DENVER ROCK DRILL
Forged from a Western spirit of openness and entrepreneurial invention, each layer of history has imprinted this place with irreplaceable character. This is an inspiring setting for an innovative new community of creative office users, makers, retailers, purveyors, guests and residents.

Denver Rock Drill defines a modern approach to adaptive reuse. Active at all hours of the day, it’s a collaborative and creative community, woven into the fabric of North Denver life. Here, where historic residential neighborhoods meet industry, opportunity is alive. New connective transit networks extend in every direction and the scale of investment in Denver’s future is obvious.
BORN FROM THE PIONEERING SPIRIT OF THE WEST

DENVER ROCK DRILL MANUFACTURING CO.

Company growth on this site began in 1910, driven by global demand for a line of pneumatic rock drills known as “Waugh” drills, named for their inventor, Daniel S. Waugh. Tried and tested in the Rocky Mountains, these drills found use around the world, from Johannesburg to Melbourne to Lima.

Built around the drill manufacturing and assembly process, an array of unique buildings housed general offices, a club and restaurant adjacent to a state-of-the-art foundry, drop forge plant, and machine departments of all types.

By the 1920’s, the plant occupied more than a city block and housed a community of over 600 employees who dubbed themselves “Waughriors”. Here is a truly unique Denver story of engineering innovation, growth, and international success.

“...THERE IS NO MINING COUNTRY ON EARTH WHERE DENVER-MADE MINING MACHINERY HAS NOT AT SOME TIME BEEN USED.”

ELLSWORTH C. MITICK, 1947
Irreplaceable and intriguing, Denver Rock Drill is a collection of buildings linked by a series of lanes, rail spurs and courtyards. From curved streets reminiscent of medieval European towns, to courtyards that form character-filled outdoor rooms, an internal network provides places to gather and connect.

Steel, stone, brick, and timber—combined with the patina of time and use—give the buildings an integrity and history that you can feel. The site resonates with a true sense of place.
A CONNECTED COMMUNITY

HISTORIC NEIGHBORHOODS MEET INDUSTRY

A short walk to the 38th and Blake Station, Denver Rock Drill is one stop away from Denver Union Station and the entire regional transportation network, and thirty minutes from Denver’s uniquely well connected International Airport.

North Denver is enjoying unprecedented growth, attracting in excess of $1.5 billion in investment as the City seeks to strengthen its relationship to the natural asset of the Platte River, revitalize the cultural and agricultural infrastructure of the National Western Center, improve the northern gateway to Downtown along Brighton Boulevard, and capitalize on the significant investments in transport infrastructure made throughout the Corridor of Opportunity.
Welcome to the Neighborhood

RINO ART DISTRICT
Home to dozens of galleries and artists’ studios, the RiNo Art District is committed to maintaining the industrial nature and artistic character of the neighborhood while forging new partnerships, fostering innovation and inspiring growth.

CRAFTED RETAIL & LOCAL FOOD
Everyday amenities and goods designed, made and sold on-site. Cafes, restaurants, bars, music and a profusion of craft breweries.

COLE NEIGHBORHOOD HISTORIC DISTRICT
One of Denver’s earliest neighborhoods, Cole is known for it’s friendly residents, charming and affordable Victorian homes, and two City Parks—Russell Square Park and St. Charles Park.

A CREATIVE HUB FOR BUSINESSES
The preeminent district for creative business and industry in Denver including co-working and collaborative spaces, business services, architecture, design, and branding.
DISCOVER
COMMUNITY
ROOTED IN PLACE
TAKE A WALK DOWN GILPIN LANE

ACTIVE DAY AND NIGHT

Extending from 39th Avenue to the heart of Denver Rock Drill, Gilpin Lane provides open space amenity, circulation and event space. Restaurant and cafe spaces anchor the corners of the street. Rain gardens are a functional and elegant expression of sustainability and allow for the detention and treatment of rain water on site.

Trees provide shade and the restored industrial window and door systems give direct access to adjacent office tenancies. At the north end of the street the new Hotel follows the curve of the original rail lines that served the site.
Two courtyards at the center of the site provide destination retail spaces and additional amenity and services for the office tenancies. The Heat Treat and Forge Room are re-imagined as a boutique distillery that also provides food prepared by the purveyors along the Spur.

The amenity terrace of the Hotel overlooks the courtyard from the west providing activation and enlivenment for the space throughout the evenings.
Two rail spurs provide unique curved streets reminiscent of medieval European urban fabric. As a retail destination, the essential qualities of the rail spur will remain intact.
A MODERN APPROACH TO ADAPTIVE REUSE

The rediscovery of Denver Rock Drill builds on the unique industrial heritage of the site to create an authentic new destination weaving together office, retail, hotel and residential uses.

New buildings take material and design cues from the historic site, bringing positive change and continuity between old and new.

Existing buildings will be restored and provided with a new overlay of technology and services infrastructure to provide flexible and future-proofed spaces adaptable to a variety of uses.
MODERN WEST
The expansive Machine Shop buildings provide large flexible floor plates for office uses. The height of these buildings allows for infill mezzanines that can be placed in a variety of locations based on occupant requirements. Aspect, views and amenity are provided by direct connections to the lanes, courtyards and spurs. Even and indirect light is provided through the operable roof level windows with a generous apex ceiling height of 28'.
PURVEYORS, SHOPS, AND CAFES

ENVIRONMENTS WITH CHARACTER

The carefully curated retail environment at Denver Rock Drill reflects a culture of craft, production and innovation that has always existed on the site. Blending the best that Denver and Colorado have to offer with first in class national and international brands.

The unique character of the lanes, courtyards and rail spurs within the site create unforgettable memories of exploration and discovery. This is a place to return to time and time again.

Retail districts within the broader campus are centered on the Spurs, the Courtyard and Weiss Lane. Each provides a different opportunity for tenants to relate to the distinctive outdoor spaces and buildings.
A DESTINATION REDISCOVERED

422,000 SF OFFICE
65,000 SF RETAIL
175 KEY HOTEL

38TH + BLAKE TRANSIT STATION