

The Premium Experience in **Office & Lifestyle.**



**REV360**

brighton boulevard

3600 Brighton Boulevard • Denver, Colorado

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# ABOUT 3600 BRIGHTON BOULEVARD

## BUILDING FEATURES

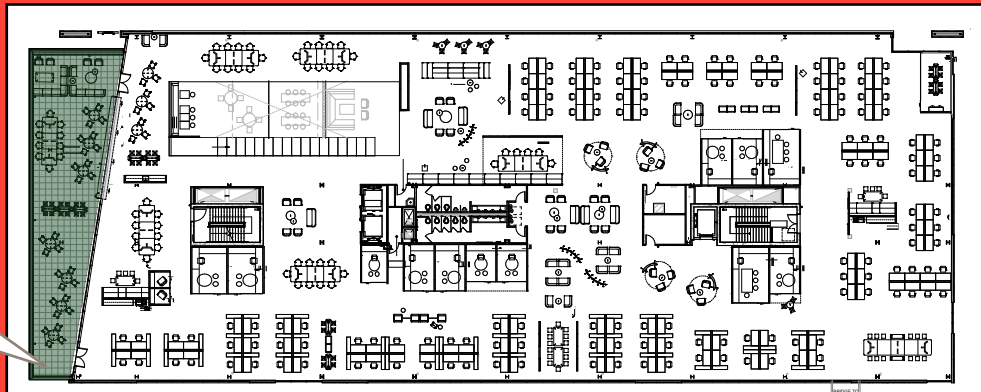
- Class AA with an edge...brand new construction
- LEED certified
- 170,000 SF total
  - 140,000 SF office (floors 2-5)
  - 30,000 SF retail (floor 1)
- 35,000 SF typical floor plate
- **4:1,000** attached structured parking
- Balconies on every floor

## LOCATION & ACCESS

- Located on Brighton Boulevard, RiNo's core business district
  - \$26M streetscape improvements completed in 2018
- 3 blocks to the 38th & Blake commuter rail station
  - One stop to Denver Union Station and on the A line to Denver International Airport
- Outstanding access to I-70, I-25, and Broadway



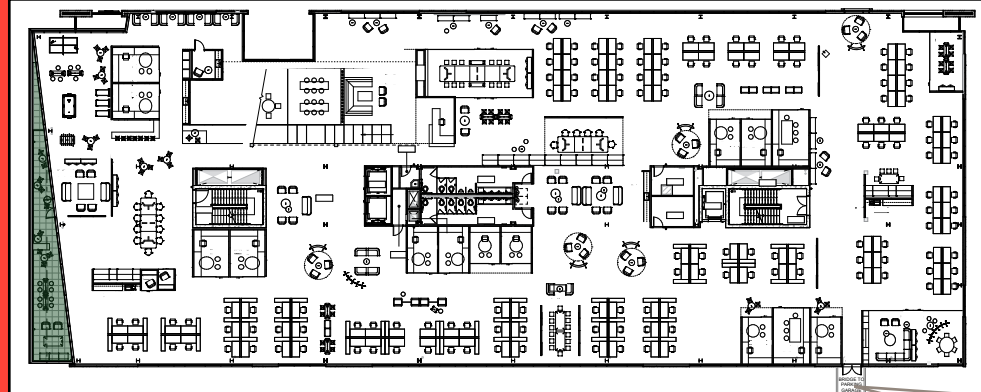
FLOOR 5



**Single-Tenant Floor**

- 35,000 SF floor plate
- 2,500 SF patio
- 14' Slab-to-slab
- 158 desks
- 222 SF / employee

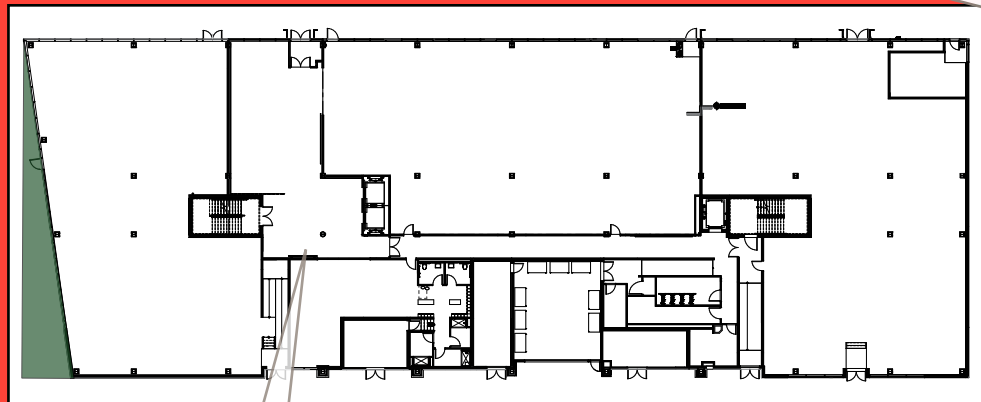
FLOOR 4



**Single-Tenant Floor**

- 35,000 SF floor plate
- 750 SF patio
- 14' Slab-to-slab
- 150 desks
- 233 SF / employee
- Pedestrian bridge to parking garage

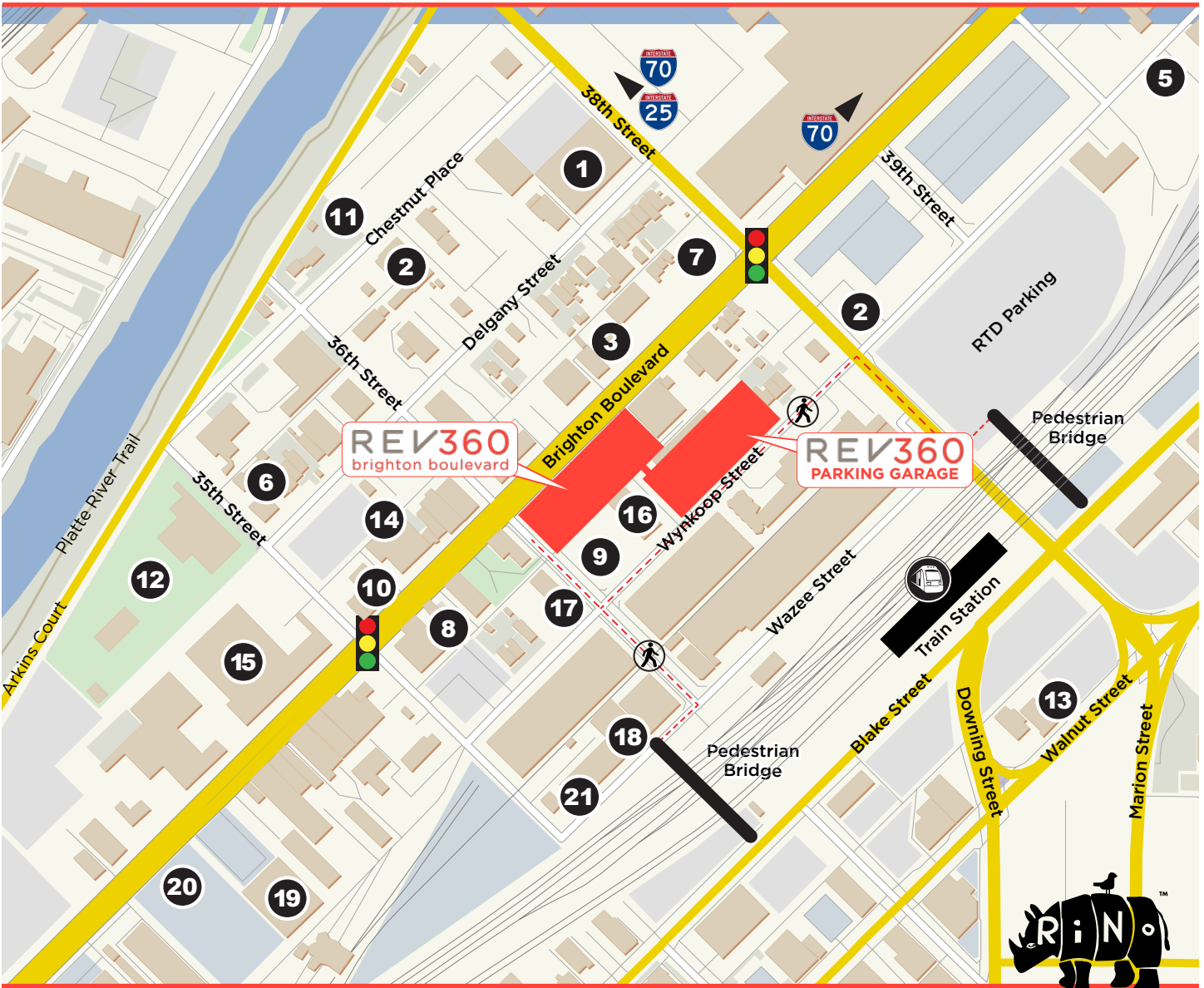
FLOOR 1



ART



# LOCATION. ACCESS. AMENITIES.



- |                          |                         |                              |
|--------------------------|-------------------------|------------------------------|
| 1. Blue Moon Brewing Co  | 8. Plinth Gallery       | 15. Great Divide Brewing     |
| 2. Butcher Block Cafe    | 9. RiDE at RiNo         | 16. Helikon Gallery & Studio |
| 3. Collegiate Peaks Bank | 10. RiNo Athletics      | 17. Logan House Coffee       |
| 4. Ironton Distillery    | 11. Wellworks           | 18. RiNo Park                |
| 5. Mission Ballroom      | 12. Bigsby's Folly      | 19. The Source               |
| 6. Mockery Brewing       | 13. Black Shirt Brewing | 20. The Source Hotel         |
| 7. Natural Grocers       | 14. Catalyst            | 21. Zeppelin Station         |

## For leasing information, please contact:



<p><b>James Roupp</b> +1 303 217 7947 james.roupp@am.jll.com</p>	<p><b>Julie Rhoades</b> +1 303 542 1520 julie.rhoades@am.jll.com</p>
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