3RD&ST.PAUL

3035 East 3rd Avenue
Denver CO 80206



JLL

60,000 RSF

Class AA New Construction in Cherry Creek North

Where Excellence Takes Shape



- 60,000 RSF, Class AA
  - Office: 48,500 RSF
  - Retail: 11,500 RSF
- 4 Floors
- Q3 2028 Estimated Delivery
- Exclusive Outdoor Terraces
- 2:1000 Below Building Parking (Self-Parked)
- Prominent Corner Location at 3rd & St. Paul
- Located in Cherry Creek North's Retail & Dining District
- Design by Open Studio Architecture

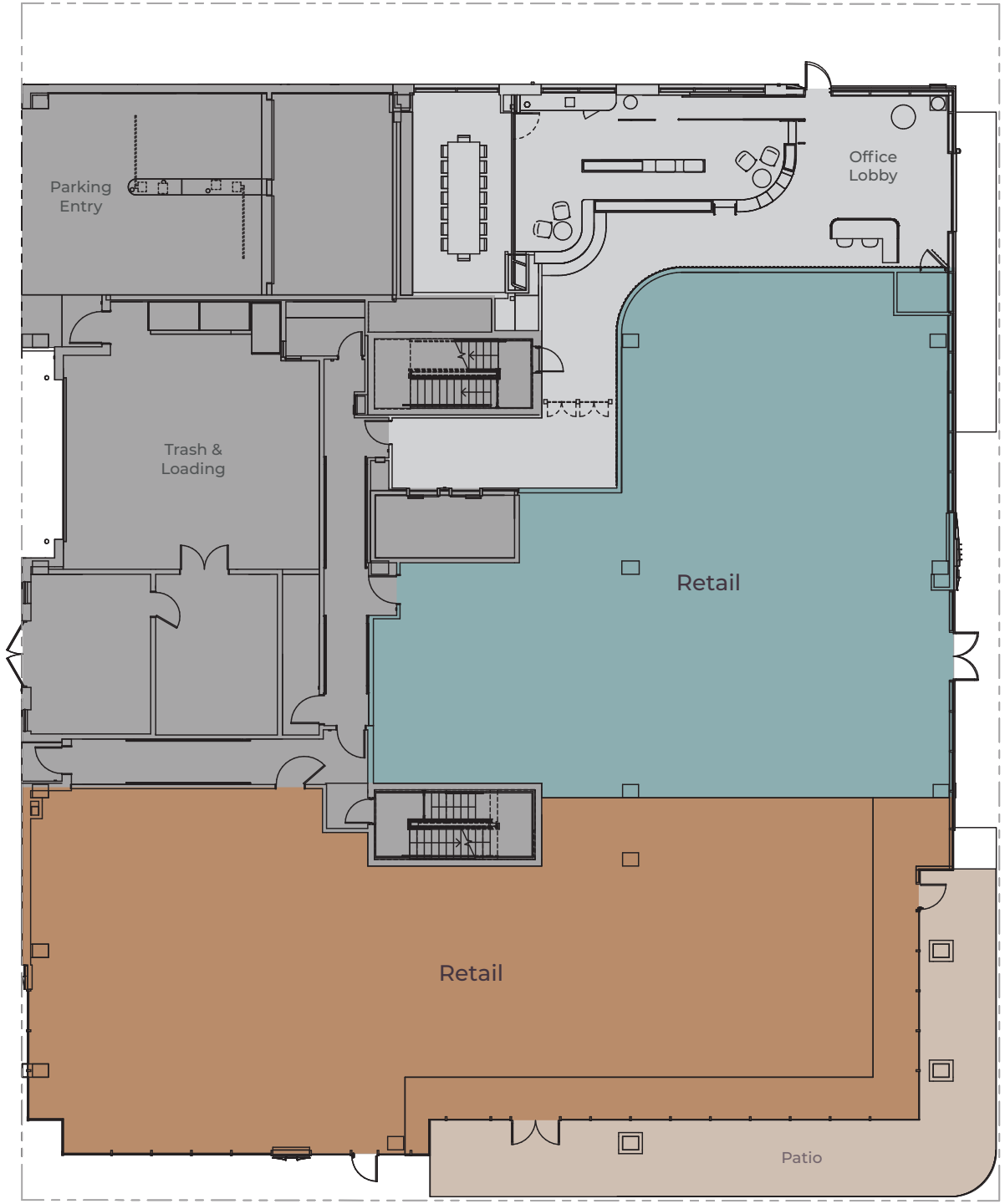


An Elevated Arrival Experience

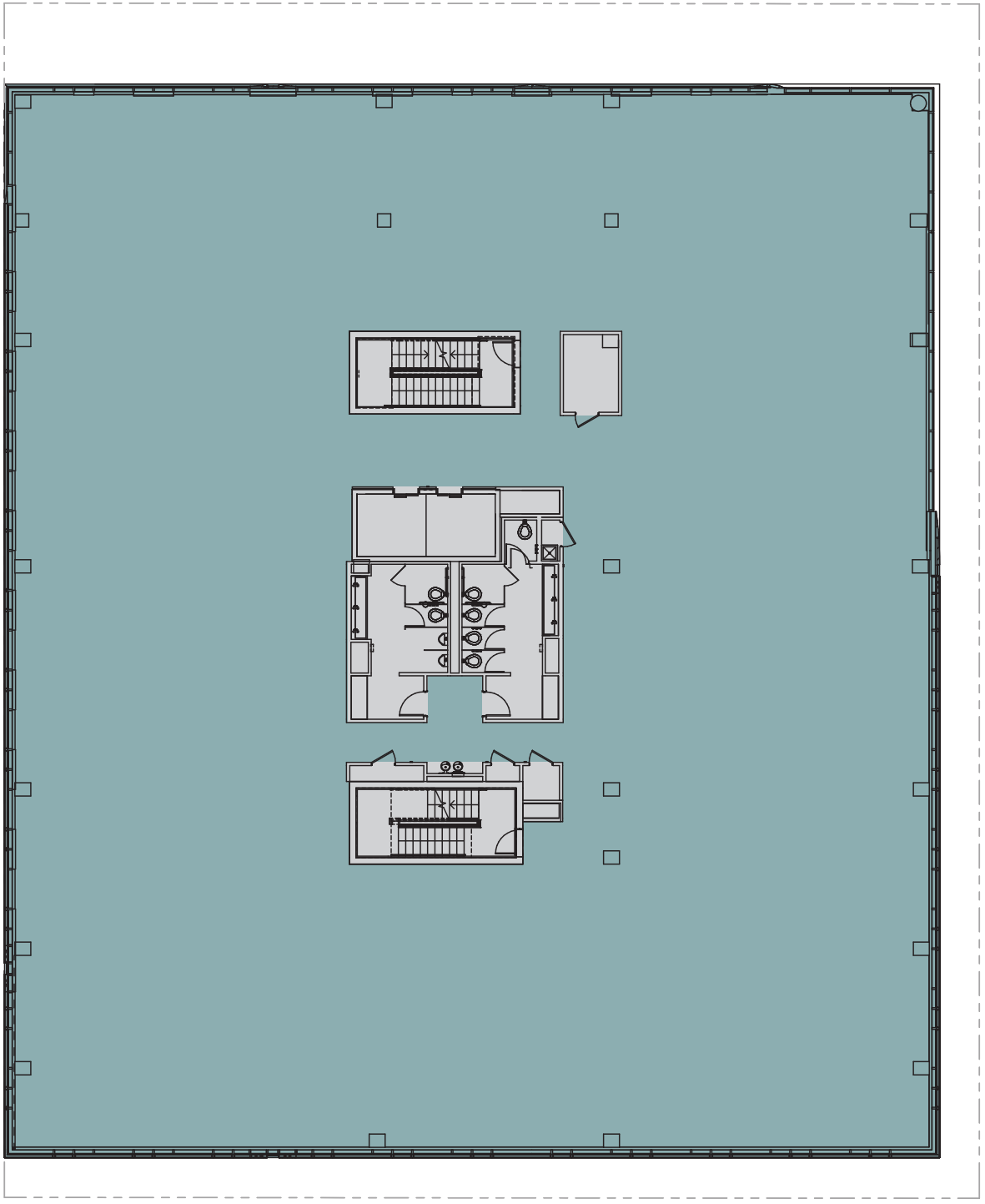


Hospitality-Forward Design

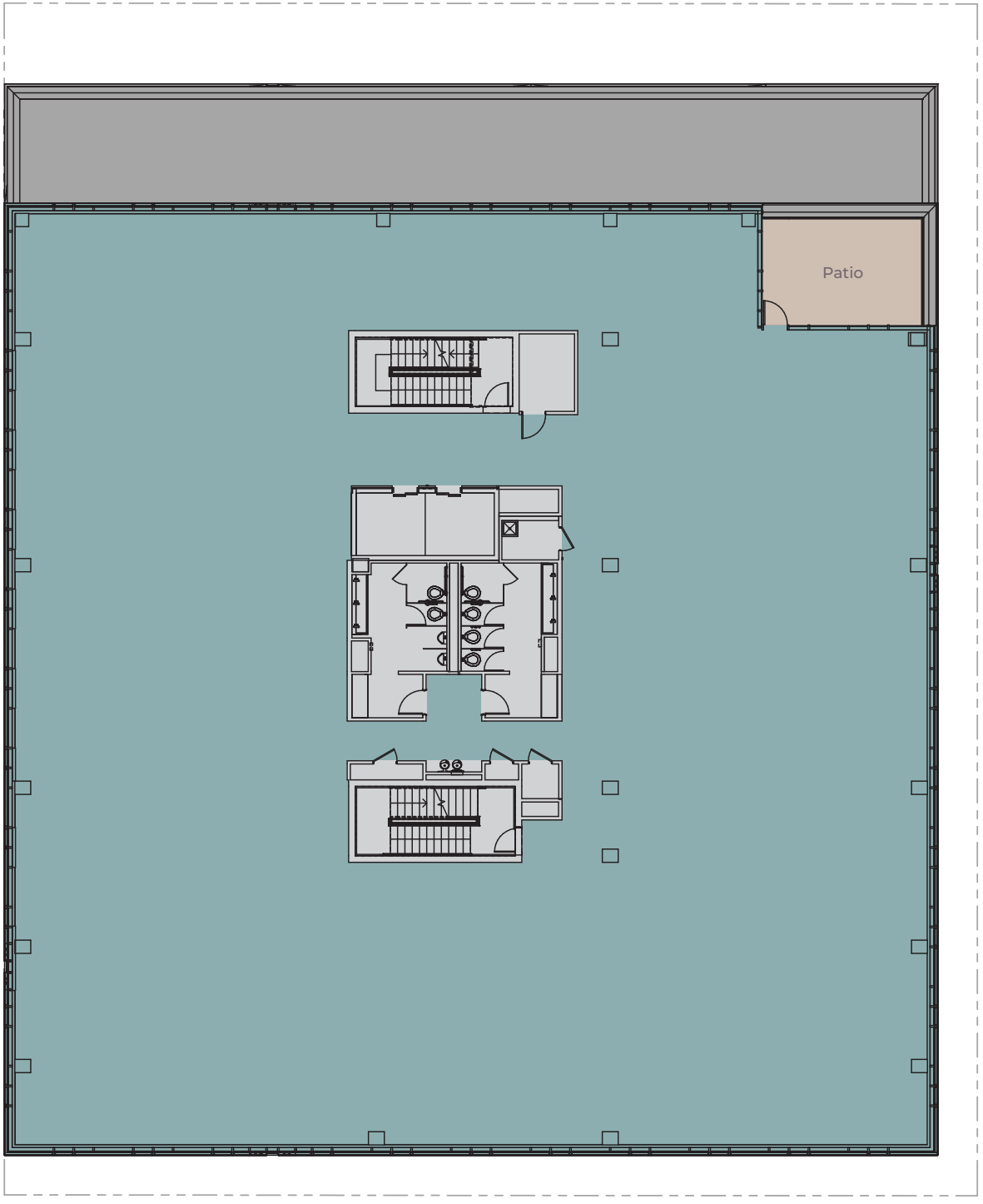
Floor 1
Lobby & Retail
~11,500 RSF



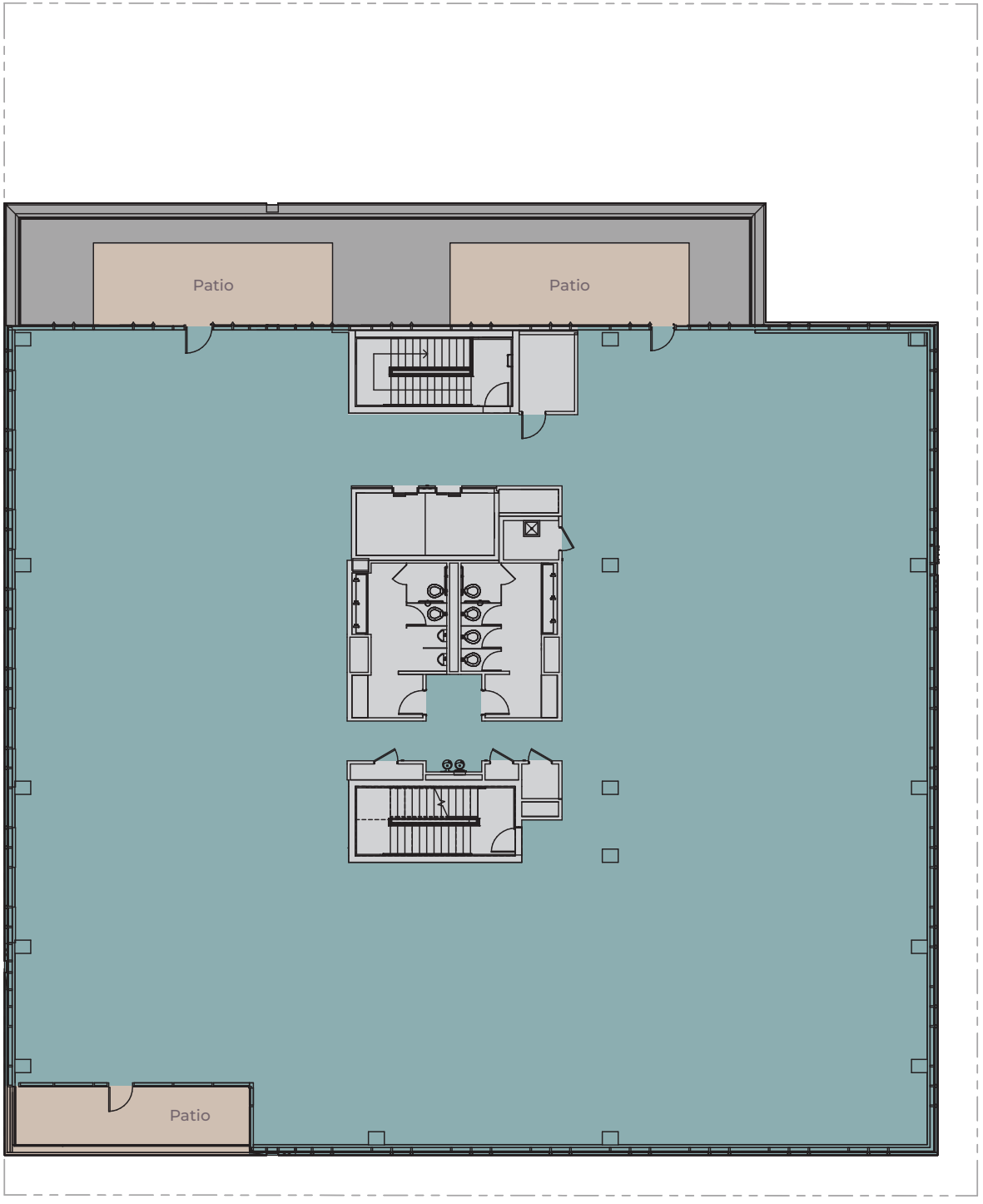
Floor 2
~16,500 RSF

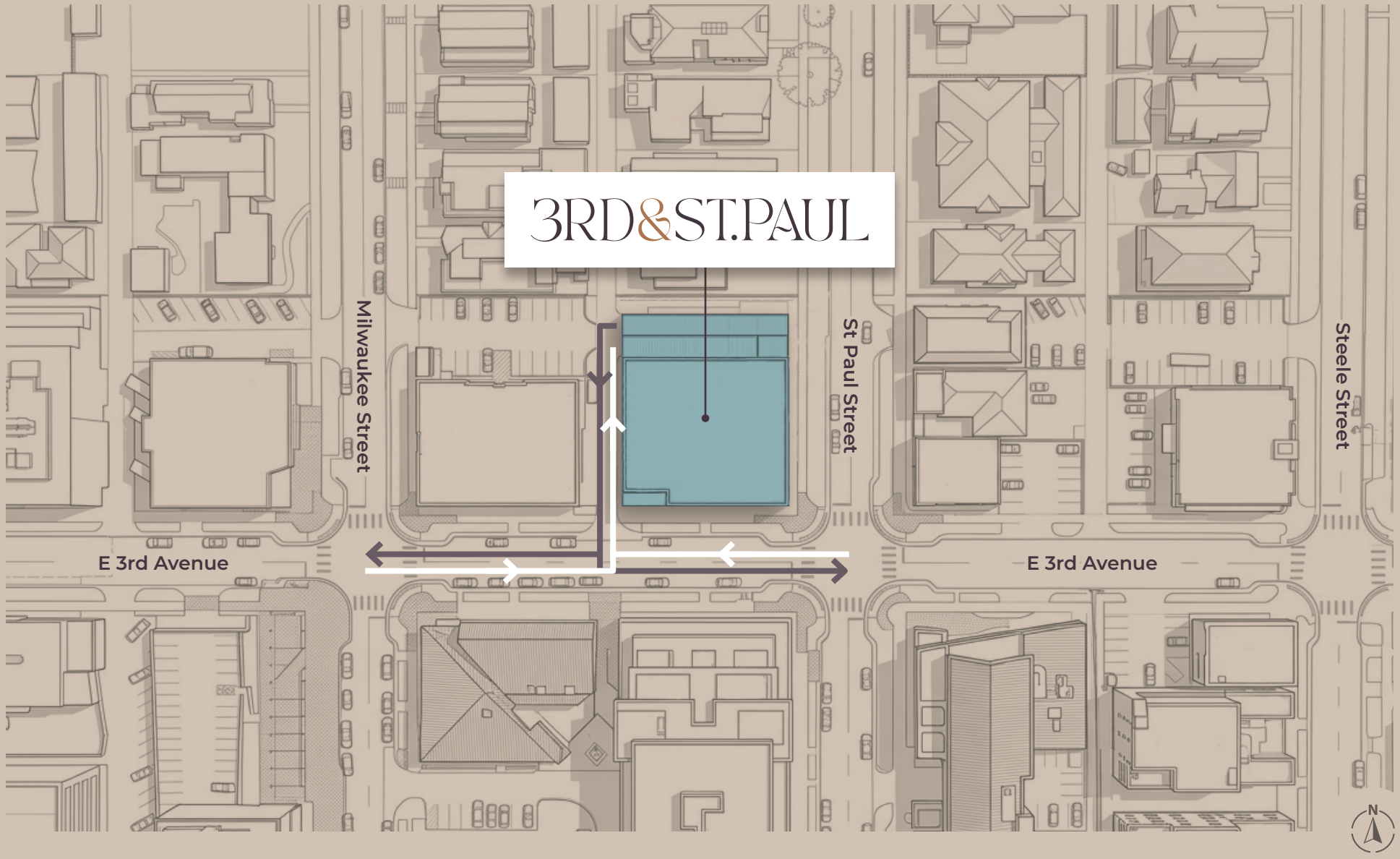


Floor 3
~16,500 RSF



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



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