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Eagle Point Capital Partners Acquires ‘The Hub North’ Newly-Constructed Commercial Office Building in Denver’s RiNo District for \$40.5 Million

110,000+ SF Class-A Transit-Oriented, Highly-Amenitized Commercial Office Project Featuring 8,000+ SF Ground-Floor Retail

Denver, CO, September 9, 2021 – Commercial real estate investment firm Eagle Point Capital Partners (www.EaglePointCapital.com) (Eagle Point) today announced its acquisition of the ‘The Hub North’ building in Denver for \$40.5 million, which it acquired along with its partner, Farallon Capital (www.FarallonCapital.com).

Located at 3660 Blake Street in Denver’s thriving RiNo District neighborhood, the eight-story, 110,000 sq. ft. Class-A commercial office development represents Eagle Point’s first Denver acquisition.

“As one of the best-positioned cities to recover from the pandemic, with companies continuing to relocate and expand, we’re delighted to make this acquisition in the Denver market and look forward to building a best-in-class office portfolio here,” said Eagle Point Co-Founder Alex Vouvalides.

RiNo’s Newest Addition: ‘The Hub North’

Built in 2020 as part of a two-building campus, ‘The Hub North’ includes 8,500 sq. ft. of ground-floor retail and 102,500 sq. ft. of office space—with column-free, 14,000 sq. ft floor plates, 14-foot ceilings and structured, secured parking.

Focus on Sustainability, Health & Safety

Designed to create an atmosphere promoting a healthy lifestyle and personal wellness, amenities at ‘The Hub North’ include electric vehicle charging stations, secure bike storage, a tenant-only fitness center with showers and locker rooms, a dedicated conference center and expansive outdoor terraces with seating, gaming areas and an outdoor grilling station.

With a further a focus on sustainability, ‘The Hub North’ is U.S. Green Building Council LEED-CS Gold Certified and WiredScore Gold Certified for technology, with ENERGY STAR Certification for Buildings pending. Landscaped with native, drought-tolerant plantings, The Best Bees Company will also install honeybee hives on the building’s roof upon occupancy.

Ideally-suited for a post-pandemic return to the office—'The Hub North' also has expansive outdoor access and state-of-the-art heating, ventilation and A/C systems including Dedicated Outdoor Air System (DOAS) equipped with MERV-13 air filtration, the highest rating typically offered in commercial office settings.

"We know health and safety is a top priority as companies and their employees return to the office," said Eagle Point Co-Founder Josh Hatfield. "In addition to the great amenities 'The Hub North' already has, we're also planning on creating additional tenant-dedicated outdoor space for select floors."

Denver's Most Vibrant Neighborhood: The RiNo District

Located just a short distance from downtown Denver, the RiNo District is home to a unique blend of industrial revival and urban charm—with a diverse mix of historic warehouses, creative businesses, eclectic art galleries, breweries, wineries, distilleries, bars, restaurants, apartment buildings and more.

As a walkable and bikeable neighborhood, 'The Hub North' is also located directly across from the Regional Transportation District's (RTD) 38th & Blake Light Rail Station, which connects to more than 50 stations throughout the metro area and is the first stop after leaving Denver's Union Station and serving Denver International Airport.

Eagle Point is actively securing tenants at 'The Hub North' for both retail and office spaces. For office inquiries, interested parties should contact JLL's Jamie Roupp or Julie Rhoades at (303-579-8745) to discuss. For retail opportunities, interested parties can contact Bryan Slaughter or Julie McBrearty from Sullivan Hayes (303-534-0900) for further information.

About Eagle Point Capital Partners. Eagle Point Capital Partners acquires, develops, and operates premier office and office-related properties in high-growth, technology-anchored innovation markets. With offices in Nashville, TN and Los Angeles, CA, the company leverages its founders' decades of experience in investments, finance, development, leasing, and operations, as well as their invaluable tenant relationships to create value for its investors. For more information visit www.EaglePointCapital.com.

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