





Perfect build-to-suit opportunity.



Unparalleled walkability to high-end restaurants, exquisite hotels & Cherry Creek North amenities.



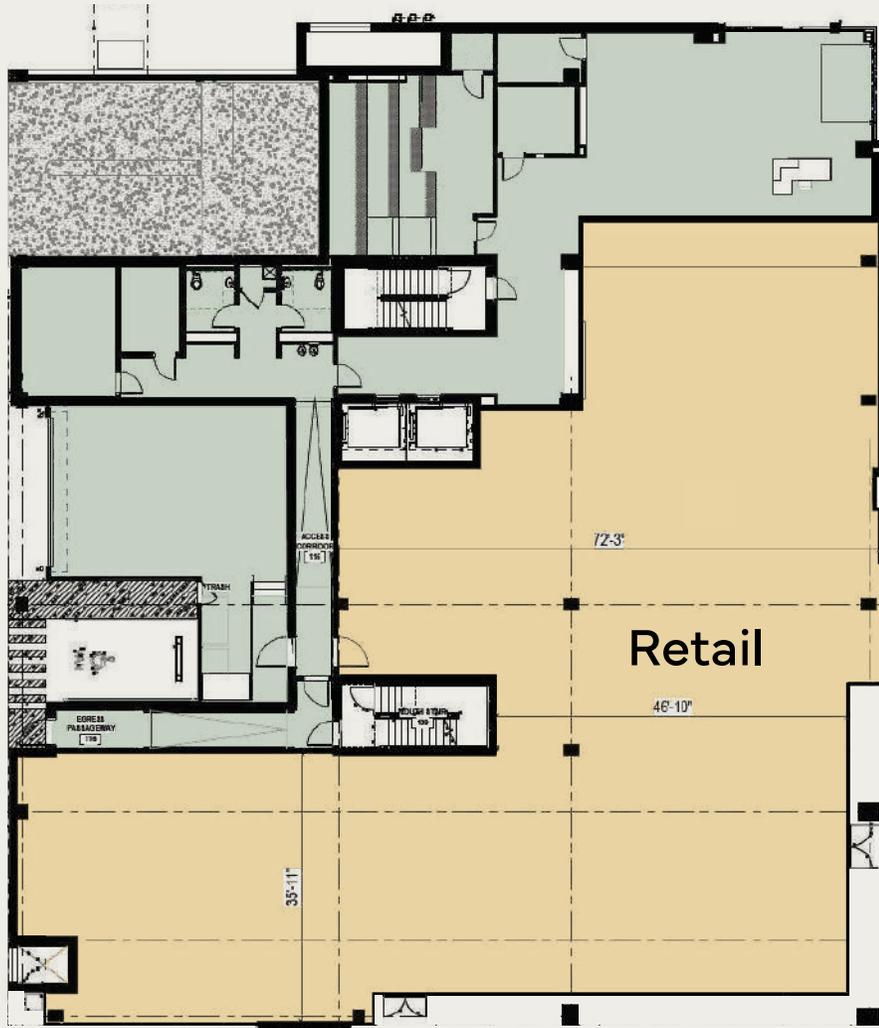
Patio space on every floor.



<b>LOCATION:</b>	Northwest corner of 3rd & St Paul
<b>TOTAL RENTABLE OFFICE SPACE:</b>	51,008 RSF
<b>TOTAL RENTABLE RETAIL SPACE:</b>	8,741 RSF
<b>TOTAL RENTABLE SPACE:</b>	59,749 RSF
<b>PROJECTED CORE &amp; SHELL DELIVERY:</b>	Q1 2028

<b>GROUND FLOOR:</b>	8,741 RSF (Retail)
<b>FLOOR 2:</b>	15,954 RSF
<b>FLOOR 3:</b>	14,712 RSF
<b>FLOOR 4:</b>	14,266 RSF
<b>PARKING RATIO:</b>	2.0 / 1,000 SF (Self parked. No stackers.)



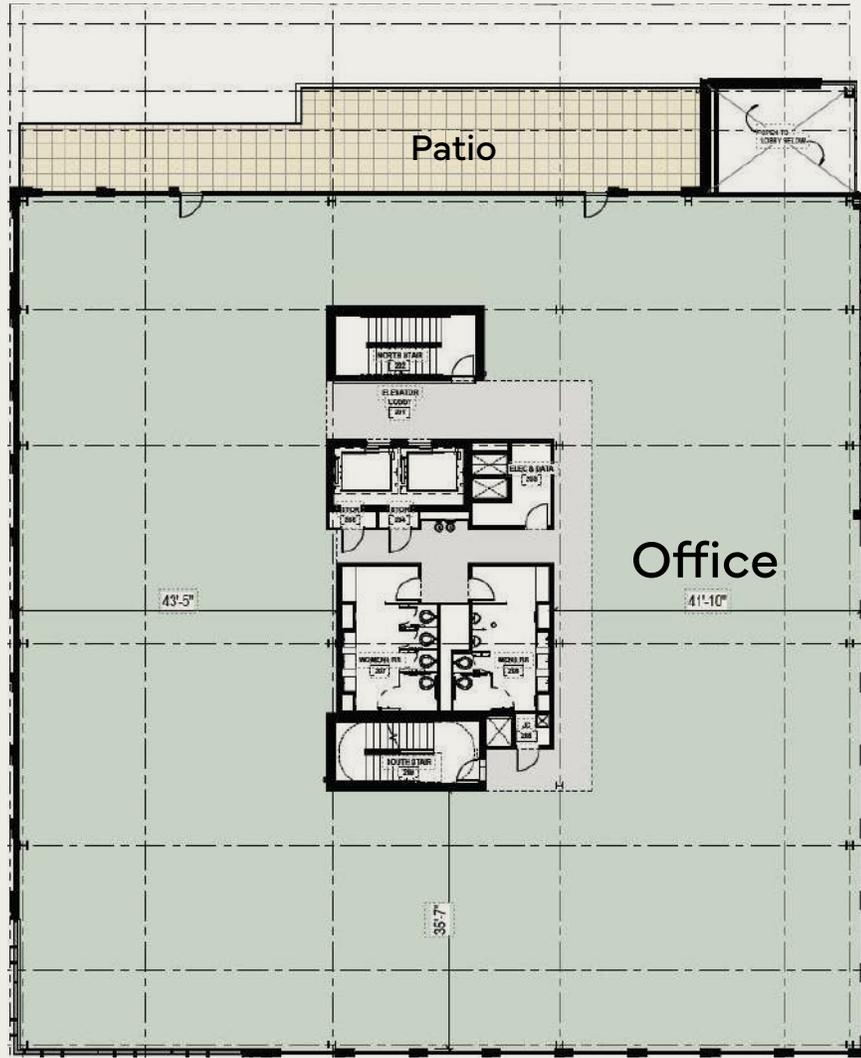


ST. PAUL STREET

E 3RD STREET



Conceptual renderings. Building design will change. An anchor or build-to-suit tenant who commits by Q2 2026 will be offered design input.

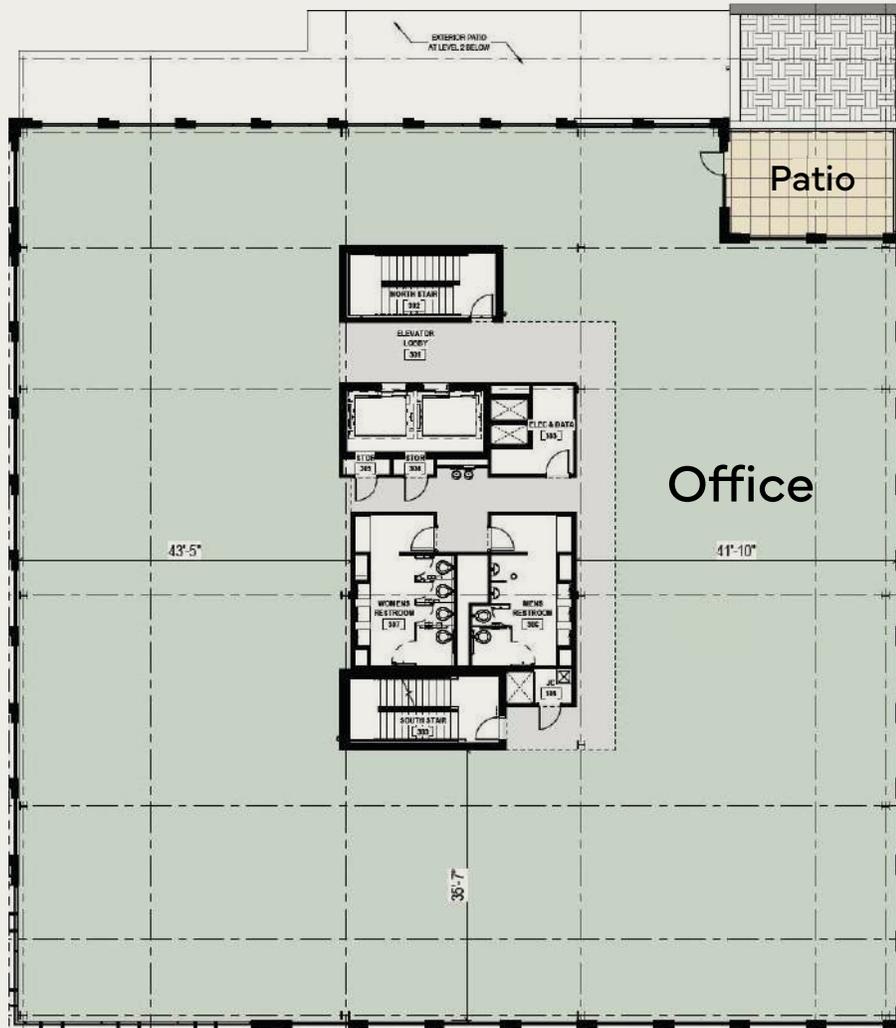


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**Magnetic Capital** is a Denver-based, privately held real estate investment and development firm that specializes in identifying overlooked or undervalued real estate assets. With a disciplined investment strategy, we acquire and develop infill properties in high barriers-to-entry markets to take advantage of market dislocation. Magnetic is committed to creating real estate projects that engage the community and have a cohesive relationship with the environment. Our focus is on developing and operating real estate assets that are often overlooked by traditional investment firms, to prioritize projects that have a positive impact on the community.

## MAGNETIC'S PHILOSOPHY

### Experienced Management Team

Magnetic's management team blends its institutional background, deep asset-level transaction experience, and market knowledge to deliver superior risk-adjusted returns for its investors.

### Nimble Investment Approach

Magnetic leverages the relationships it has cultivated through a proven track record of successful investing to realize diverse deal flow and has structured its business to efficiently develop bespoke investment strategies for each investment opportunity to maximize value while identifying and mitigating downside risks.

### Investing in Relationships

Magnetic recognizes that we are living in an unpredictable world, so the foundation of every investment starts with complete alignment with its partners and stakeholders. Magnetic seeks to align itself with groups that share the same commitment to integrity and the manifestation of projects that inspire.

## CASE STUDY

### 2nd & Adams

- Cherry Creek
- 100,000 SF Office Development (80K SF Office + 20K SF)
- Q1 2026 Delivery





**FOR LEASING INFORMATION, PLEASE CONTACT:**

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**MC REAL ESTATE**

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