLOOR VACANCY: 4,300 SF AVAILABLE



2<sup>ND</sup> FLOOR HYPOTHETICAL LAYOUT: 32,792 SF

WORKSTATIONS: 236

MEETING ROOMS: 12

COLLABORATION AREAS: 12

OFFICES: 10

PHONE ROOMS: 7

DENSITY: 1/133 RSF

# 4201 - 4221 BRIGHTON



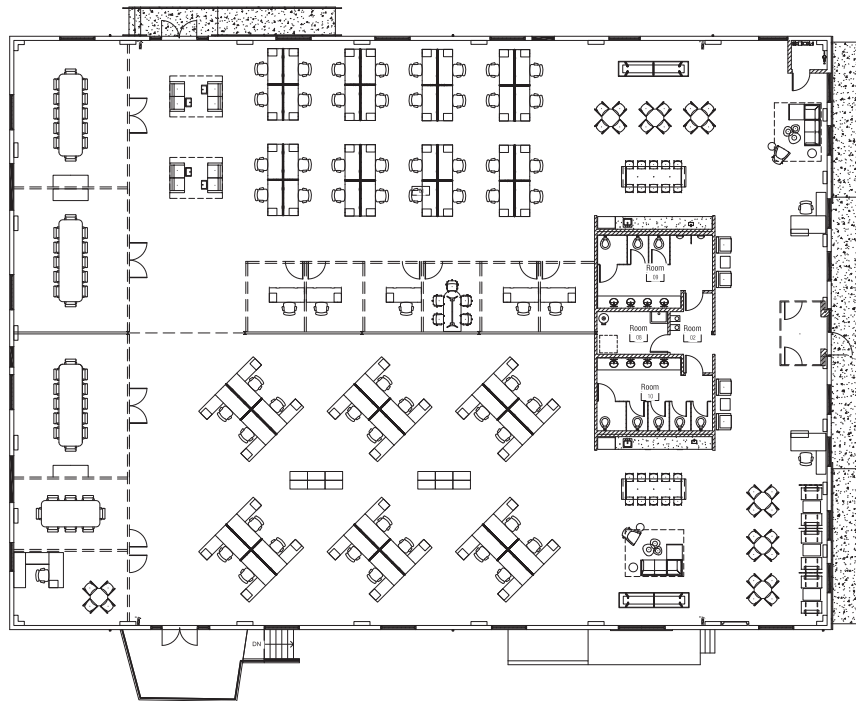
# 4201-4221 Brighton

## Details

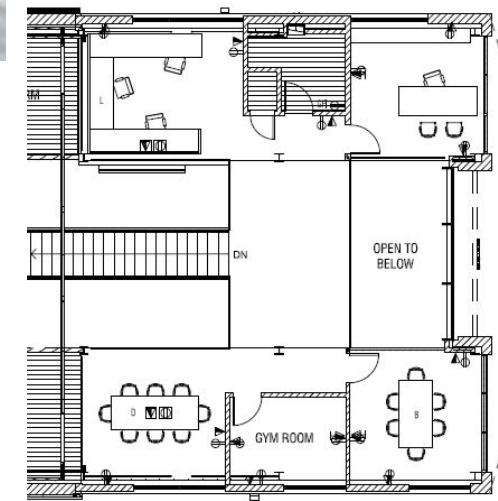
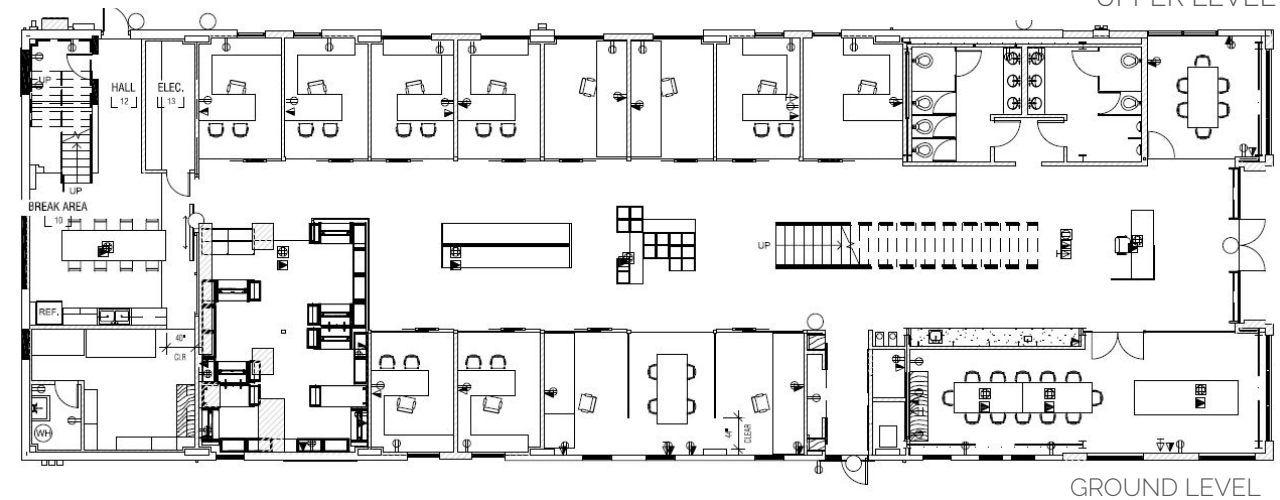
- 24,000 SF Campus Available at the New Gateway to Denver's Urban Core
- Recently updated historic barrel roof buildings
- Secured courtyard & parking
- Building can be leased individually (10K SF & 14K SF)
- 4201 can be expanded by up to 6,000 SF
- Located in an Opportunity Zone
- Directly across from North Wynkoop development



4201 BRIGHTON: 14,237 SF AVAILABLE



4221 BRIGHTON: 9,431 SF AVAILABLE



UPPER LEVEL

GROUND LEVEL

# 4141 Wynkoop

OFFICE



# 4040



LEVEL	OFFICE (Gross SqFt)	RETAIL (Gross SqFt)	PARKING (Spaces)	TOTAL (Gross SqFt)
Level 03	56,390			56,390
Level 02	54,130			54,130
Level 01	6,700	15,050	72	62,600
Level P1			152	73,170
Level P2			156	73,170

LEVEL	OFFICE (Gross SqFt)	RETAIL (Gross SqFt)	PARKING (Spaces)	TOTAL (Gross SqFt)
Level 08	43,420			43,420
Level 07	54,710			54,710
Level 06	56,390			56,390
Level 05	56,390			56,390
Level 04	56,390			56,390



4040 - exterior



4040 - interior



wynkoop street

## “Where Art Is Made”

“Where Art Is Made” by Futuristic Films celebrates the many makers who continue to shape and define this place! Featuring the spoken word talent of Toluwanimi Obiwole and an original poem by Drew Myron:

### Where Art Is Made

- Drew Myron

We are builders, makers, hoppers, doers.  
From clunkers and junkers,  
out of shards and clay,  
we shape and frame, sort and stir.  
Each of us turning grime into gold.  
Against fence and lock,  
a door swings, a window opens,  
a sunflower reaches for a fresh day.  
Everything is always growing.  
Dirt dusts places not yet alive  
and in this gravel of possibility,  
we honor the old and worn, the faded and frail,  
know that good bones are worth holding.  
Deep against rock, trains clack and roll,  
we press into paper, scissors and paint,  
splattered, gathered, mixed.  
With each ding-ding-ding, solid freight

floats our dreams and we clatter, wide awake  
in dark, in light, in love and hope.  
The day opens, the sky widens, you are here.  
Hand in hand, arm in arm, each grip  
is a dare to you declared:  
Breathe, work, sear and sculpt.  
Sew and hold, paint and saw.  
Mix and mingle. Break rules, break ground.  
Create your self, your world, your now.  
On the bridge of progress, we dance and dive,  
wonder, wander, taste and make.  
With each how and why and what next?  
we dig in and reach out  
to build in the mind,  
a step, a ladder, another sky.  
Let's scaffold the unknown.  
In every thing, promise.





photo credit: Alden Bonecutter

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**NEWMARK**

**NORTH  
WYNKOOP**

Developed by:

**WESTFIELD**

*For more information, visit:*

[North Wynkoop](#)

| [Mission Ballroom](#)