

# PICKARD CHILTON

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*For Immediate Release*

## **Pickard Chilton Announces Completion of T3 RiNo in Denver’s River North Art District**

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*Innovative Mass Timber Office Building Enhances Connectivity, Sustainability,  
and Community Engagement in Denver’s Creative Hub*

**(Denver, Colo. – September 24, 2025)** – [Pickard Chilton](#), an award-winning architecture studio best known for its innovative and cutting-edge design of corporate headquarters and campuses, announces the completion of [T3 RiNo](#), a groundbreaking six-story mass timber, Class-A, mixed-use office building in the heart of Denver’s vibrant RiNo (River North) neighborhood. T3 RiNo was developed in collaboration with Hines, McCaffery, and La Caisse (formerly CDPQ), and sets a new standard for sustainable, innovative, and community-centric design.



The “T3” stands for Timber, Transit, and Technology, elements woven into the building via thoughtful timber design, proximity to multiple transit options, and building systems focused on the needs of

today's tenants. All timber utilized was sourced from supplier Nordic Structures and manufactured by Chantiers Chibougamau in Québec, Canada. Pickard Chilton served as the building's design architect; the project team also included DLR Group, Whiting-Turner, Magnusson Klemencic Associates, Alvine Engineering. And S.A Miro.

T3 RiNo offers 239,000 square feet of state-of-the-art office and retail space designed to foster creativity, collaboration, and a healthy work-life balance. Pickard Chilton's forward-thinking design features numerous open terraces and a variety of amenity spaces, including hospitality-driven social areas and a modern fitness and bicycle facility. The building also offers 19,000 square feet of retail spaces and three levels of below-grade parking. Its strategic location provides immediate connectivity and accessibility, making it a prime destination for retailers, tenants, and community residents alike.

"We are thrilled to see the vision for T3 RiNo come to life," said Michael Hensley AIA, a principal at Pickard Chilton. "Our design emphasizes a strong and vital connection to nature, with breathtaking views of the Denver skyline and the Rocky Mountains, as well as outdoor terraces that provide tenants with multiple private outdoor experiences. T3 RiNo is a testament to our commitment to creating innovative spaces that enhance the well-being and productivity of its occupants while connecting with its surroundings."



The building's notable attributes have led to ample tenant interest; the entirety of the building's office space, more than 220,000-SF, has been pre-leased by Xcel Energy Colorado, making it the largest office tenant in the RiNo submarket. Xcel Energy was attracted by the building's refined, heavy-timber-structured design and warm workspaces with exposed wood, open layouts, 12-foot ceilings. The floor-to-ceiling windows offer panoramic views of Denver's natural landmarks, while the outdoor terraces thoughtfully break down the building's mass to provide tenants with multiple private outdoor experiences. Pickard Chilton's design coalesces natural light and sculpture, emphasizing occupants' connection to nature through both form and materiality.

The building also features 19,000 square feet of divisible, ground-floor retail space, which opens out to wide, covered sidewalks ideal for patio seating, community events, and pedestrian traffic.

T3 RiNo is poised to be one of the most environmentally friendly and sustainable developments in Denver; its structure of nearly 5,200 cubic meters of heavy timber is estimated to sequester approximately 4,210 tons of carbon dioxide and resulted in a 38% reduction in product stage embodied carbon when compared to conventional office buildings. It's refined industrial, heavy-timber-structured design sets a new benchmark for eco-friendly commercial buildings and pays homage to Denver's historic brick and timber buildings and the city's extraordinary and rapidly evolving art district. The building is expected to achieve LEED, WiredScore, WELL, and ENERGY STAR certifications.

The building offers exceptional connectivity, positioned directly across from the 35<sup>th</sup> Street pedestrian bridge and minutes away from the RTD commuter rail system, which serves Denver International Airport and Denver's Union Station Transit Hub.

The building's success is reflected in significant industry recognition; it received the 2024 NAIOP Colorado Development Deal of the Year; a 2025 CoStar Impact Award for Commercial Development of the Year; and was selected as Engineering News-Record Mountain States & Southwest as the winner for the Colorado/Wyoming region's 2025 Best Projects award in the "office/retail/mixed-use" category.

#### **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 and multi-family towers, hotels, and academic and life science facilities. The firm's layered perspective informs all of its work, presenting clients with a sophisticated, knowledge-based approach that emphasizes design vision, placemaking, integrity, a focus on client objectives, and exceptional service. Since 2006, projects totaling over 80 million square feet have been designated or targeted LEED Gold or Platinum, representing corporate, commercial, residential, and institutional buildings in design, under construction, or completed – one of the highest amounts in the United States. Headquartered in New Haven, Conn., the firm's recent completed projects include the Tokyo Midtown Yaesu tower in Tokyo, Japan; T3 RiNo in Denver, Co.; The Eight in Bellevue, Wa.; and, 325 Main, Google's new headquarters in Cambridge, Ma. Current projects include The RO development in Houston, Tx.; CoStar Group's new corporate campus in Richmond, Va.; 530 Howard Street in San Francisco; Sherwin-Williams's new headquarters in Cleveland, Oh.; Northwestern Mutual's North Office Building in Milwaukee, Wi; Mutual of Omaha's new headquarters in Omaha, Ne;. and Linkpillar 1 at Takanawa Gateway City in Tokyo, Japan; as well as commercial and residential developments in Austin, Atlanta, Dallas, Denver, Houston, San Francisco, and Stuttgart, Germany. Please visit [www.pickardchilton.com](http://www.pickardchilton.com) for more information.