

# Multifamily

## Kairoi Residential welcomes 1st tenants to One River North

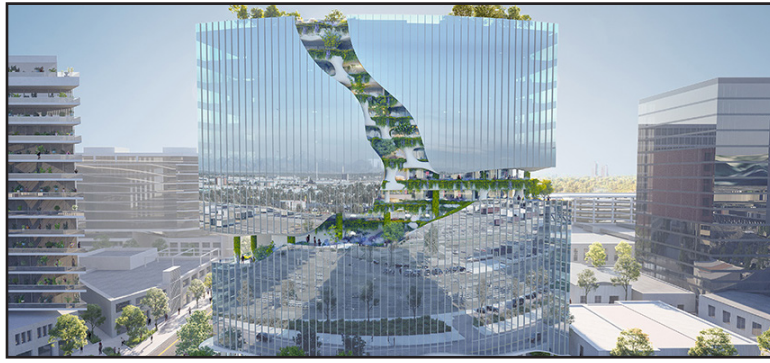
by Avalon Jacka

DENVER – A prominent new multifamily complex in the River North Art District has welcomed its first tenants.

One River North – developed by a partnership of **The Max Collaborative, Uplands Real Estate Partners, Wynne Yasmer Real Estate** and **Zakhem Real Estate Group** – is approximately 5% leased as general contractor **Saunders Construction** adds final touches on the building. **Kairoi Residential** is serving as the property manager.

Saunders broke ground on the 32,000-square-foot project at 3930 Blake St. in 2021. The rooftop terrace, which will mark the conclusion of construction, is expected to be delivered by the end of May, according to Kairoi Residential Regional Manager **Lynsee Mann**. The building officially topped out in January, according to previous reporting.

The 16-story, 187-unit community includes a mix of one-, two- and three-bedroom units and four-bedroom penthouse units ranging between 625 and 2,500 sf. Prices range from \$1,800 per month for 14 income-restricted units to \$16,000 per month for the building's largest penthouse. One River North offers three cohesive finish packages, which include standard, premium and penthouse. The



One River North has officially opened for residents, with construction expected to be completed by the end of May.

wide range of floor plans and prices allows for an extended demographic mix within the building, said Kairoi Residential Regional Marketing Manager **Amanda Young**.

The building features 13,000 sf of amenities, including a 7,000-sf rooftop terrace featuring a pool, spa, garden and mountain views; a fitness center and yoga studio; a resident lounge with workspace; and a pet run and spa. The building also features 8,000 sf of ground-floor retail space and a canyon façade that provides landscaping to units along the canyon, as well as walking and gathering space.

One River North's biophilic canyon façade has captured the attention of Denverites throughout the building's construction. The 10-story canyon spans from the rooftop deck to the sixth floor and features a landscaped walkway

and outdoor resident space cutting across four floors along the front of the building. The designers took inspiration from the natural Colorado landscape, with the rooftop pool representing the water source that "eroded" the canyon and featuring plants descending from mountain-inspired plants near the top to prairie-based plants and a water feature at the bottom of the canyon, Young said.

China-based **MAD Architects** and Denver-based **Davis Partnership Architects** are serving as architects on the project. The building is one of only two residential projects in the U.S. designed by MAD Architects, according to previous reporting. Pennsylvania-based **BrightView Landscape Services** and Englewood-based **Bristol Botanics Inc.** designed the outdoor and indoor landscaping features, respectively. ▲



One River North's most unique feature is a 10-story canyon that runs along the building's façade, featuring Colorado-inspired landscaping, a water feature and a four-story walkway.



The building offers approximately 13,000 square feet of amenities, including a resident lounge and workspace.



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