



## News Release

For Immediate Release

April 24, 2023

For Further Information, Contact:

Caroline Dawson, DPWPR

Marta Fredricks, DPWPR

713-224-9115

[hines@dpwpr.com](mailto:hines@dpwpr.com)

Ivanhoé Cambridge

Media line: +1 866-456-3342

[media@ivanhoecambridge.com](mailto:media@ivanhoecambridge.com)

### **T3 RINO MARKS SIGNIFICANT CONSTRUCTION MILESTONE WITH TOPPING OUT**

*235,000-Square-Foot Mass Timber Office Building is One of The Most Sustainable  
Developments in Denver*

**(DENVER)** – Co-developers, Hines, Ivanhoé Cambridge and McCaffery, global real estate firms, announced the topping out of T3 RiNo, a six-story, 235,000-square-foot timber office building in Denver’s River North Art District (RiNo). The topping out marks a significant milestone toward the project’s completion in late 2023. Not to mention it is slated to be one of the most environmentally friendly and sustainable developments in Denver.

Designed by Pickard Chilton Architects and DLR Group, T3 RiNo features a refined industrial, heavy-timber-structured design incorporating art to pay homage to both Denver’s historic brick and timber buildings, and to the city’s vibrant and rapidly evolving art district. The building’s timber design is not only 100% renewable, recyclable, and non-toxic, it also supports innovation, connection and well-being, placing the tenant experience at the forefront. The timber for this project was 100% sourced from Québec supplier Nordic Structures, a leading innovator who develops and markets wood products and construction

systems manufactured by its sister company Chantiers Chibougamau, out of black spruce from the boreal forest. Timber construction can significantly reduce embodied carbon in a building, and unlike any other major building material, wood sequesters carbon, or stores it.

“Our T3 spaces are designed to attract and retain the best talent from every industry, and provide a true biophilic experience for our tenants,” said Alexandra Durkee, director at Hines. “T3 RiNo is delivering a cutting-edge sustainable office product to the Denver market that will make a positive impact on the workforce that occupies it and the community.”

“We’re proud to celebrate this tangible milestone for the T3 RiNo project team,” said John Rosato, Executive Vice President, Capital Projects and Development at Ivanhoé Cambridge. “The timber structure not only allows us to showcase and support a supplier from Québec, our Company’s home base, it’s also a prime example of our commitment to embedding sustainability into every aspect of our projects as we work to achieve net-zero carbon by 2040.”

Offering 43,000 square-foot office floorplates, the workspaces are designed to promote employee warmth and well-being, with exposed wood, open layouts, 12-foot ceilings, and floor-to-ceiling windows offering abundant natural light. State-of-the-art amenities include 5,000 square feet of hospitality-driven common areas and a conferencing center; private outdoor terraces on each floor that seamlessly integrate the outdoors into tenant workspaces; a 5,000 square-foot fitness center that is complimentary for tenants; bike storage for 100 bikes; advanced air filtration to meet industry wellness standards; 17,000 square feet of ground floor retail space; and unparalleled accessibility with a connection to the RTD commuter rail system—which serves Denver International Airport and Denver’s Union Station Transit Hub.

“McCaffery is proud to partner with Hines and Ivanhoé Cambridge on T3 RiNo. Our collaborative commitment to develop a project that promotes sustainable practices and includes innovative wellness features will deliver both a solid and sustainable built environment for decades to come,” said McCaffery’s President, Ed Woodbury.

T3 (timber, transit, and technology) is a Hines proprietary mass timber product, developed in response to evolving tenant requirements and Hines' ongoing dedication to sustainability, most recently emphasized by the firm's target of reaching net-zero operational carbon in its building portfolio by 2040. T3 is built around three pillars: the warmth and sustainability of timber, the innovations made possible by new technology, and the convenience and connectivity of transit.

Hines' current T3 portfolio includes 26 assets in various development stages globally, with five projects to be completed in North America this year.

T3 RiNo is designed to attain a LEED® Gold certification for the protection of the environment and limitation of carbon emissions. Additional certifications the property is expected to achieve include WiredScore Platinum for adaptability of infrastructure to future technological advancements, WELL™ for the health of its interiors and ENERGY STAR for energy efficiency.

For more information and leasing opportunities, visit <http://www.t3rino.com>.

### **About Hines**

Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 30 countries. We manage nearly \$96B<sup>1</sup> in high-performing assets across residential, logistics, retail, office, and mixed-use strategies. Our local teams serve 457 properties totaling nearly 213 million square feet globally. We are committed to a net zero carbon target by 2040 without buying offsets. To learn more about Hines, visit [www.hines.com](http://www.hines.com) and follow @Hines on social media.

<sup>1</sup>Includes both the global Hines organization and RIA AUM as of December 31, 2022.

### **About Ivanhoé Cambridge**

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in 1,500 buildings, primarily in the industrial and logistics,

office, residential and retail sectors. Ivanhoé Cambridge held C\$77 billion in real estate assets as of December 31, 2022, and is a real estate subsidiary of CDPQ ([cdpq.com](http://cdpq.com)), a global investment group. For more information: [ivanhoecambridge.com](http://ivanhoecambridge.com).

**About McCaffery**

McCaffery is a privately owned, full-service commercial real estate company that has been in the business of investing in, developing, leasing and managing real estate for more than 30 years. The McCaffery portfolio of planned, completed and managed projects includes office, mixed-use, hotel, and residential properties, as well as large master-planned communities and land developments. With offices in Chicago, Washington, DC, Pittsburgh and Denver, and controlled assets and completed developments valued in excess of \$3 billion, McCaffery is one of the most trusted real estate companies in the nation. For more information: [McCafferyInc.com](http://McCafferyInc.com).

###