

2ND
+ JO

NORTH CHERRY
CREEK ADDRESS

220 JOSEPHINE ST. | DENVER, CO

8 0 2 0 6



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UNICO

NAI Shames Makovsky

EXCEPTIONAL OPPORTUNITY

Welcome to 2nd + Jo. The prime North Cherry Creek location will simply be an added perk once you experience our freshly renovated interiors and the convenience of our on-site amenities.

- Unbeatable location
- Walkable retail amenities
- Opportunity for building signage
- Upcoming landscape improvements
- Easy Josephine Parking Access
- Abundant parking (Ratio 2.5/1,000 SF)
- Monthly parking at \$175/month



UNRIVALED LOCATION

With our walk score of 95 you are in the center of it all. You have immediate access to on-site amenities, restaurants, retail, grocery, shopping, fitness, spa and much more.

WALK SCORE: 95

- Ink! Coffee | On-site Amenity
- HALCYON Hotel | 2 Minute Walk
- Denver Country Club | 3 Minute Drive
- Thirsty Lion Gastropub | On-site Amenity
- Cherry Creek Shopping Center | 6 Minute Walk
- Gates Tennis Center | 5 Minute Drive
- Whole Foods | 2 Minute Walk
- Cherry Creek Trail Access | 6 Minute Walk
- Pura Vida Fitness & Spa | 4 Minute Drive



Dining and Coffee

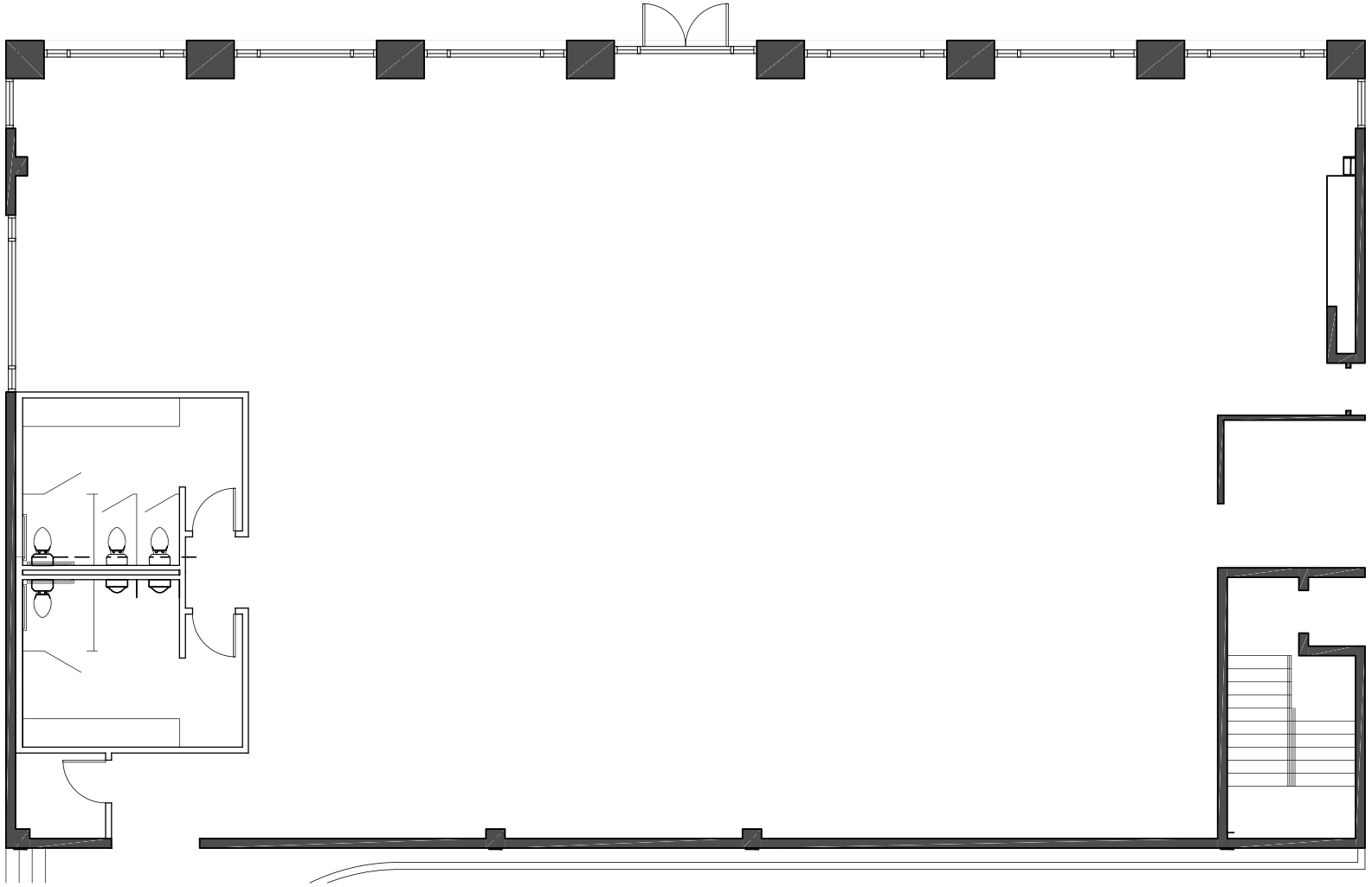
- 1 Thirsty Lion Gastropub
- 2 Ink! Coffee
- 3 Blue Island Oyster Bar
- 4 Cherry Cricket
- 5 Peet's Coffee
- 6 Hillstone
- 7 Departure Elevated
- 8 Starbucks
- 9 Cherry Creek Smokehouse
- 10 North Italia
- 11 Hapa Sushi Grill
- 12 True Food Kitchen
- 13 Second Home Kitchen & Bar
- 14 Elway's
- 15 Brio Tuscan Grille
- 16 Little Ollie's

Retail and Services

- 1 Crate and Barrel
- 2 Sur la Table
- 3 Charles Schwab
- 4 Nordstrom
- 5 Macy's
- 6 Boulder Running Co
- 7 Miro Jewelers
- 8 Room & Board
- 9 Masters Gallery
- 10 Restoration Hardware
- 11 U.S. Bank
- 12 Arc'teryx
- 13 Object Design
- 14 DVSN West
- 15 Planet Laboratories
- 16 Post Office

RETAIL

2ND
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220 Josephine Street
Denver, CO 80206

5,150 RSF AVAILABLE
SINGLE TENANT OPTION

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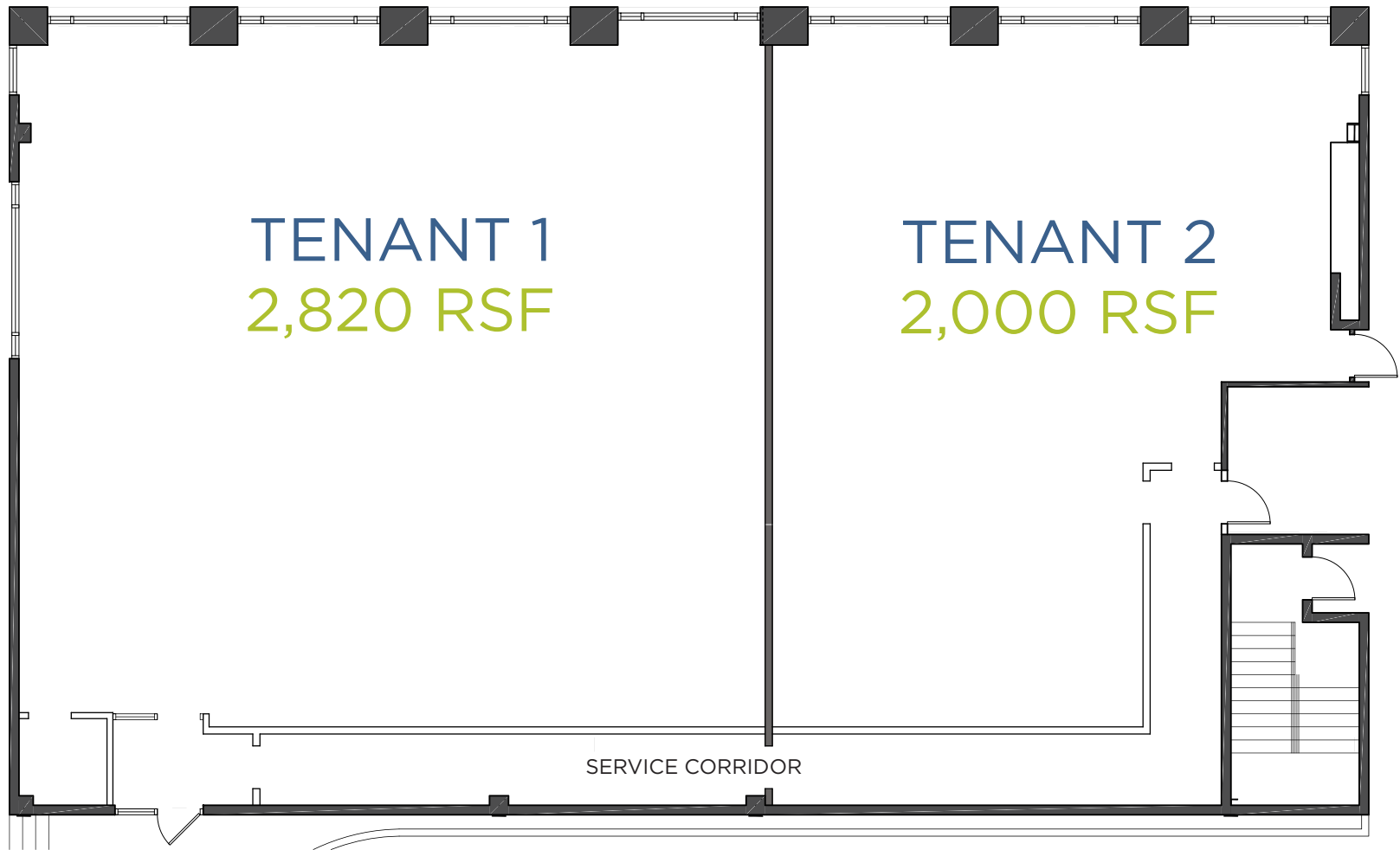
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RETAIL

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220 Josephine Street
Denver, CO 80206

2,000-2,820 RSF AVAILABLE
MULTI-TENANT OPTION

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