

# The Current

RIVER NORTH

WHERE INNOVATION GOES TO WORK

NEWMARK

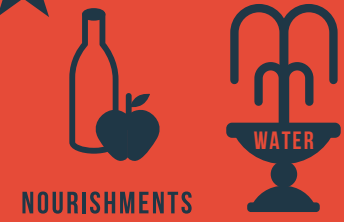
[TheCurrentRivernorth.com](http://TheCurrentRivernorth.com)



LIVING WALL



~240,000 RSF OF CLASS-A OFFICE SPACE



NOURISHMENTS



ROOFTOP ACCESS

NEW RIVER NORTH PROMENADE  
fresh air

SCHNITZER WEST



MINDFUL

ON-SITE SECURITY

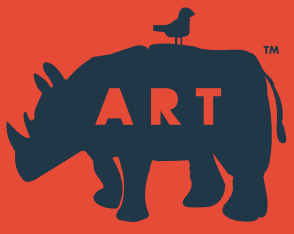
# The Current

RIVER NORTH

EASY COMMUTING



NATURAL LIGHT



ART



ART



PREMIUM CONNECTIVITY & WIFI



COVERED PARKING

SECURE

6 floors of parking!

(2 FLOORS BELOW GRADE)



MEETING SP



WALK TO THE LIGHTRAIL

AWARD WINNING SCHNITZER WEST GREAT ROOM

PANORAMIC VIEWS OF THE FRONT RANGE

Now Leasing!

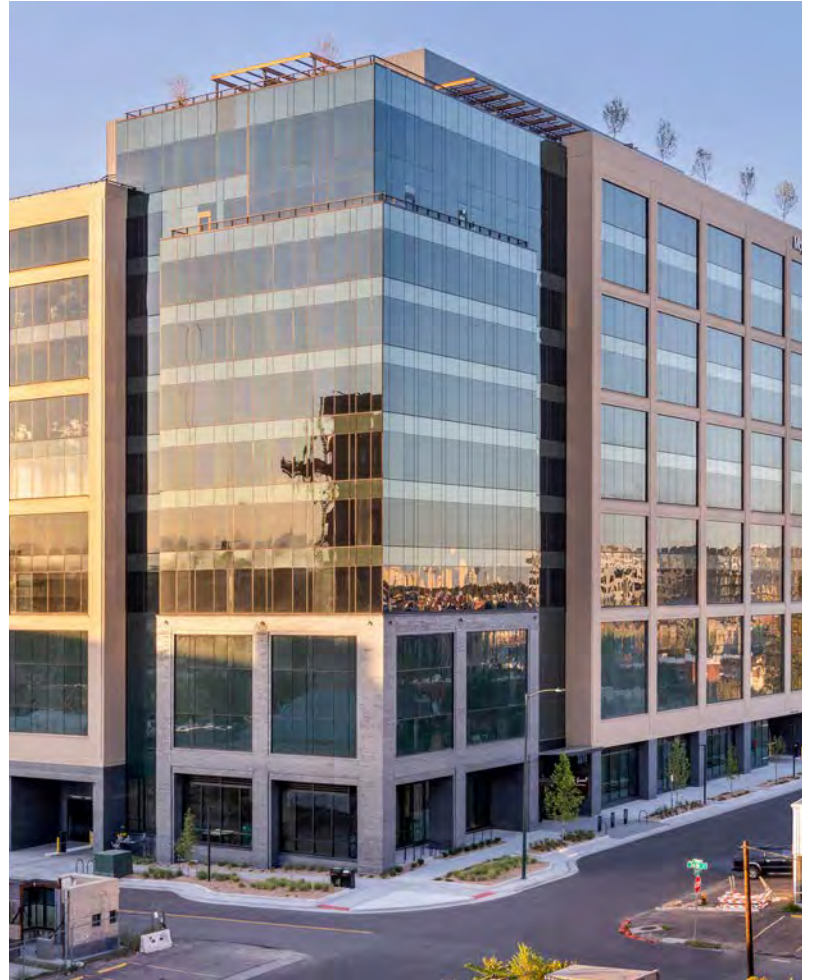
# DETAILS

*The Current*

RIVER NORTH

## 3615 DELGANY STREET DENVER, CO 80216

- 238,000 SF Class A Office Space
- 12-Stories (5-12 Office)
- 32,000 RSF Rectangular Floorplates
- 2:1,000 RSF Secure Covered Parking
- View Dynamic Glass Windows
- 2-Story 10,000 SF Great Room
- Multiple Rooftop Terraces
- 100+ Seat Conference Facility
- Fitness Center
- On-Site Concierge
- 24/7 On-Site Security
- Touchless Destination Dispatch Elevators
- Bike Storage
- Car Charging



# WHERE INNOVATION GOES TO WORK



## THE SCHNITZER WEST GREAT ROOM

The 11th and 12th floors bring the outdoors inside with a two-story Great Room. Bathed in daylight and featuring natural elements including multiple living walls, fire and water features, this space is the highlight of The Current. The Great Room provides panoramic views of the Rocky Mountain Front Range and Denver City Skyline.

## ANTI-BURNOUT BUILDING







## ROOFTOP TERRACES

Incredible views, fresh air, outdoor meetings, events, and selfies with the Rocky Mountains. One of the largest rooftop terraces in Denver at over 8,000 SF.

**THE 13TH FLOOR TERRACE HAS A “SERENITY LAWN” FOR YOUR PERSONAL FITNESS OR YOGA.**

## GREAT ROOM AMENITIES:

- 100+ Person Training Center
- Board Room
- Individual & Collaborative Workspace for over 150 People
- Indoor & Outdoor Workspaces for Casual & Formal Meetings





# YOUR OFFICE ENVIRONMENT DRIVES EMPLOYEE ENGAGEMENT

## WHAT ARE THE MAIN DRIVERS OF YOUR ORGANIZATION'S APPROACH TO WORKPLACE STRATEGY?

% of respondents that placed answers in the top three:

**55%**

Talent Attraction  
& Retention

**53%**

Promote  
Collaboration

**40%**

Operating  
Expense Savings

**"People used to work for companies but now they expect companies to work for them — to provide dynamic office settings that help them to be more productive and creative"**

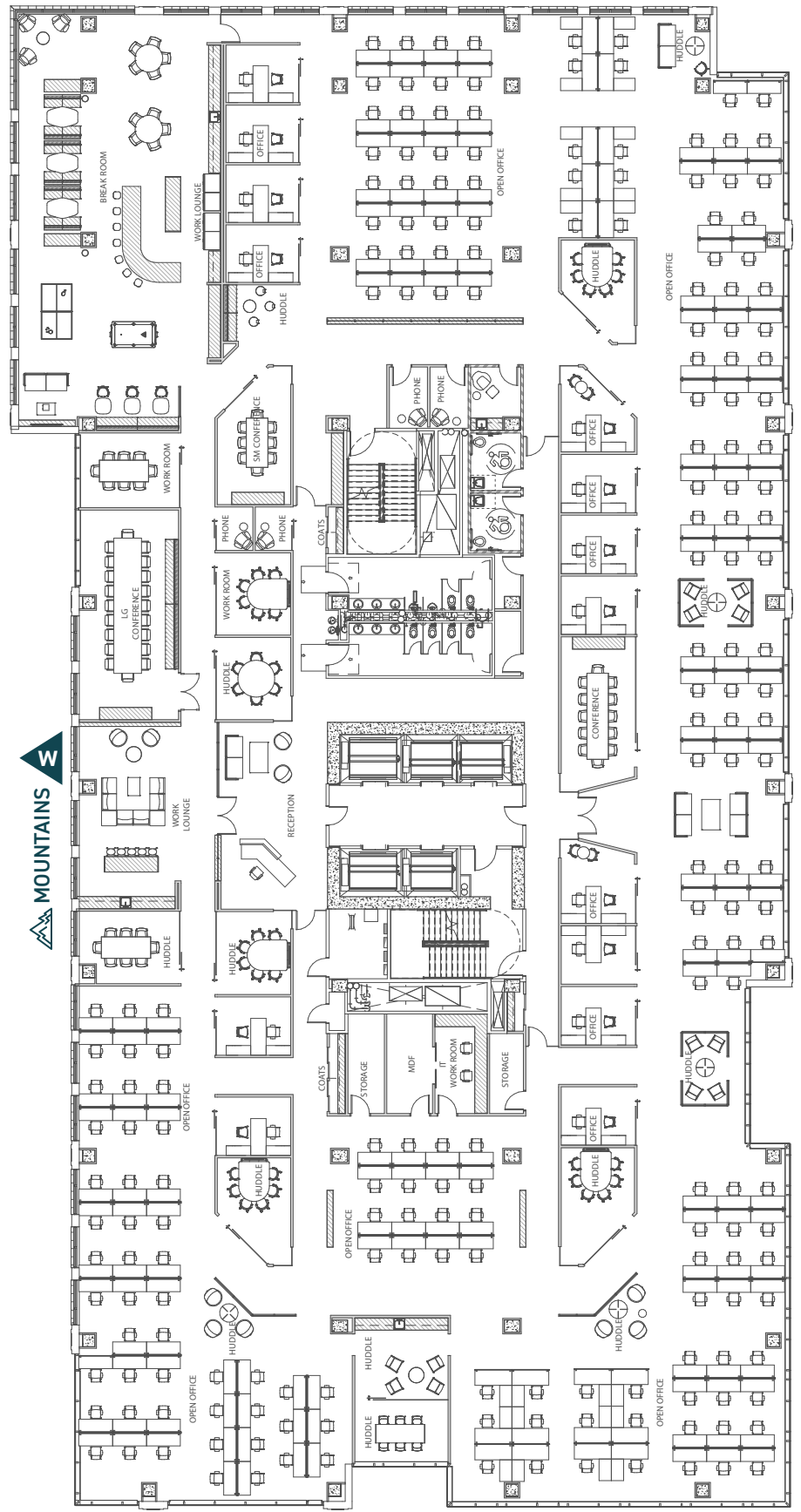
*-Gensler U.S. Workplace Survey*

# SAMPLE FLOOR PLAN: OPEN OFFICE



## SPECIFICATIONS

- FLOORPLATE: ~32,000 SF
- SQ. FT. / EMPLOYEE: 148
- PRIVATE OFFICES: 14
- WORKSTATIONS: 22
- BENCHING
- WORKSTATIONS: 180
- SMALL CONFERENCE ROOMS: 6
- MEDIUM CONFERENCE ROOMS: 4
- LARGE CONFERENCE ROOMS: 1
- HUDDLE SPACES: 8



W  
MOUNTAINS

LIGHTRAIL  
E

S  
DOWNTOWN

36th

Delgany

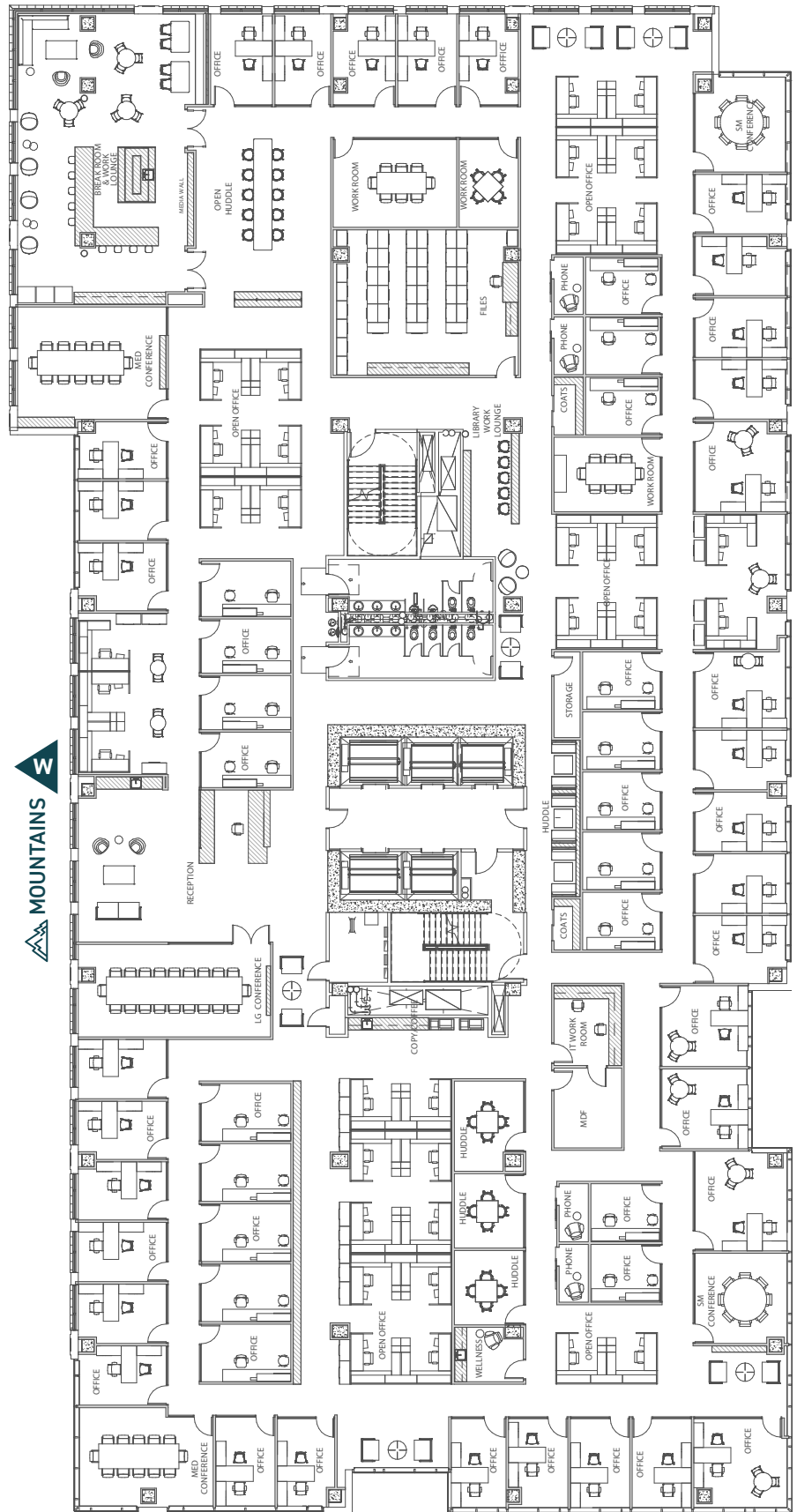


# SAMPLE FLOOR PLAN: PRIVATE OFFICE



## SPECIFICATIONS

- FLOORPLATE: ~32,000 SF
- SQ. FT. / EMPLOYEE: 376
- EXTERIOR OFFICES: 33
- INTERIOR OFFICES: 19
- WORKSTATIONS: 33
- SMALL CONFERENCE ROOMS: 2
- MEDIUM CONFERENCE ROOMS: 2
- LARGE CONFERENCE ROOMS: 1
- WORKROOMS: 6



W  
MOUNTAINS

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DOWNTOWN

E  
LIGHTRAIL

36th

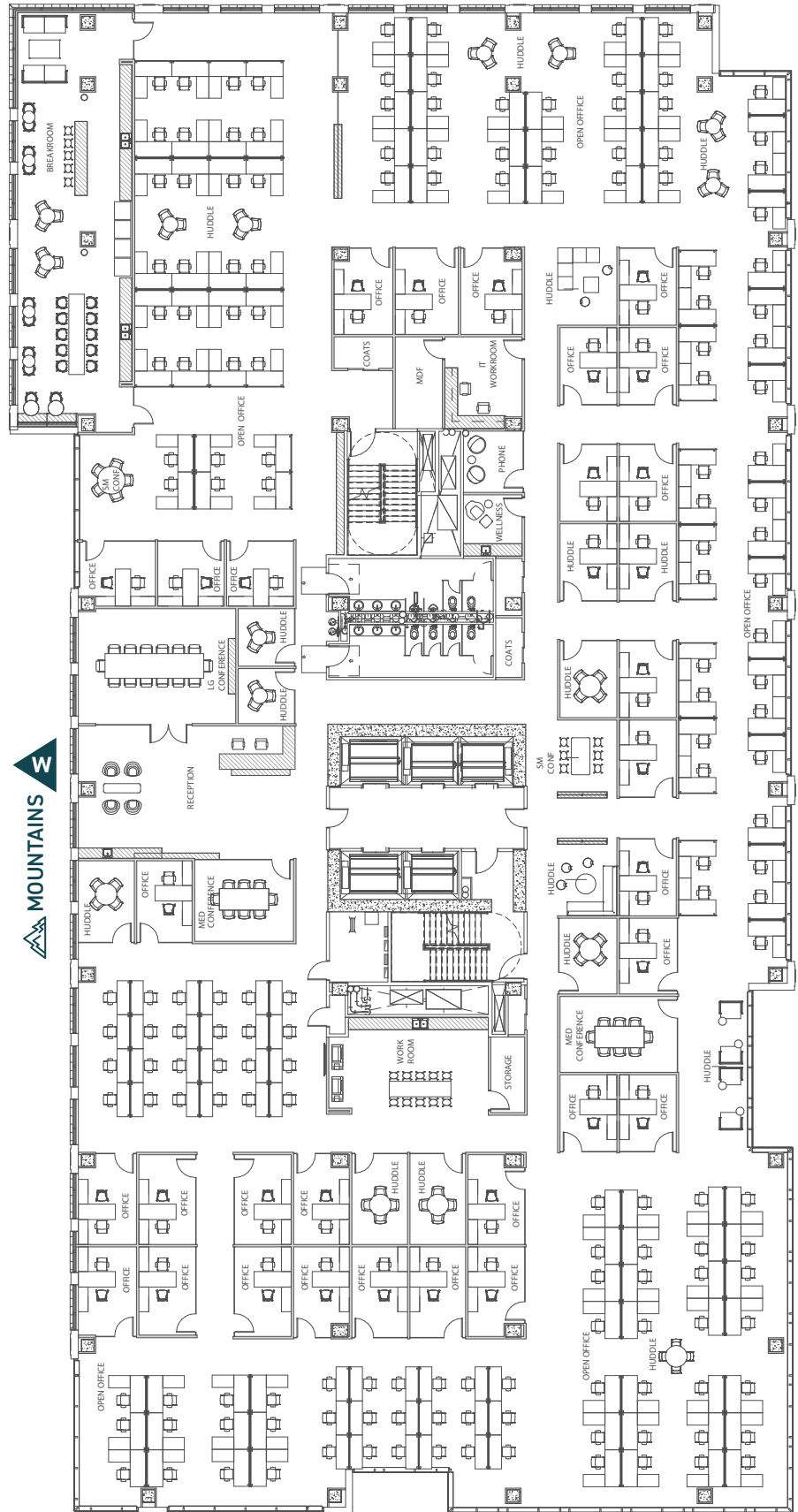
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# SAMPLE FLOOR PLAN: HYBRID OFFICE



## SPECIFICATIONS

- FLOORPLATE: ~32,000 SF
- SQ. FT. / EMPLOYEE: 157
- OFFICES: 32
- WORKSTATIONS: 130
- BENCHING  
WORKSTATIONS: 42
- MEDIUM CONFERENCE  
ROOMS: 2
- LARGE CONFERENCE  
ROOMS: 1
- OPEN HUDDLE SPACES: 9
- CLOSED HUDDLE SPACES: 7



MOUNTAINS

DOWNTOWN

LIGHTRAIL

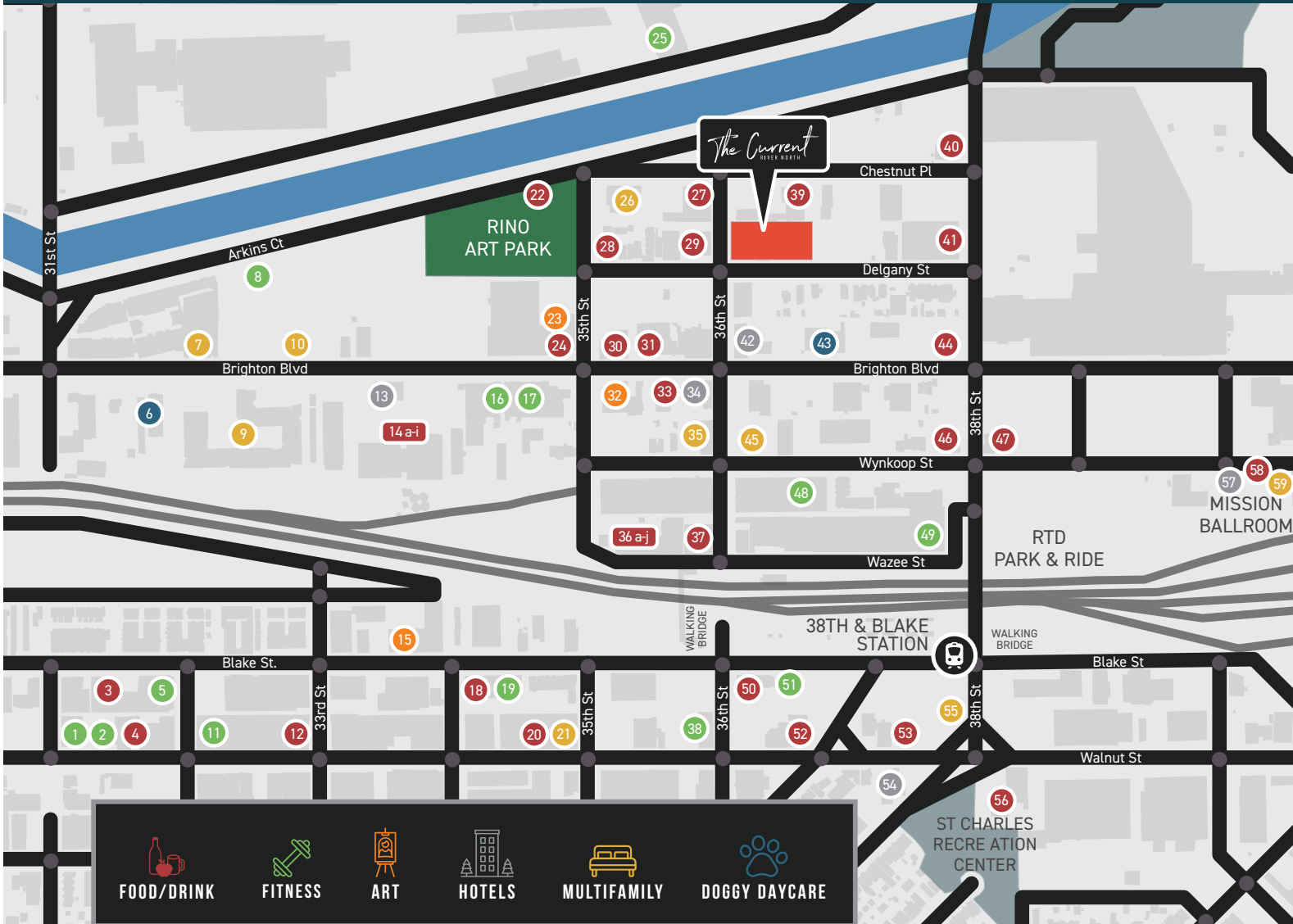
Delgany

36th

# UNPARALLELED ACCESS

Walking distance to the 38th & Blake Street Light Rail Station, The Current is one-stop from Union Station and the Central Business District, as well as 30 traffic-free minutes from Denver

International Airport. Additionally, The Current is located approximately one-half mile from I-70 and one mile from I-25, and has immediate access to the Platte River bike trail.



- |                              |                                  |   |                                       |
|------------------------------|----------------------------------|---|---------------------------------------|
| 1 RiNo Yoga Social           | 14h The Woods                    | 34 Vib Hotel                                | 44 Natural Grocers                    |
| 2 The Back 9                 | 14i New Belgium Brewing          | 35 Vert Lofts                               | 45 RiDe at RiNo                       |
| 3 14er Brewing & Beer Garden | 15 Pattern Shop Studio           | 36 Zeppelin Station                         | 46 RiNo Country Club                  |
| 4 The Walnut Room            | 16 Logos Jiu Jitsu               | 36a Cirque Kitchen                          | 47 Butcher Block Café                 |
| 5 Platform Strength          | 17 Fitness Lab                   | 36b Dos Abuelas                             | 48 RiNo Sports Arena                  |
| 6 City Bark                  | 18 River North Brewery           | 36c Gyros King                              | 49 Crossfit Wynkoop at RiNo Strength  |
| 7 Dylan Apartments           | 19 F45 Training RiNo             | 36d Kiss & Ride                             | 50 Slater's 50/50                     |
| 8 Volofit                    | 20 Choice Market                 | 36e Le Rouge Cocktail Bar                   | 51 SolidCore                          |
| 9 Block 32 at RiNo           | 21 Edit at River North           | 36f Pesto Italian                           | 52 Queen's Eleven                     |
| 10 Drivetrain                | 22 Comal Heritage Food Incubator | 36g Procession Coffee                       | 53 Black Shirt Brewing Co             |
| 11 Movement RiNo             | 23 Alto Gallery                  | 36h Purisima Mexican Restaurant             | 54 Catbird Hotel                      |
| 12 Improper City             | 24 Great Divide                  | 36i Rock N Lobster Roll                     | 55 Walnut Flats Apartments            |
| 13 The Source Hotel          | 25 Manna Pilates + Health        | 36j Sushi Kuro                              | 56 RiNo Beer Garden                   |
| 14 The Source                | 26 Flora                         | 37 Bigsby's Folly Craft Winery & Restaurant | 57 Hotel Under Construction 183 Rooms |
| 14a Temaki Den               | 27 Number 38                     | 38 Optimum Golf - RiNo                      | 58 Left Hand Brewing                  |
| 14b Safta                    | 28 Mockery Brewing               | 39 Ironton Distillery & Crafthouse          | 59 Mica RiNo                          |
| 14c Smok Barbecue            | 29 Split Lip, an Eat Place       | 40 River                                    |                                       |
| 14d Reunion Bread Co         | 30 Logan House Coffee            | 41 Blue Moon Brewing Company                |                                       |
| 14e Bellota                  | 31 The Local Drive               | 42 Cambria Hotel                            |                                       |
| 14f Melted                   | 32 Plinth Gallery                | 43 Camp Bow Wow                             |                                       |
| 14g Grabowski's Pizzeria     | 33 McDevitt Taco Supply          |   |                                       |

# BUILDING SIGNAGE OPPORTUNITY



## The Current RIVER NORTH

WHERE INNOVATION GOES TO WORK

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