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Real Estate

A Revolution in Denver's RiNo

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A development breaking ground next year in Denver's River North neighborhood will pull together several of the city's trendiest real estate elements under one roof, adding 140,000 indoor square feet to the already growing neighborhood.

Launched by a team consisting of Haselden Development, Ed Haselden and Rob Cohen, Anderson Mason Dale Architects and commercial real estate firms JLL and The Zall Group and located at 3600 Brighton Blvd., the project will include 20,000 square feet of ground-floor retail and 120,000 square feet of office space on the four upper floors.

The project, called Revolution 3600, also includes a 4,000-square-foot rooftop deck and underground parking at 2 spaces per 1,000 square feet. Revolution 3600 also will seek LEED silver certification for the building.

An existing vacant industrial structure on the site will be demolished to make way for the new building, said Ryan Arnold, vice president at JLL and one of the brokers representing Revolution 3600. Groundbreaking is expected to occur in second-quarter 2017.

The retail space will mimic the market-esque concept introduced to RiNo a few years ago with the opening of The Source, Arnold said.



PROVIDED BY ANDERSON MASON DALE ARCHITECTS

Revolution 3600 will feature several food and drink retailers in one area.

The idea — which is gaining popularity in the metro area, particularly when an industrial building is being redeveloped — combines several small food and drink retailers in one space.

At Revolution 3600, in the office space above, the project team will try to accommodate a wide range of users, including more traditional types that are typically found in downtown skyscrapers and members of Denver's tech and creative sectors.

The office space will be broken up into roughly 30,000-square-foot floorplates and JLL will seek rents around \$32 per square foot, higher than the metro-wide market average of \$26 per square foot for office space, but in line with rates being charged in popular office and retail areas like downtown and RiNo.

The intersection of 36th and Brighton Boulevard is part of the city of Denver's North Denver Cornerstone Collaborative plan, which lays out how the city intends to update the Brighton Boulevard corridor.

A stretch of Brighton Boulevard between 29th and 44th streets is part of the first phase of redevelopment planned by the city that began this year and is expected to be complete in 2017. The work will include right-of-way upgrades and turn lanes, curbs and medians and protected bike lanes, as well as drainage and utility improvements.

Correction/Clarification

A version of this story appearing in the July 29 print edition of the Denver Business Journal incorrectly refers to the role of The Zall Group in this project. The Zall Group is the retail broker for Revolution 3600. This version has been corrected.

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Reporter

Denver Business Journal

