

# 3300

**E 1ST AVENUE**  
CHERRY CREEK, CO



**A HIGH-VISIBILITY, MIXED-USE ASSET IN DENVER'S MOST AFFLUENT & SUPPLY-CONSTRAINED URBAN DISTRICT**

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# THE OFFERING

Jones Lang LaSalle Americas (“JLL”) is pleased to present the exclusive opportunity to acquire 3300 E 1st Avenue (“Building”, “Asset” or “Property”), a high-visibility mixed-use asset in Cherry Creek, Denver’s most affluent and supply-constrained urban district. Totalling 97,770 square feet (“SF”) across six stories, the Property combines boutique office with fully leased, street-front retail. Currently 78.5% leased with a 4.7-year WALT, 3300 E 1st Avenue offers a durable income stream and meaningful embedded upside supported by Cherry Creek’s nation-leading demographics and leasing fundamentals.

The Building’s 18,885 SF of premier storefront retail—100% leased and prominently positioned along 1st Avenue—serves as an anchor to Cherry Creek’s high-end pedestrian corridor. Long-standing local and national brands such as Olive & Finch and Kohler benefit from exceptional visibility, daily foot traffic, and the district’s brand recognition, reinforcing the Property’s role as a cornerstone within one of Denver’s most recognizable retail environments.



# THE OFFERING

Above the retail, the boutique office attracts a diverse mix of tenants across medical, financial services, professional services, wellness, real estate, and law. Many tenants have demonstrated strong commitment to the Property and the submarket, with 33% of the rent roll maintaining occupancy for 10+ years, signaling the Building's relevance and stability through multiple market cycles.

Notably, 28% of the in-place office tenancy is occupied by medical and medical-adjacent users, who benefit from the neighborhood's affluent population base and strong patient-serving dynamics. The average medical tenancy tenure is 10.7 years, underscoring sustained demand for high-quality clinical environments in Cherry Creek—a submarket with minimal true medical office supply. This concentration offers a clear pathway for a targeted medical-office enhancement strategy under new ownership.



# THE OFFERING

With overall occupancy at 78.5%, 3300 E 1st Avenue provides a compelling combination of **income stability and NOI growth potential**. Significant **mark-to-market** upside exists across approximately 40,414 SF, where office rents are 38.5% below achievable rates. The Building has demonstrated strong rent-growth performance historically, with **rates increasing over 60%** since 2017, highlighting sustained demand and pricing power within Cherry Creek's tightly constrained office inventory.

Cherry Creek stands as the region's most established luxury neighborhood—an amenity-rich, walkable environment defined by high-end retail, curated dining, boutique hotels, premier residential density, and some of the highest household incomes in Colorado. For tenants, a Cherry Creek address is not simply a location—it is a **core component of brand identity, customer capture, and workforce experience**. This dynamic has consistently allowed the submarket to outperform broader Denver fundamentals across cycles.

## Assumable, Below-Market Debt

In-place 4.90% fixed-rate financing (maturity 6/6/2028) is assumable—delivering immediate cost-of-capital efficiency, predictable debt service, and an attractive path to enhanced leveraged returns.



# INVESTMENT SUMMARY

## 3300 E 1ST AVENUE, DENVER, CO 80206

<b>Acreage</b>	1.07 Acres   46,894 SF
<b>RBA</b>	97,770 SF   102,355 SF (BOMA)
<b>Occupancy %</b>	78.5%
<b>Office RSF   % of RBA</b>	64,950 SF   66.4%
<b>Medical Tenancy RSF   % of RBA</b>	29,573 SF   30.2%
<b>Retail RSF   % of RBA</b>	32,820 SF   33.6 %
<b>YoC   Renovated</b>	1978   2017
<b>Stories</b>	6
<b>WALT</b>	4.7 years
<b>Number of Tenants</b>	21
<b>Mark-to-Market Opportunity</b>	62.2% of the Office RSF by 38.5%
<b>Parking*</b>	265 total parking spaces 2.71 : 1,000 SF
<b>Leases Executed/ Underway in Past 28 Months</b>	56,303 SF   57.6% of RBA
<b>Assumable Debt</b>	4.90% fixed-rate financing in place through 6/6/2028

\*See page 71 or a full parking summary.



# THE OPTIMAL CHERRY CREEK LOCATION

## Proximity Without the Premium

**Unmatched Access During Multi-Year District Construction:** With the construction of **Cherry Lane, Cherry Creek West**, and other proposed developments expected to extend through 2033, the Cherry Creek North core will experience congestion and circulation challenges for years to come.

**3300 E 1st Avenue's Unrivaled Accessibility:** Positioned along **1st Avenue** with additional access from **Colorado Boulevard, 6th Avenue, Alameda, and Cherry Creek N Drive**, the Property offers multiple, **flexible approach routes** that avoid the most constrained construction zones.

**Walkable to Cherry Creek North's Premier Amenities:** With **3-minute walkability** to the east edge of Cherry Creek North and **15-minutes** to the west, 3300 E 1st Avenue **connects directly** to the district's premier retail, dining, fitness, and hospitality amenities, delivering the full Cherry Creek experience.

**Rent Advantage:** 3300 E 1st Avenue offers the full Cherry Creek experience at a meaningful value advantage—rents at least **20% below comparable existing assets** and **50% below new construction**.

### 3300 E 1st Avenue's Advantage:

- **Construction Horizon:** District projects continue through 2033
- **Walkability:** 3–15 minute walk to Cherry Creek North's premier amenities
- **Pricing Advantage:** Rents at least **20% below comparable existing assets** and **50% below new construction**

DOWNTOWN DENVER

DENVER COUNTRY CLUB

CHERRY CREEK WEST

CHERRY LANE

CHERRY CREEK NORTH

CHERRY CREEK SHOPPING CENTER

CHERRY CREEK EAST

3300

E 1ST AVENUE  
CHERRY CREEK, CO

**3300 E 1st Avenue offers the best of Cherry Creek: immediate access to top amenities, superior convenience for patients and employees, and a location that remains consistently reachable throughout ongoing district redevelopment. As construction reshapes the core, accessibility becomes a true competitive advantage—one that 3300 E 1st Avenue uniquely delivers.**

# 3300 E 1ST AVENUE DRIVES REMARKABLE TENANT DEMAND & RENT GROWTH

3300 E 1st Avenue has experienced a remarkable **surge in leasing velocity**, completing **15 new and renewal leases** totaling more than **56,000 SF** since November 2023—representing approximately 58% of the Building's total RBA. This activity underscores the Property's **resilience within Cherry Creek and the strong demand for small-format, highly accessible office and medical space.**

- **Strong tenant retention**, reinforcing loyalty and the Property's ability to outperform competing alternatives.
- **New tenants include medical, wellness, dental, financial, and professional services companies**, each drawn to Cherry Creek's brand value and customer proximity.
- **Consistent appeal to both long standing local users and first time Cherry Creek tenants**, supporting sustained velocity.

This wave of leasing has been achieved with **reduced concessions and meaningful rent growth**—a clear reflection of tightening supply and strong tenant preference for the submarket. **Since repositioning, asking rents have increased from approximately \$32 FSG in 2017 to \$53 FSG (\$34 NNN) today—over a 60% increase.**

**3300 E 1st Avenue's rents are at least 20% below existing assets and 50% below new construction, offering a compelling discount today with clear room for future rent growth.**

## Additional upside can be unlocked through a targeted enhancement program, including:

- New spec suites
- Lobby refresh/activation
- Approximately 35 new window openings to increase natural light
- Refreshed corridors on floors 2–6
- Selective improvements to elevate street presence & tenant appeal



**THESE INITIATIVES WILL STRENGTHEN THE BUILDING'S AESTHETIC, SUPPORT PREMIUM PRICING, AND ACCELERATE ABSORPTION OF REMAINING AVAILABILITIES.**

# RAMPANT RENTAL RATE GROWTH REGARDLESS OF VINTAGE

Cherry Creek has demonstrated **consistent rental rate growth across every vintage of building**, with both newly delivered and legacy assets achieving meaningful increases. 3300 E 1st Avenue has participated in this trajectory, **growing rents in line with the broader submarket**.

	YOC / RENO	EARLIEST SIGNED RATE	TODAY'S RATE (FSG) <sup>1</sup>	FUTURE RATE (2032)
 <b>Cherry Creek West</b>	2029	N/A	\$113	\$143
 <b>250 Clayton</b> 30% pre-leased	2028	N/A	\$108	\$136
 <b>242 Milwaukee</b> 92% pre-leased	2027	N/A	\$105	\$143
 <b>Cherry Lane</b> 100% pre-leased	2027	N/A	\$113	\$143
 <b>Second &amp; Adams</b> 100% pre-leased	2026	N/A	\$101	\$128
 <b>Antero</b> 100% pre-leased	2026	2022	\$97 → <b>+17%</b> → \$113 <sup>2</sup>	\$143
 <b>Fillmore @ Third</b> 100% leased	2024	2022	\$85 → <b>+17%</b> → \$100 <sup>2</sup>	\$135
 <b>The Fillmore Building</b> 100% leased	2024	2022	\$79 → <b>+12%</b> → \$88 <sup>2</sup>	\$135
 <b>240 St. Paul</b> 100% leased	2021	2021	\$76 → <b>+32%</b> → \$100 <sup>2</sup>	\$135
 <b>Civica</b> 100% leased	2016	2021	\$76 → <b>+32%</b> → \$100 <sup>2</sup>	\$135
 <b>151 Detroit</b> 100% leased	2004	2005	\$43 → <b>+100%</b> → \$87 <sup>2†</sup>	\$119
 <b>210 University</b>	1979	2017	\$38 → <b>+74%</b> → \$66	\$82
 <b>First Avenue Plaza</b>	1982 / 2017	2017	\$34 → <b>+90%</b> → \$65	\$81
 <b>3300 E 1st Avenue</b>	<b>1980 / 2016</b>	<b>2017</b>	<b>\$32</b> → <b>+65%</b> → <b>\$53</b>	<b>\$71</b>

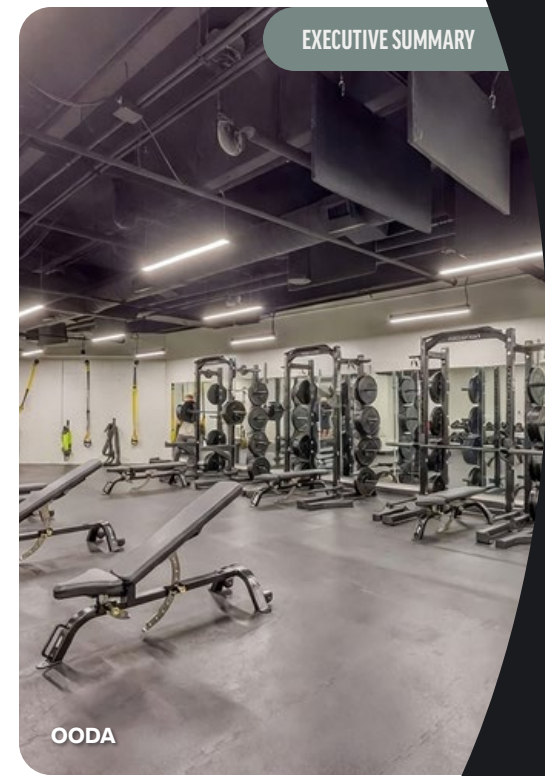
<sup>1</sup>All buildings have successfully converted to NNN rents | <sup>2</sup>Market rate if there were space available

**3300 E 1st Avenue provides tenants with the full Cherry Creek experience while maintaining a material rent advantage, offering tenants a lower occupancy cost today, and post-enhancements.**

MODERN ANIMAL



EXECUTIVE SUMMARY



OODA

AESTHETIC SURGERY & DERMATOLOGY



KOHLER



# HOW 3300 E 1ST AVENUE COMPETES—AND WINS—IN THE BOUTIQUE TENANT MARKET

## WHO LEASES AT 3300 E 1ST AVENUE

3300 E 1st Avenue attracts a curated mix of medical, financial, legal, and professional services users who prioritize **efficient ±2,500 SF** footprints, strong visibility, and highly convenient access. This small-format cohort represents the most **active and resilient demand segment** in the Cherry Creek submarket, yet high quality options in this size range remain **notoriously limited**.

## HOW 3300 E 1ST AVENUE COMPETES

**Limited True <5,000 SF Options:** High quality suites under 5,000 SF are exceptionally scarce in Cherry Creek. Most competitive buildings offer only one or two suites in this size band, or are dominated by larger floorplates and spaces.

**3300 E 1st Avenue stands out with multiple well located, right-sized options—designed for the exact users driving market activity.** 3300 E 1st Avenue's spec suite program and intentional small-format leasing strategy **directly target the most liquid slice of demand**, reducing downtime and accelerating deal velocity.

## RENT POSITIONING—COMPETITIVE TODAY, MORE COMPELLING AFTER ENHANCEMENTS

- **3300 E 1st Avenue today: \$34.00 NNN (\$53.00 FSG)**, supported by recent leasing momentum.
- **3300 E 1st Avenue post-enhancement: \$40.00 NNN (\$58.00 FSG)**, following the addition of ±35 new punched windows, refreshed corridors (Floors 2–6), new spec suites, and a modern exterior repaint.

3300 E 1st Avenue already prices **20%-50% below most of the market**, and even post-enhancements, the Building **remains 10%-42% below other assets in the market**.

## CHERRY CREEK NORTH VS. CHERRY CREEK EAST

A meaningful portion of buildings that feature smaller spaces sit within the **Cherry Creek North core**, where ongoing construction at **Cherry Lane** and **Cherry Creek West** will create prolonged **ingress/egress challenges**.

**3300 E 1st Avenue's Access Edge:** 3300 E 1st Avenue's premier location and multiple approach routes provide **more reliable, predictable access** for employees, patients, clients, and guests during multi year construction disruptions.

## MEDICAL READINESS—A TRUE DIFFERENTIATOR

Only a **limited number** of competitive buildings offer **existing medical or dental buildouts**. Most Class A alternatives require costly, time intensive TI packages to accommodate clinical use.

3300 E 1st Avenue's concentration of established medical tenants—and the presence of **existing medical/ dental infrastructure**—significantly boosts renewal probabilities and positions the Building as a **destination for medical oriented small-format users**, a segment with persistent depth in Cherry Creek.

# HOW 3300 E 1ST AVENUE COMPETES—AND WINS—IN THE BOUTIQUE TENANT MARKET

3300 E 1st Avenue offers the strongest value proposition in the sub-5,000 SF Cherry Creek market—providing more opportunities, medical-ready spaces, and materially lower rents than nearly every competing building in both Cherry Creek North and Cherry Creek East.

## COMPETITIVE SET | <5,000 SF AVAILABILITIES IN CHERRY CREEK

BUILDING	CLASS	<5,000 SF AVAILABILITIES	RENT (FSG)	MEDICAL BUILDOUT	PARKING RATIO : 1,000
<b>Cherry Creek North</b>					
Civica   250 Fillmore	AA	2 Spaces	\$99.75	No	2.0
240 Saint Paul	AA	1 Space   Sublease	\$84.75   Sublease	No	0.4
210 University	B	1 Space	\$66.21	No	3.0
101 University	B	2 Spaces	\$62.90	No	3.2
ANB Plaza	A	1 Space	\$73.00	No	3.0
288 Clayton St	C	2 Spaces	\$42.50	No	0.4
Shoppes at Cherry Creek   201 Steele	C	2 Spaces	\$44.00	1 salon space	5.0
<b>Cherry Creek East</b>					
3300 E 1st Avenue	B → A	9 Spaces	\$53.00 → \$58.00	2 spaces	2.7
The Citadel	A	1 Space	\$63.80	No	3.3
First Avenue Plaza   44 Cook & 55 Madison	A	5 Spaces	\$64.50	No	3.0
155 S Madison	C	5 Spaces	\$48.25	No	3.0
Madison Plaza   90 Madison St	C	6 Spaces	\$36.50	1 salon space	3.0

# WHY 3300 E 1ST AVENUE IS A DESTINATION FOR MEDICAL TENANTS

28% of the existing tenancy at 3300 E 1st Avenue is medical today, signaling proven demand and peer clustering that drives referrals and patient convenience.

## SPACE THAT WORKS FOR CLINICAL USE

- **Efficient smaller suites** align with the capital and staffing profile of boutique medical providers.
- **Flexible floor plates and column spacing** supports exam room layout, without overbuilding or excess space.

## WINDOW LINE = PRIVACY + PLANNING ADVANTAGE

- **Natural light where wanted, privacy where needed:** front of house and patient-facing spaces benefit from daylight, while clinical rooms allow for privacy and equipment flexibility.
- **Lower TI** and better compliance with privacy protocols without sacrificing patient experience.

## EASY ACCESS FOR PATIENTS AND PROVIDERS

- **Multiple approach routes** ease patient arrivals and provider schedules—especially valuable during broader district construction.
- **On-site parking access** and at grade retail entries support high-volume patient activity and quick visits.
- Across from **UCHealth's Cherry Creek Medical Center**, a major driver of medical tenancy and patient activity.

## ECONOMICS THAT SUPPORT PRACTICE SUCCESS

- **Existing medical infrastructure** across 30% of the RBA reduces downtime and costs for new and renewing tenants, while enabling quicker opening timelines.
- **Mark-to-market upside** paired with clinical ready improvements supports long-term rent growth and renewal capture.

**28%**  
medical tenancy  
and growing

**SMALLER AVERAGE SUITE SIZE** is the sweet spot for boutique providers

**PUNCHED WINDOW RHYTHM** allows for privacy where needed, daylight where it matters

**PUNCHED WINDOW CONFIGURATION ENABLES GREATER EXAM ROOM PRIVACY AND EASIER SPACE PLANNING WHILE PRESERVING DAYLIGHT IN RECEPTION AND PATIENT-FACING AREAS**

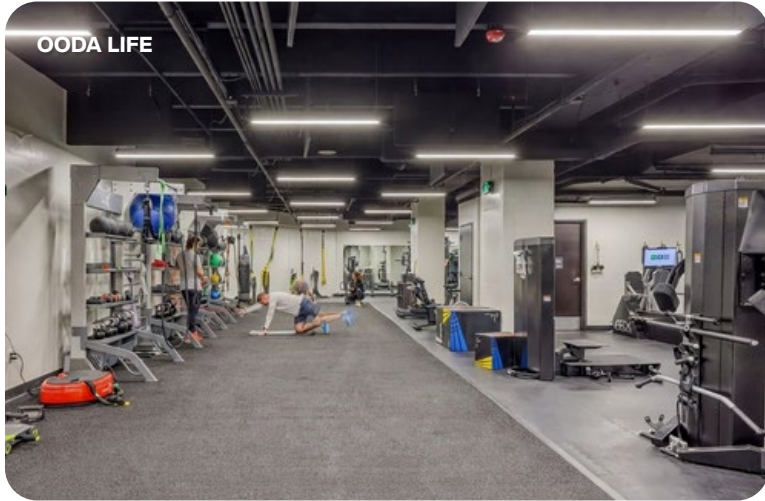
TENANT NAME	MOB SF	LXD
Aesthetic Surgery & Dermatology	5,097	5/31/31
Aspen Dental	5,508	11/30/30
Denver Restorative Dentistry	2,268	10/31/34
Dewitt Dental	4,291	5/31/27
Smile Clinic Colorado	3,118	5/30/29
Dr. Lindsey Cassidy	1,467	7/31/29
<b>MOB SF   Leased</b>	<b>21,749</b>	<b>28%</b>

**ACCESSIBLE PARKING**  
and straightforward arrival paths create a seamless experience for patients and providers

CAUSEY PUBLIC FINANCE



OODA LIFE



SMILE CLINIC



OLIVE & FINCH



# OPPORTUNITY TO ENHANCE 3300 E 1ST

A new owner at 3300 E 1st Avenue has a compelling opportunity to elevate the performance, market perception, and long-term value of the Asset through a targeted and highly accretive enhancement program.

These improvements are designed to strengthen tenant appeal, enhance natural light and building aesthetics, and further differentiate the Property within Cherry Creek's tightly constrained boutique office and medical landscape.

Collectively, these initiatives position the Asset to capture **meaningful rent premiums, reduce downtime, and extend the Building's competitive edge** in a submarket defined by limited high quality options and sustained tenant demand.

## SPEC SUITE DELIVERY

Create modern, move-in ready suites that appeal to Cherry Creek's dominant small-format users and drive lease-up at premium rents.

## NEW WINDOW INSTALLATIONS

Add approximately 35 new punched windows to improve natural light, enhance tenant experience, and modernize the Building's architectural presence.

## FULL BUILDING REPAINT

Refresh the exterior with a contemporary palette that elevates street presence, unifies the façade, and strengthens the Asset's competitive identity.

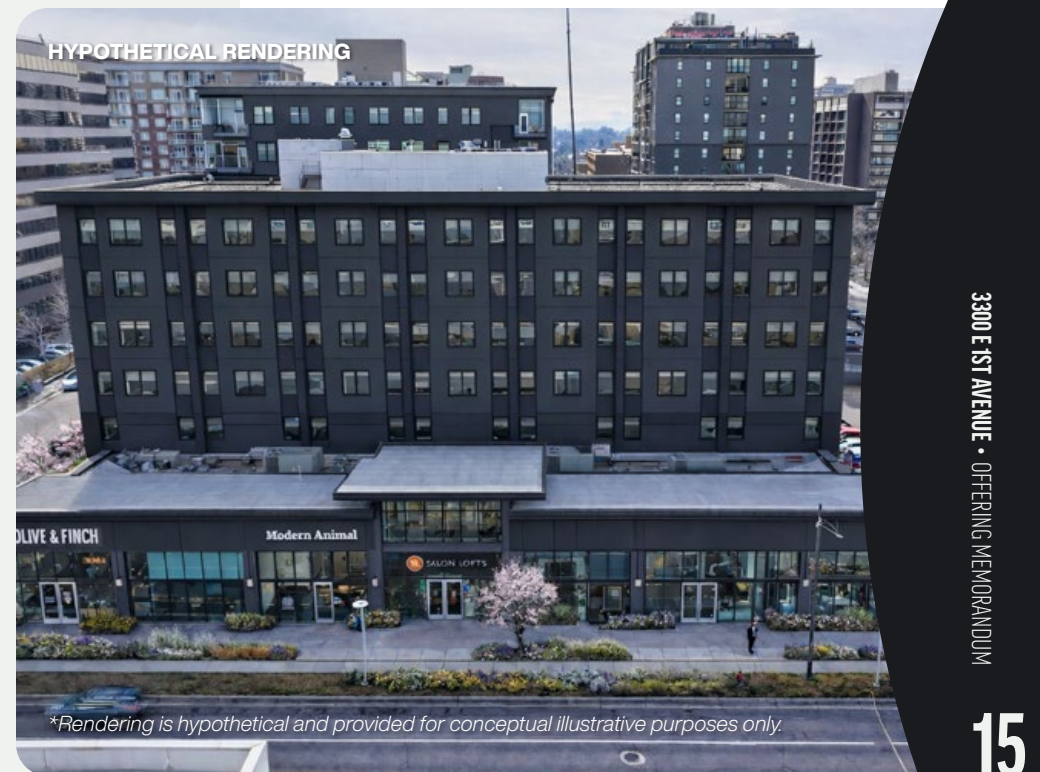
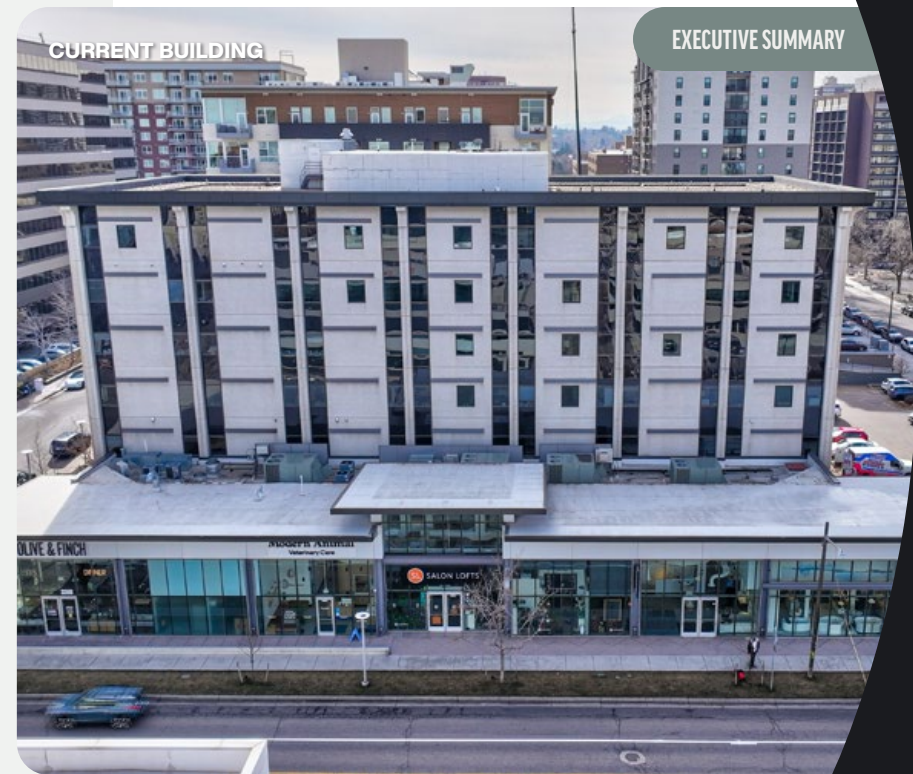
## LOBBY REFRESH & ACTIVATION

A targeted lobby update with refreshed finishes and subtle activation features enhances arrival experience and strengthens the Asset's boutique positioning.

## CORRIDOR UPGRADES (FLOORS 2-6)

Upgrade common corridors with new lighting, flooring, and finishes to enhance first impressions, reinforce a boutique feel, and support higher rents.

3300 E 1st Avenue is uniquely positioned to benefit from this thoughtful, targeted capital program—reinforcing the Asset's upward trajectory and maximizing value creation for incoming ownership.



# STRATEGIC COVERED LAND PLAY & OPTIONALITY FOR REDEVELOPMENT

TRYBA ARCHITECTS

With development in Cherry Creek effectively capped, 3300 E 1st Avenue benefits from a **deeply supply-constrained market** that supports durable demand and **strengthens both asset and land value**. As one of the **few remaining sites with meaningful scale**, it offers a rare covered-land position: **stable income today with clear optionality for future higher-density residential or hospitality redevelopment**.

## Access & Easement Agreement Supports Full Redevelopment Flexibility

The access and easement agreement between the owner of 3300 E 1st Avenue (the “Office Parcel Owner”) and the adjacent apartment property (currently Griffis Cherry Creek North) provides meaningful latitude for future redevelopment.

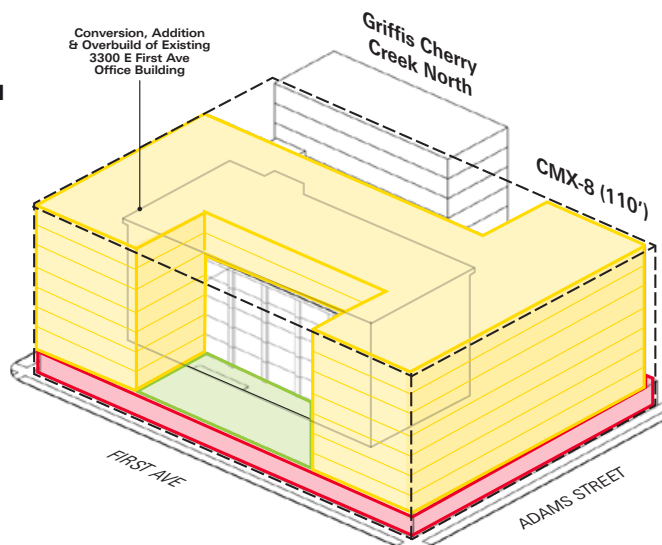
- Imposes **no limitations** on redevelopment or use of the 3300 E 1st Avenue parcel.
- Places **no restrictions** on converting or redeveloping the Property into multifamily, hotel, or other alternative uses.
- Allows the Office Parcel Owner **full discretion** regarding redevelopment and future use, provided the easement is maintained.
- Grants easement rights securing **exclusive access to 186 parking stalls**, plus **30 shared stalls**, within the 5 story adjacent apartment garage.

## Guaranteed Stall Count Reduces On-site Parking Requirements

These easement rights not only preserve a clear and flexible path for future redevelopment, they also materially **reduce the on-site parking burden—lowering future development costs and increasing design efficiency** for any new program on the 3300 E 1st Avenue parcel.

### Scenario 1:

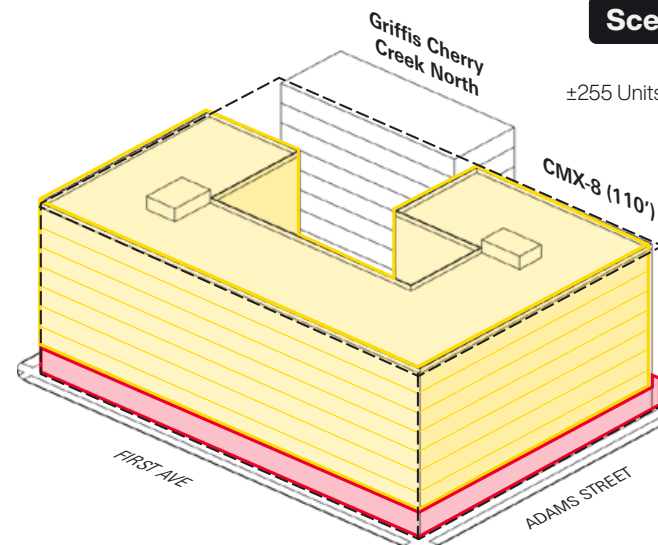
**Conversion, Addition & Overbuild**  
±227 Units | 8 Stories



Yield studies were prepared by Tryba. Illustrations are conceptual only.

### Scenario 2:

**New Build**  
±255 Units | 8 Stories



# RARELY AVAILABLE, STRATEGICALLY LOCATED & COMPETITIVELY PRICED

Cherry Creek is one of Denver's most **tightly held** office submarkets, characterized by **limited supply, minimal turnover, and strong long-term ownership**. As a result, **investment opportunities in the district are exceptionally scarce**, with only a single transaction of scale over the past 3 years.

Given Cherry Creek's **exceptionally limited** opportunities to invest, 3300 E 1st Avenue stands out as a rare offering—a well located, small-format asset available at pricing materially below recent submarket sale comps and competitive with its prior acquisition basis.

This combination of **accessibility, right-sized tenancy, location within Cherry Creek**, and **near-term upside with long-term optionality** positions 3300 E 1st Avenue as one of the most compelling opportunities for investors seeking exposure to Cherry Creek at an attractive basis.

## UNIQUE VALUE ACCRETION TODAY & TOMORROW:

**Assumable Debt:** The in-place **4.90% fixed-rate loan** offers an immediate, below-market cost of capital—enhancing leveraged returns from day one.

**Long-Term Optionality:** A compelling covered-land position that delivers **stable income today** while preserving the ability to pursue **value-accretive redevelopment** as market conditions and district planning evolve.

### SUBMARKET SALE COMPS UNDERScore 3300 E 1ST AVENUE'S ATTRACTIVE BASIS

Sale Date	OCT-25	APR-23	MAR-23	SEP-22	JUL-22	FEB-22	MAY-20	OCT-19
Property	THE CITADEL	288 CLAYTON ST	2ND & JO	210 UNIVERSITY BLVD	270 ST PAUL ST	FIRST AVENUE PLAZA	THE CITADEL	101 UNIVERSITY BLVD
Year Built	1987	1966	1965   2002   2004	1979	1998	1982	1987	1970
Building SF	130,652	35,000	100,908	140,832	28,230	262,584	131,000	59,997
% Leased	96%	100%	99%	89%	67%	89%	94%	100%
Sale Price	\$52,000,000	\$12,500,001	\$54,000,000	\$67,700,000	\$18,100,000	\$104,800,000	\$44,000,000	\$26,000,000
\$/SF	\$398	\$357	\$535	\$481	\$641	\$399	\$336	\$433
Cap Rate	7.50%	--	5.85%	5.89%	--	5.57%	6.10%	--
Land Area SF	68,825	25,264	61,855	119,790	18,748	111,513	68,825	51,401
\$/Land SF	\$756	\$495	\$873	\$565	\$965	\$940	\$639	\$506
Buyer	Zurich Alternative Asset Management	Lario Oil & Gas Company	Altus Properties	Corum Real Estate Group Inc.   Koch Real Estate Investments, LLC	Fulenwider, Inc.	Granite Properties, Inc.	Matador Equity Partners	Nicola Wealth   MDC Realty Advisors
Seller	Matador Equity Partners	Cherry Creek Management	Unico Properties	Pacific Life Insurance	Pauls Corporation	Black Creek Capital Markets, LLC	AMSTAR	Western Asset Services, LLC

# INVESTMENT HIGHLIGHTS



## DEEP TENANT LOYALTY:

7 tenants with tenure exceeding 10 years, reinforcing asset stability and long-term alignment.



## MEDICAL CONCENTRATION & EXPANSION POTENTIAL:

28% of the in-place office tenancy is dedicated to medical use with an average tenure of 10.7 years—ideal foundation for a scaled medical office repositioning.



## ICONIC STREET FRONT RETAIL:

100% leased, 18,885 SF of storefront retail with exceptional brand visibility for Olive & Finch, Kohler, Salon Lofts and Modern Animal.



## EMBEDDED RENT GROWTH:

38.5% mark-to-market upside across 40k SF, supported by rents priced 20%–50% below other assets in the market.



## TENANT MIX BUILT FOR CHERRY CREEK:

Curated blend of medical, financial services, professional services, wellness, real estate, and legal users who rely on Cherry Creek's affluent customer base and premium visibility.



## IRREPLACEABLE CHERRY CREEK POSITIONING:

Walkable to the Cherry Creek Shopping Center, Cherry Creek North, upscale dining, luxury hotels, and residential neighborhoods with some of the highest incomes in Metro Denver.



3300 EAST AVENUE • OFFICE IN NEW ORLAND

# INVESTMENT HIGHLIGHTS



## ASSUMABLE, BELOW-MARKET DEBT:

In-place 4.90% fixed-rate financing (maturity 6/6/2028) is assumable—delivering immediate cost-of-capital efficiency, predictable debt service, and an attractive path to enhanced leveraged returns in today's rate environment.



## LEASING MOMENTUM AT SCALE:

Since Nov. 2023, 3300 E 1st Avenue has executed 56,000+ SF of new and renewal leases (57% of RBA), demonstrating outsized velocity for small-format office/medical users in Cherry Creek.



## ACCESS ADVANTAGE DURING MULTI-YEAR CONSTRUCTION:

While construction slows the Cherry Creek North core, 3300 E 1st Avenue remains reliably accessible—protecting convenience for employees, patients, and clients.



## HIGH-IMPACT ENHANCEMENT PROGRAM:

A targeted Building enhancement plan will elevate aesthetic quality, compress downtime, and support continued rental rate growth.



## COVERED-LAND OPTIONALITY:

A highly flexible redevelopment pathway supported by stable income today, with long-term off-site parking easements that reduce future parking construction needs and improve redevelopment economics.



## SCARCITY & VALUE IN CHERRY CREEK:

In Denver's most tightly held district, 3300 E 1st Avenue is offered at pricing materially below recent submarket sale comps and competitive with its prior basis.



# THE OPPORTUNITY AT 3300 E 1ST AVENUE

3300 E 1st Avenue offers investors the chance to secure a strategically positioned, and uniquely amenitized Cherry Creek asset with multiple levers for continued value creation—including a scalable medical office platform, embedded mark-to-market opportunity, and entrenched tenancy that views Cherry Creek as indispensable to operations, visibility, and client engagement.



# 3300

**E 1ST AVENUE**  
CHERRY CREEK, CO

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