

3RD & ST. PAUL

3035 East 3rd Avenue
Denver CO 80206



60,000 RSF

Class AA New Construction in Cherry Creek North

Where Excellence Takes Shape



■ 60,250 RSF, Class AA

- Office: 48,450 RSF

- Retail: 11,800 RSF

■ 4 Floors

■ Q3 2028 Estimated Delivery

■ Exclusive Outdoor Terraces

■ 2:1000 Below Building Parking (Self-Parked)

■ Prominent Corner Location at 3rd & St. Paul

■ At Epicenter of Cherry Creek North's Luxury Retail and Dining District

■ Design by Open Studio Architecture

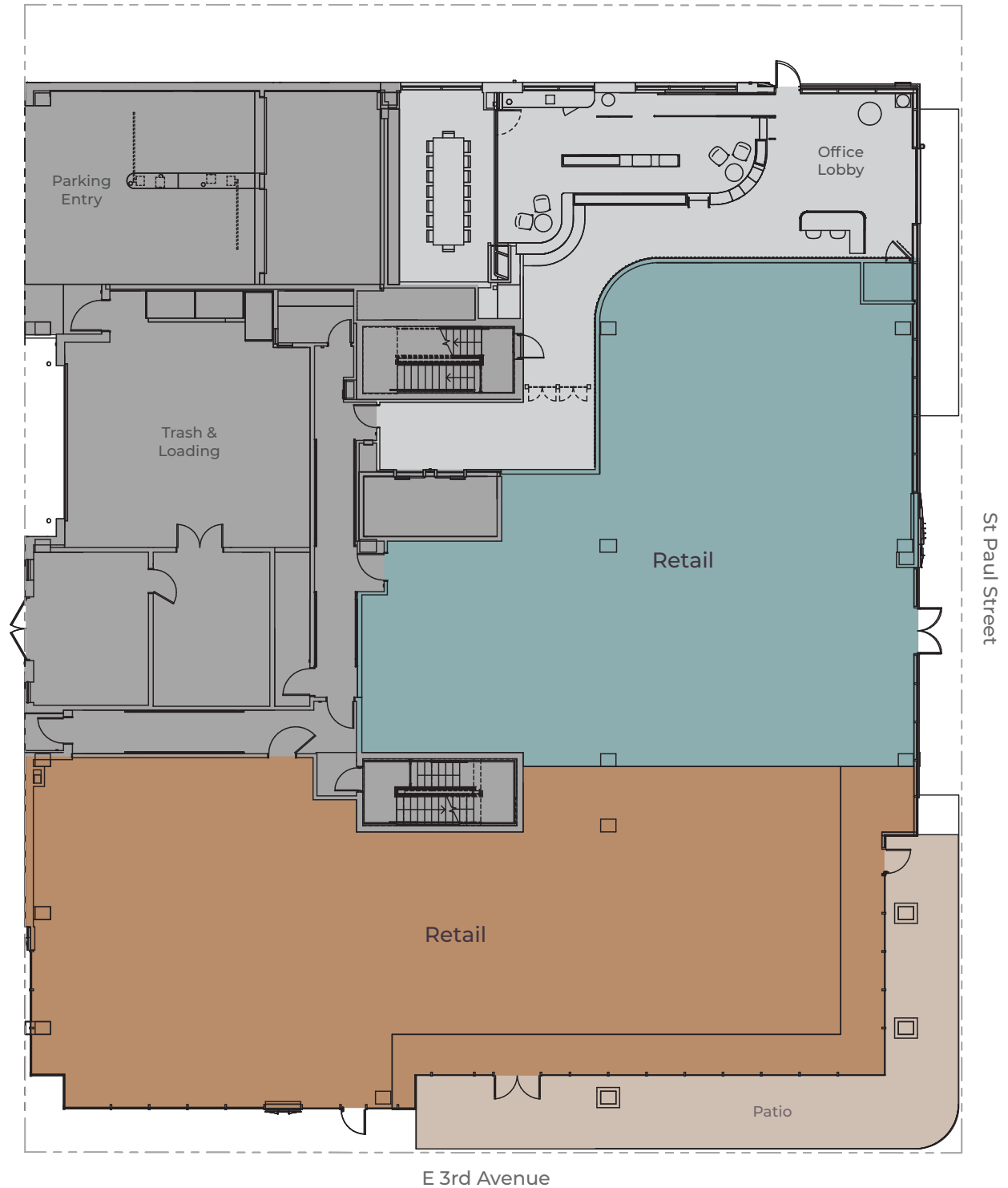


An Elevated Arrival Experience

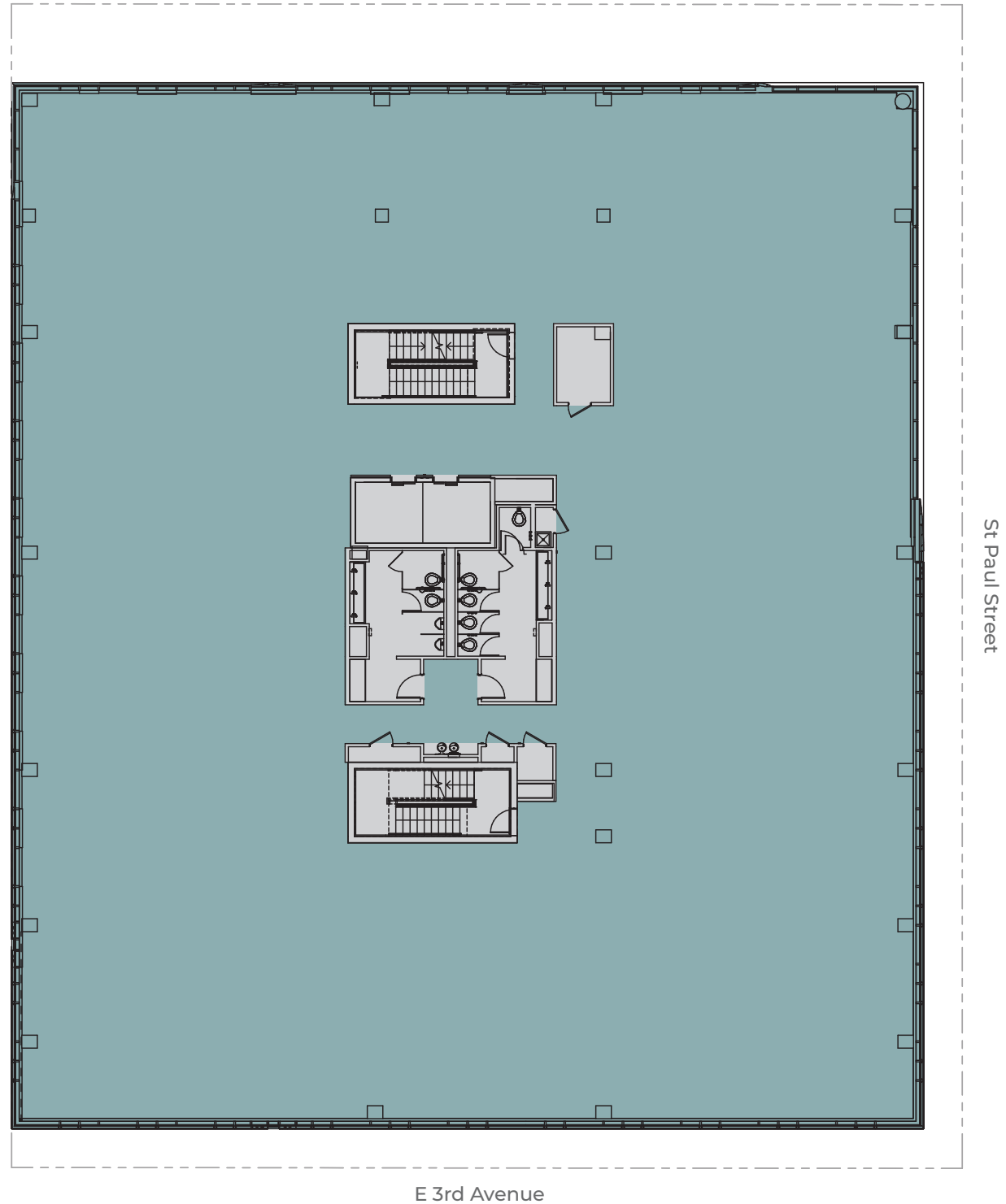


Hospitality-Forward Design

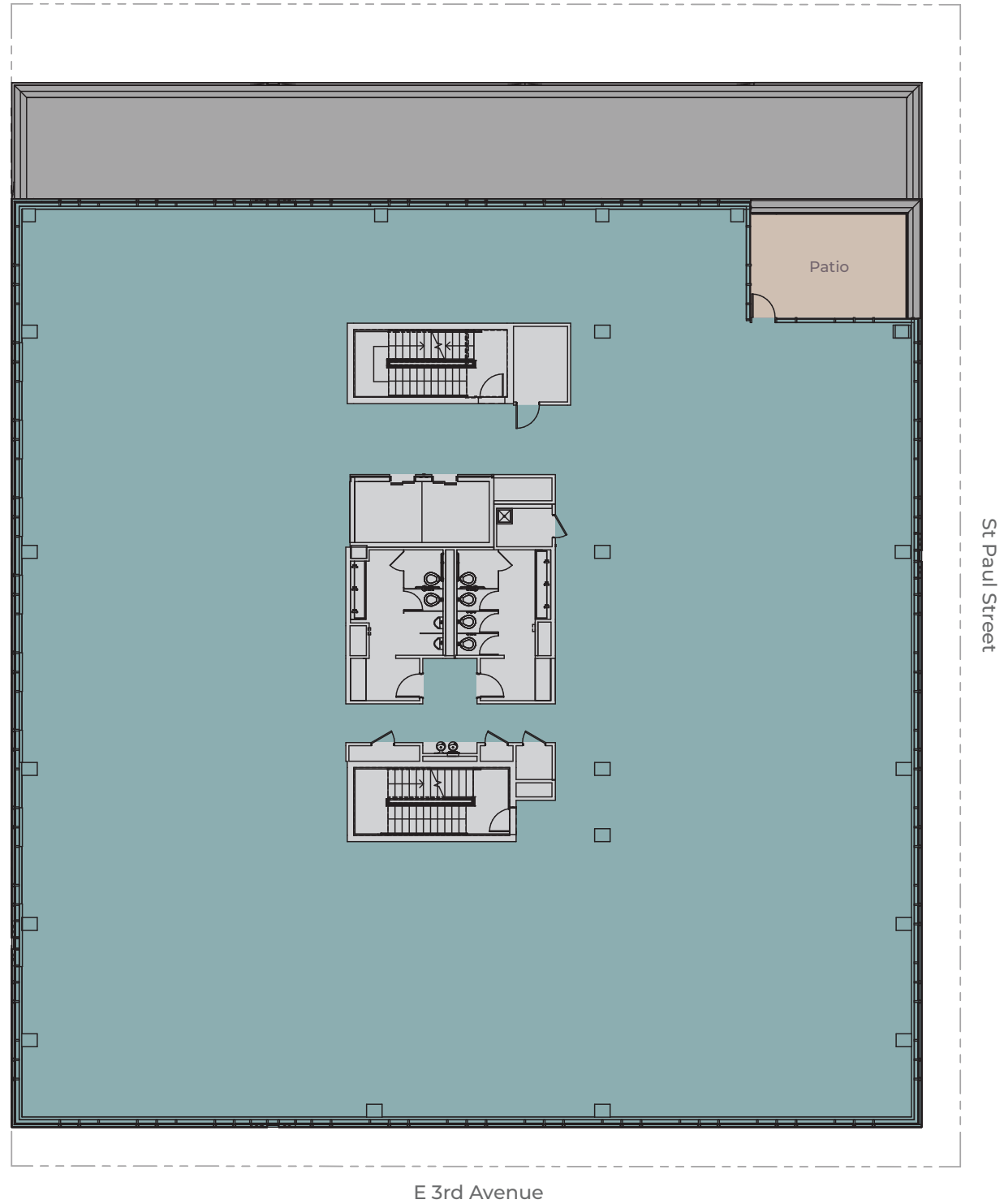
Floor 1
Lobby & Retail
~11,500 RSF



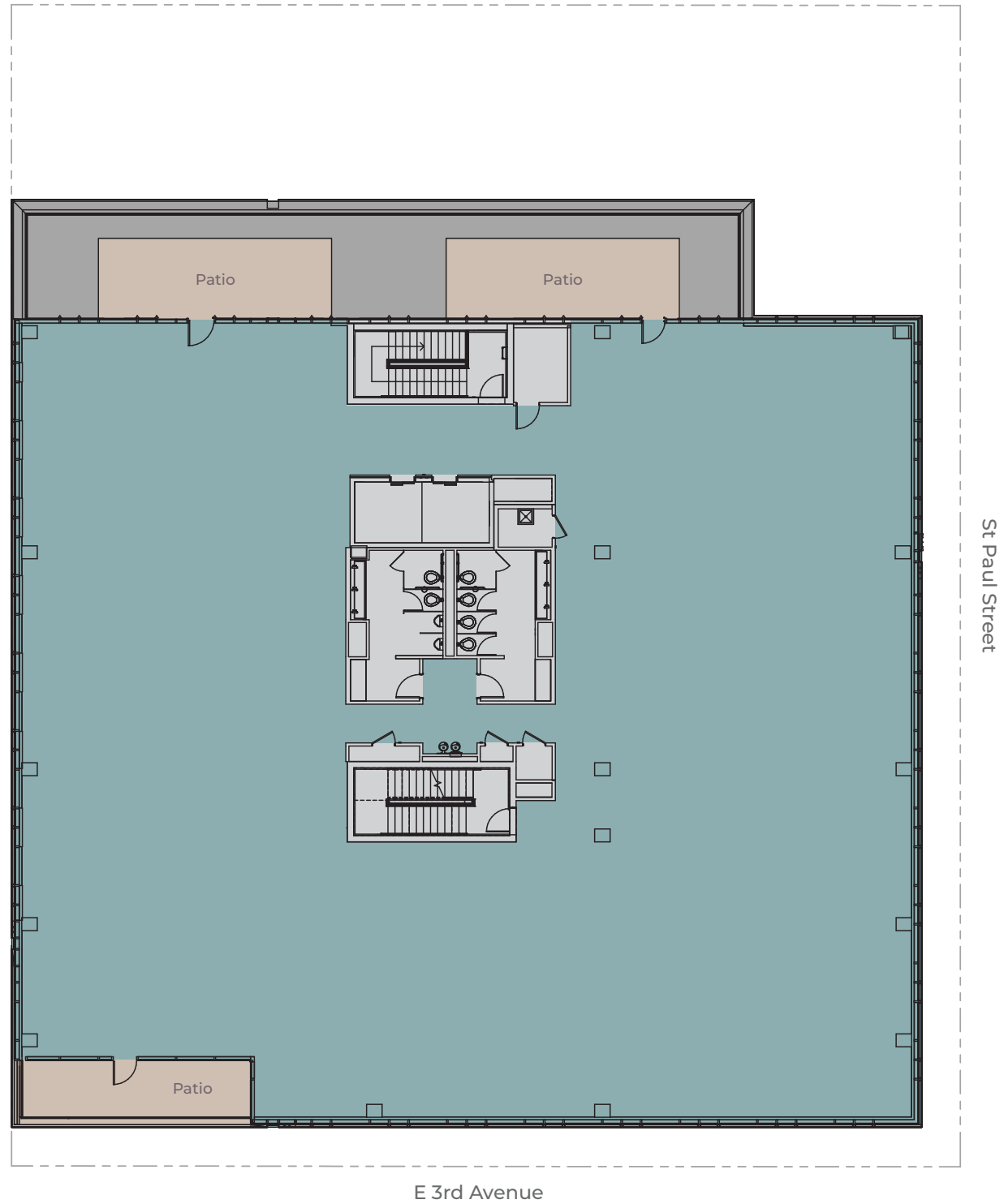
Floor 2
~16,500 RSF

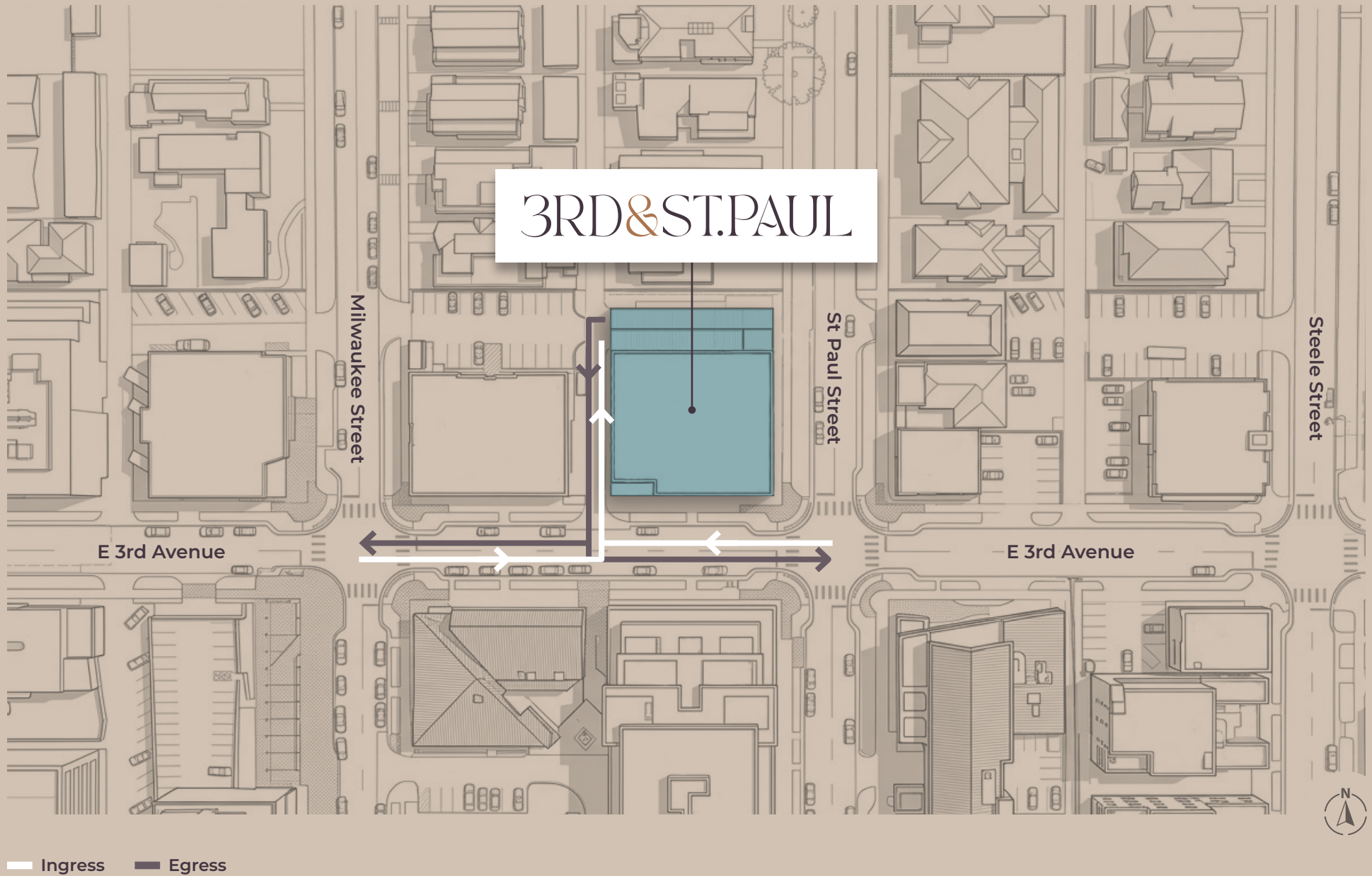


Floor 3
~16,500 RSF



Floor 4
~15,500 RSF





Site Plan

Drive
Times



12 min
To Downtown Denver



15 min
To Denver Tech Center



30 min
To Denver Intl. Airport

Steps from Denver's Premier Lifestyle Destination



80+ Dining & Drinks



5 Luxury Hotels



300+ Shops



30+ Spa and Fitness



94 Walk Score



73 Bike Score



3RD & ST. PAUL



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