



# SECOND & ADAMS

3250 EAST SECOND AVENUE, DENVER, CO 80206



**CBRE**

# EMBRACE A NEW KIND OF OFFICE.

Second & Adams is the next generation of office, activated by world-class F&B operators and boutique retail to deliver a hospitably-driven experience to all.



## Building Highlights:

Location: Southwest Corner of 2nd & Adams

Total Rentable Space: 100,202 SF

Projected Core & Shell Delivery: Q3 2025

Ground Floor Retail: 12,953 SF

Floor 2-4 Office: 20,439 RSF

Floor 5 Office: 19,449 RSF

Rooftop: 5,663 SF

Ceiling Height Deck-to-Deck:

Floor 2-4: 12' - 8"

Floor 5: 13' - 6"

Full-height Glass

Parking Ratio: 2.0/1,000 SF

Valet Parking

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

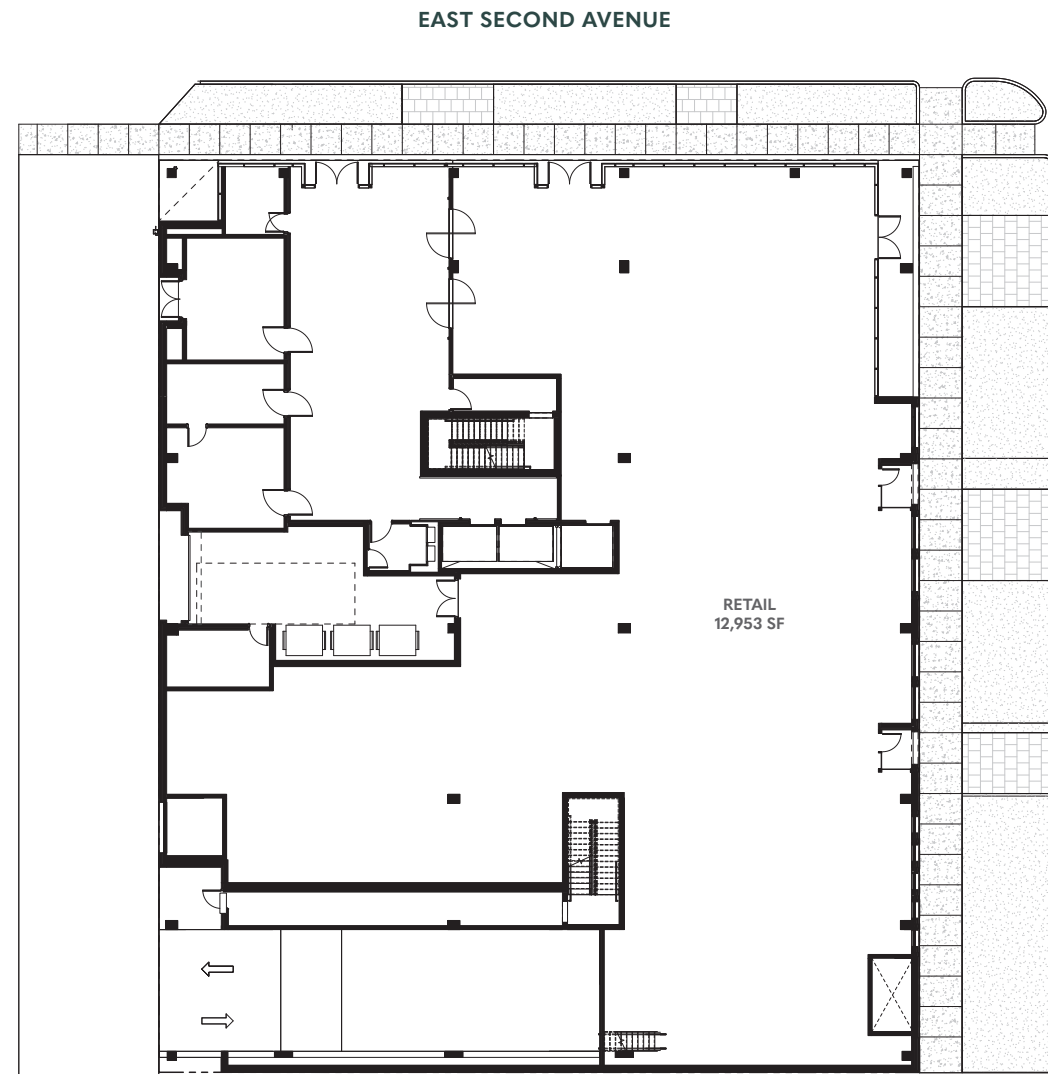
Outstanding cityscape, mountain & views of Downtown Denver.

Outdoor space on every floor.

# INSPIRE. INNOVATE. INDULGE.

Second & Adams seamlessly integrates sophisticated architecture with a rich retail ecosystem.

We have crafted a space that activates a visually striking design with a layered, sensory experience. Embracing the best of both artistry and functionality, **Second & Adams** is an environment where inspiration, productivity, and leisure effortlessly coalesce.



FLOOR 1: 12,953 SF

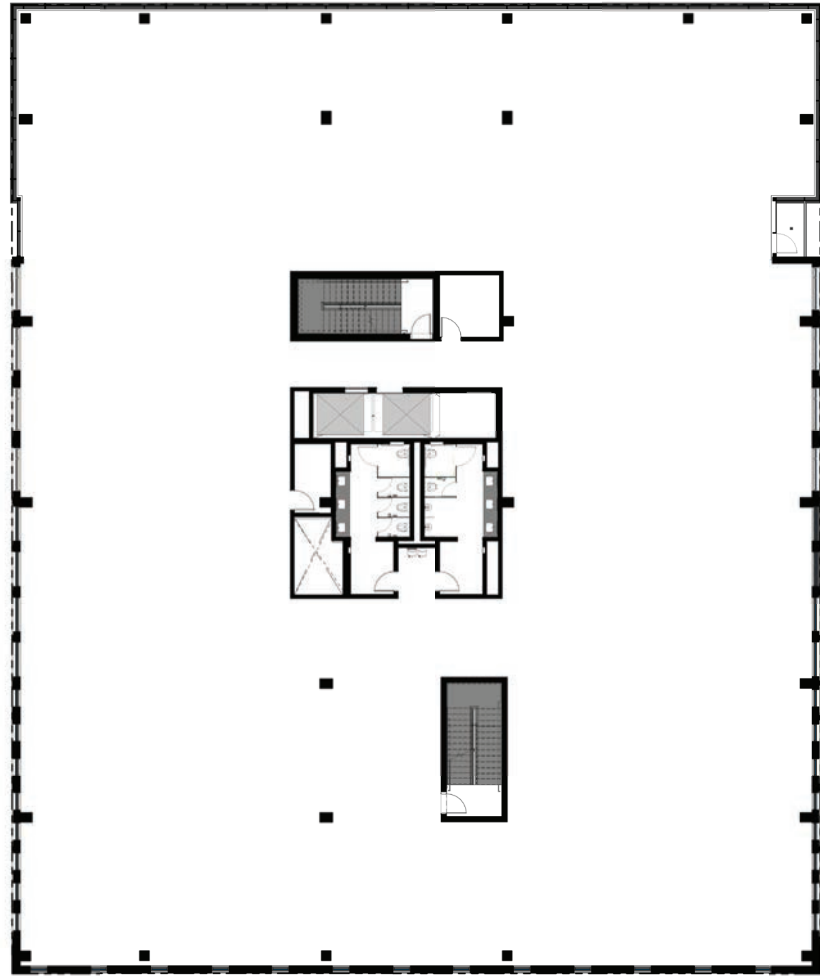




Ground Level Bar



Lobby

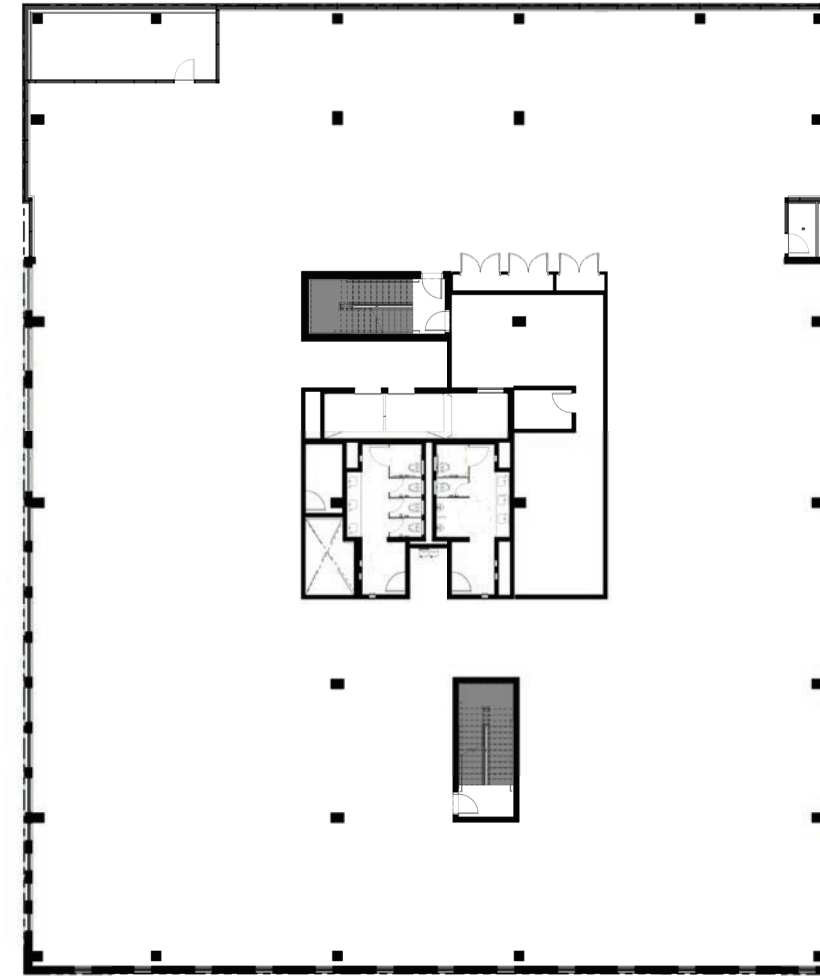


FLOORS 2-4: 20,439 SF

# OFFICE SPACE THAT INSPIRES.

Second & Adams transcends the limitations of traditional office through inspiring use of natural light, the highest quality finishes, and efficient space planning.

The design recognizes and responds to the needs of a modern workforce, and through thoughtful attention to detail and use of materials handpicked for quality and beauty, it creates an office experience that invites, entices, and inspires.



FLOOR 5: 19,449 SF

# THE PLACE TO BE. THE SCENE TO SEE.

**Second & Adams** offers a distinct on-site atmosphere driven by valuable and boutique retail activation, woven into the property's core design.

The on-site, chef-driven dining experience is elevated by a private rooftop patio offering unencumbered views of **Cherry Creek North** and the mountains beyond. It's the perfect location to entertain clients or meet with colleagues after-hours.

The development's character, attention to detail, and high-quality activations will create an enduring new node in the **Cherry Creek** ecosystem.



View at Rooftop Bar





Rooftop Bar

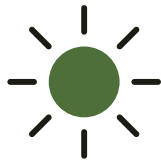


Rooftop Bar

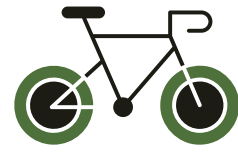
**Building Amenities:**



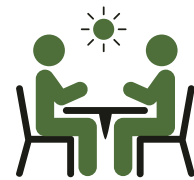
**ACTIVATED  
ROOFTOP WITH  
BEST-IN-CLASS F&B  
OPERATOR**



**1,200 SF PRIVATE  
TENANT ROOFTOP  
LOUNGE**



**BIKE  
BARN**



**OUTDOOR SPACE  
ON EVERY FLOOR**

# SUSTAINABLE SOPHISTICATION

Second & Adams is a steward of our collective future so embraces advanced energy standards and implements sustainability practices throughout its design. From the heat-reducing roof landscaping to low-flow water systems, each element fosters a high-efficiency environment.



## Sustainability Features:

- Well Building Qualifications
- LEED Gold Systems
- Low Flow Water Fixtures
- Cutting Edge HVAC System
- Occupancy Sensors Throughout
- Heat-Reducing Rooftop Amenity Landscaping
- Denver Green Building Ordinance





**700+**  
Businesses

**8K**  
Employees

**86%**  
of residents with a bachelor's degree or higher

**16**  
Walkable Blocks

# CHERRY CREEK NORTH

Home to Denver's highest concentration of locally owned stores

## Area Demographics:

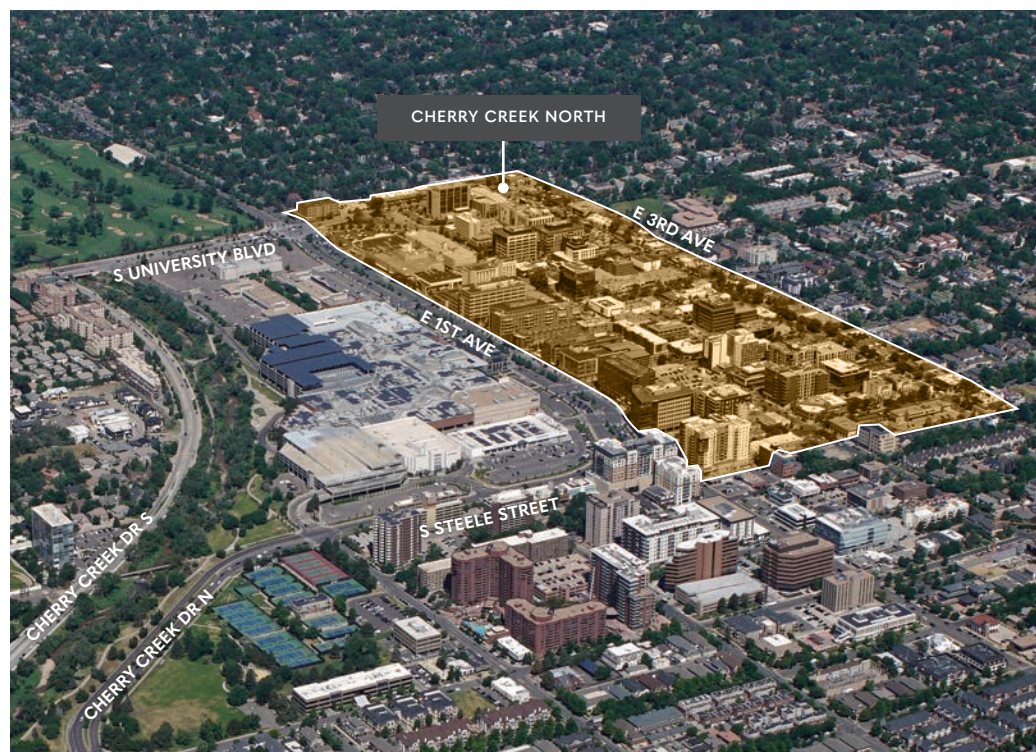
Average Household Income: **\$243,460**  
Household Income: **58%** of Households with an income greater than **\$150,000**

## Top Business Types by Number of Employees:

- Accommodation & Food Service
- Finance & Insurance
- Security, Commodity Contracts, Investments
- Food Service

## Top Business Types by Sales:

- Finance & Insurance
- Security, Commodity Contracts, Investments
- Retail
- Real Estate, Rental & Leasing



# ENGAGE. EXPERIENCE. ENJOY.



 <b>300+</b>	 <b>50+</b>	 <b>5</b>
<b>RETAIL SHOPS</b>	<b>RESTAURANTS</b>	<b>HOTELS</b>



# GETTING HERE

Second & Adams enjoys prime accessibility and connectivity. Whether walking, driving, biking or using public transport, its prominent location makes your commute feel seamless.



92

Walk  
Score



86

Bike  
Score



## Drive Times:

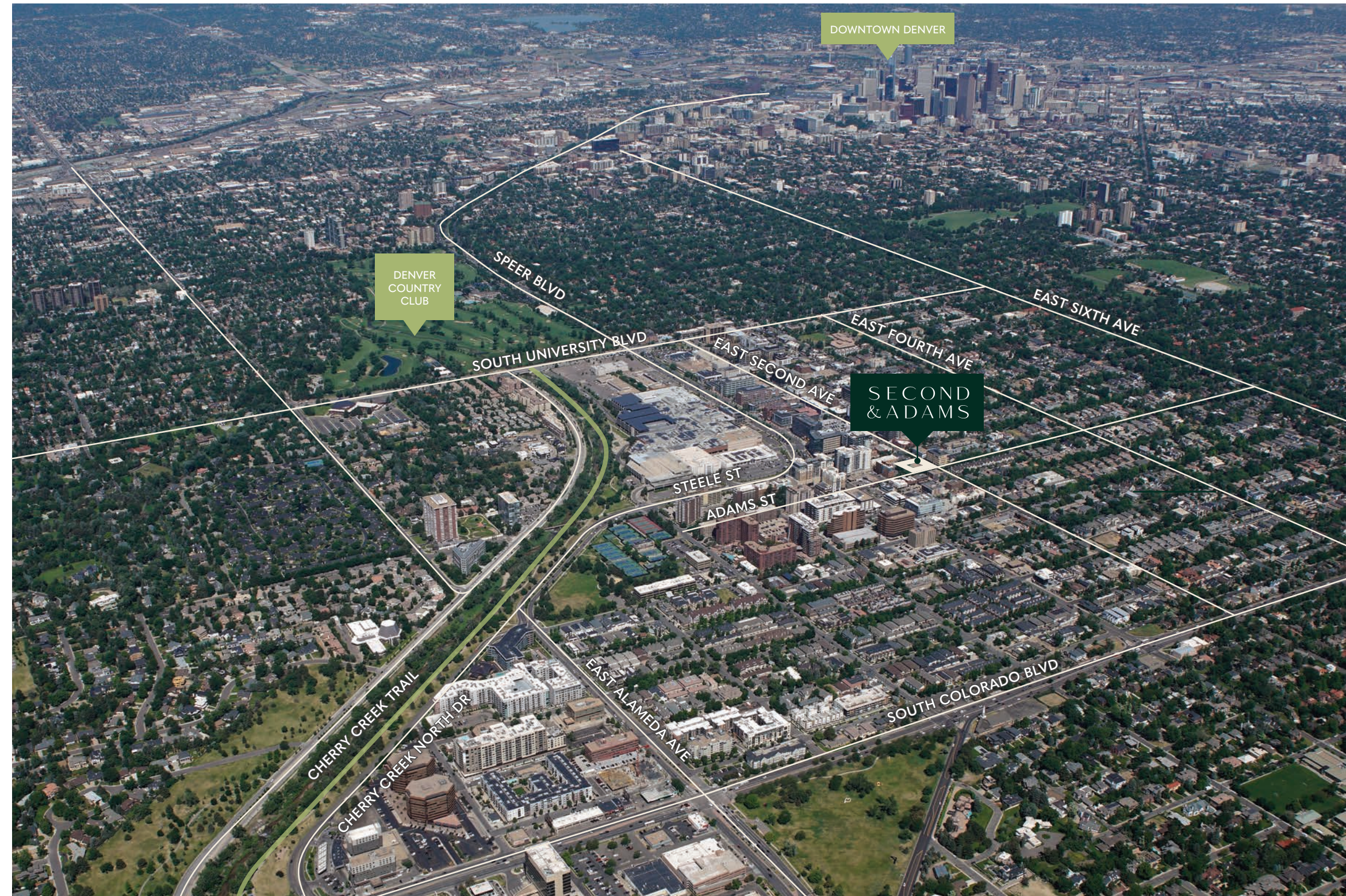
Union Station: 14 Minutes

Denver International Airport: 38 Minutes

Denver Tech Center: 18 Minutes

## Walk Time:

Cherry Creek Trail: 9 Minutes



# ABOUT MAGNETIC CAPITAL

**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.



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## FOR LEASING INFORMATION, PLEASE CONTACT:

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