

PICKARD CHILTON

CONTACT: **Great Ink Communications – 212-741-2977**
Roxanne Donovan/Lindsay Church/Francisco Miranda
roxanne@greatink.com; lindsay@greatink.com; francisco@greatink.com

Pickard Chilton – 203-786-8612
Mig Halpine – mhalpine@pickardchilton.com

For Immediate Release

Pickard Chilton Designs Innovative T3 RiNo Project in Denver, Colo. for McCaffery, Hines and Ivanhoé Cambridge

Mixed-Use Office Project Utilizes Heavy Timber, Features Floor-to-Ceiling Glass, and Provides Bespoke Balcony Experiences; Poised to Be One of Denver’s Most Sustainable Developments

(New Haven, Conn. – January 28, 2020) – [Pickard Chilton](#), an award-winning architecture studio best known for its innovative and cutting-edge design of corporate headquarters and campuses, has been selected by McCaffery, Hines and Ivanhoé Cambridge to design T3 RiNo, a new Class-A, mixed-use office project in Denver, Colorado’s RiNo (River North) neighborhood. The six-story, 250,000-square-foot T3 (Timber, Transit and Technology) project at 3500 Blake Street will be one of the most environmentally friendly and sustainable developments in Denver. DLR Group is the Architect of Record for the project.



Pickard Chilton’s design features a refined industrial, heavy-timber-structured design that incorporates art to pay homage to both Denver’s historic brick and timber buildings and to the city’s vibrant and rapidly evolving art district. Floor-to-ceiling glass offers panoramic views of the Denver skyline and Rocky Mountains. Through coalescing natural light and sculpture, the design focuses on creating a connection

between occupants and nature through both form and materiality. Office floors provide collaborative work environments and flexible areas beyond tenants' desks. Outdoor terraces thoughtfully break down the building's mass to provide tenants with multiple private outdoor experiences. A blend of indoor and outdoor spaces enhances and activates the ground floor experience by combining lifestyle with social productivity.

"T3 RiNo is a unique development which offers immediate connectivity and accessibility for retailers, tenants and community residents," said Pickard Chilton Principal Anthony Markese FAIA, RIBA, LEED AP. "The use of heavy-timber adds many benefits to the building's design, increases usable space for tenants, and impacts the community at large by promoting sustainability from the construction period through the life of the building."

Designed for collaboration and work/life balance, T3 RiNo will offer an exceptional array of amenities including common social areas such as a tenant lounge; large, private tenant terraces; a modern, fitness facility, and three levels of below-grade parking. The project will also feature 235,000 SF of office space with 12' ceilings and 10' floor-to-ceiling glass, and ground level retail space with 16' ceilings. T3 RiNo's



structure of nearly 5,200 cubic meters of heavy timber is estimated to sequester and offset approximately 6,387 metric tons of carbon dioxide.

T3 RiNo is targeting LEED Gold and WELL Certification.

The project offers convenient access to transit. T3 RiNo is directly across from the 35th Street pedestrian bridge, adjacent to the 38th & Blake Rail Station, and provides immediate access to Denver's International Airport and Union Station Transit Hub.

ABOUT PICKARD CHILTON

Pickard Chilton is an international architectural practice noted for its expertise in the design of large, complex and often high-profile buildings including corporate headquarters, high-rise commercial office towers, hotels, and academic and health care facilities. The firm's layered perspective informs all of its work, presenting clients with a sophisticated, knowledge-based approach that emphasizes design vision, integrity, a focus on client objectives, and exceptional service. Headquartered in New Haven, Conn., the firm's recent completed projects include: River Point in Chicago; 145 Broadway, Akamai's new headquarters in Cambridge, Ma.; Northwestern Mutual's headquarters in Milwaukee; and, Eaton House in Dublin, Ireland. Current projects include 325 Main, Google's new headquarters in Cambridge, Ma.; the Y2 Project and Global Gateway Shinagawa development, both in Tokyo, Japan; 2+U in Seattle, Wash.; and, Canal Place for Dominion Energy in Richmond, Va. as well as commercial and residential developments in Austin, Atlanta, Cincinnati, Dallas, Denver, Houston, Miami, San Francisco, Stuttgart, Germany and Tokyo, Japan. Please visit www.pickardchilton.com for more information.