

The
perfect space,
Exclusively
Cherry Creek.

100
SAINT PAUL





100
SAINT PAUL



Professional

Designed for professionals, inspired by success.

Introducing 100 Saint Paul. New premium office space located in the heart of Cherry Creek and built with the most discerning professionals in mind.

More than 25 years have passed since a new “class A” office development has been offered in the Cherry Creek business district. That is, perhaps, why 100 Saint Paul is so unique - a new state-of-the-art office building matched with the top-tier amenities of the affluent Cherry Creek.

Where the best of
the business world
come to work.

Premier

Every square foot is crafted
to be a step above the typical
class A office building.

- :: 149,000 Rentable Square Feet
 - 135,000 SF Office
 - 14,000 SF Retail
- :: 19,500 SF Typical Floor Plate
- :: 8 Stories
- :: 3/1000 Parking Ratio (under building)
- :: 9'6" Ceiling Height
- :: 30' Ceiling in lobby
- :: Key card access to office space
- :: Four Story Fitness Center one block away

Environmental sustainability,
second to none.

- :: LEED Gold pre-certification
- :: 9,000 SF "green patio" common area
- :: Showers & changing room
- :: Secured Bicycle storage
- :: Electric car charging stations
- :: Energy-efficient lighting & water usage

www.100saintpaul.com for more information



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More than 90 restaurants reside in the Cherry Creek area, to exceed all your dining needs, from casual to the finest culinary delights Denver has to offer.



Preferred

THE PERFECT WORK-LIFESTYLE BALANCE.

100 Saint Paul is surrounded by some of the most exclusive Colorado neighborhoods, including:

- :: Country Club Neighborhood
- :: Denver Polo Grounds
- :: Hilltop Neighborhood
- :: Belcaro
- :: Cherry Creek Neighborhoods
- :: Washington Park
- :: And only 5 miles from
Cherry Hills Village

With the perfect mix of top-tier amenities, Cherry Creek is more than 100 square blocks of the most sought after real estate available in Colorado.

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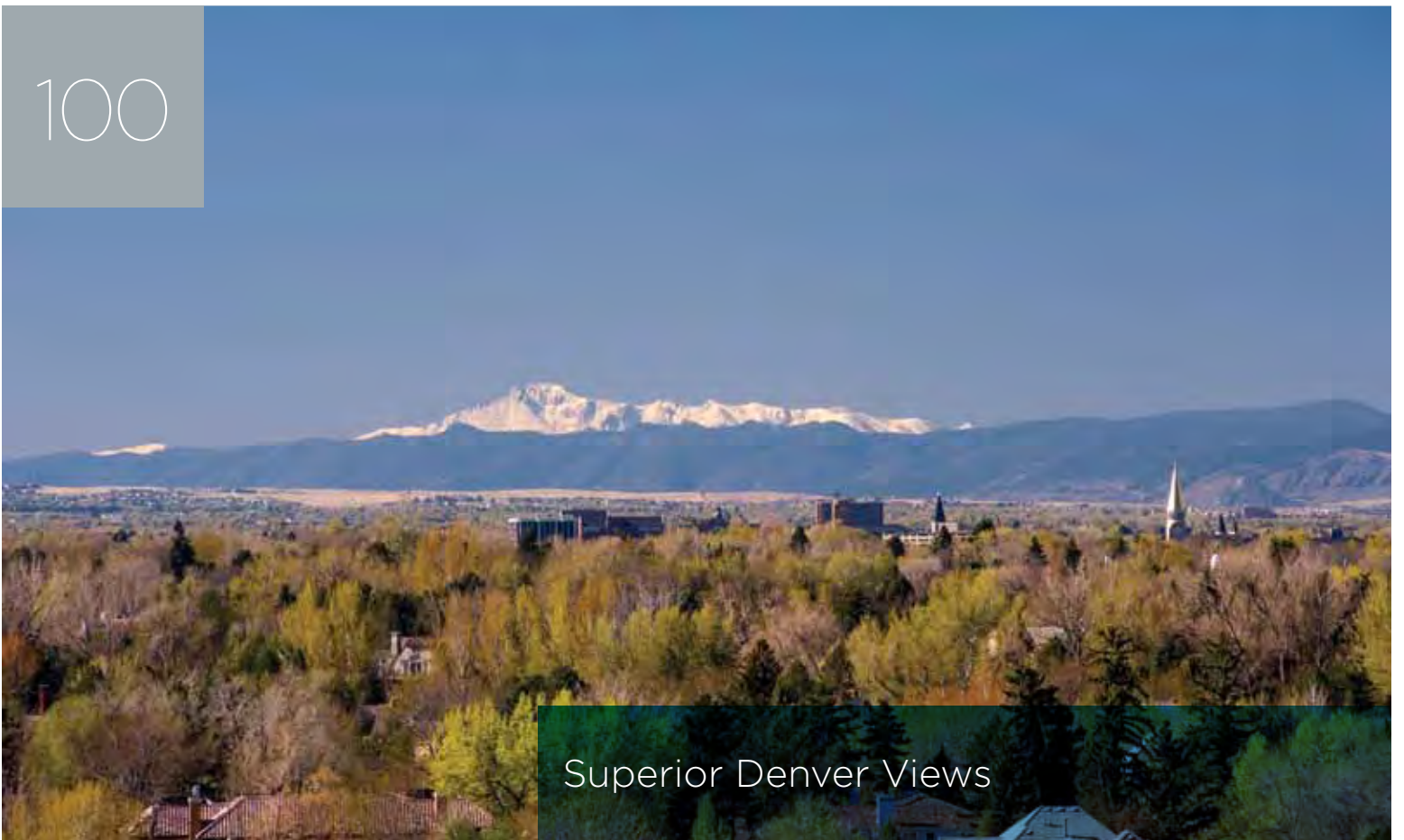
This map illustrates the Cherry Creek neighborhoods in Denver, Colorado, and their surrounding areas. The map is color-coded to distinguish different regions:

- Cherry Creek Neighborhoods (Light Blue):** The central area, bounded by E 1st Ave to the north, E 3rd Ave to the south, and University Blvd to the west. It includes a grid of streets from Josephine St to Steele St and E 1st Ave to E 3rd Ave. A red circle with the number '100' is located on S Steele St between E 2nd Ave and E 3rd Ave.
- Denver Country Club Neighborhood (Yellow):** Located to the northwest of the Cherry Creek area.
- Denver Country Club Golf Course (Green):** Situated south of the Denver Country Club Neighborhood.
- Washington Park Neighborhood (Orange):** Located to the southwest of the Cherry Creek area.
- Belcaro Neighborhood (Light Green):** Located to the south of the Cherry Creek area, featuring the Polo Grounds.
- Hilltop Neighborhood (Purple):** Located to the east of the Cherry Creek area.

Key streets and landmarks shown include:

- Streets:** York St, Josephine St, Clayton St, Detroit St, Filmore St, Milwaukee St, St Paul St, Steele St, S Steele St, University Blvd, E 1st Ave, E 2nd Ave, E 3rd Ave, E Alameda Ave, and Colorado Blvd.
- Landmarks:** Cherry Creek Mall, Polo Grounds, and Denver Country Club.

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Photography taken from nearby vantage point. Actual views may differ slightly

THE PAULS CORPORATION

Headquartered in Denver, Colorado, The Pauls Corporation has a 30 year history of developing and managing real estate throughout North America. With a successful track record of effectively integrating the key elements of location, design, construction, architectural appeal, and environmental sensitivity, The Pauls Corporation is excited to offer the market its latest creation 100 Saint Paul.

FIRSTBANK

FirstBank is the largest locally owned bank in Colorado with over \$10 Billion in assets and over 125 locations throughout Colorado, California and Arizona. Founded in 1963 and based in Lakewood, CO, FirstBank brings business and community leadership to the 100 Saint Paul project.

Profile

Exclusively Cherry Creek

Visit www.100saintpaul.com for more information.

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