

4500 Cherry Creek Drive S

Leasing Information

Address:	4500 Cherry Creek Drive S. Denver, Colorado 80246	
Building Size:	238,420 RSF	
Number of Floors:	12	
Floorplate size:	Approximately 25,000 Rentable Square Feet	
Available Square Feet:	Suite 200 21,623 RSF Available July 1, 2018 Suite 300 6,757 RSF Suite 350 14,866 RSF Total 3rd floor contiguous = 21,623 SF Suite 410 11,287 RSF Contiguous Floor 2, 3 + Ste 410=54,533 SF Suite 525 2,722 RSF Suite 625 5,379 RSF Suite 725 4,360 RSF Suite 870 2,052 RSF Suite 940 2,785 RSF Suite 1060 1,467 RSF Suite 1080 782 RSF	
Lease Rate:	\$26.50-\$28.50 / RSF	
Tenant Improvements:	Negotiable	
Operating Expenses:	2017 Base Year Estimated \$10.63	
Parking:	Approx. 3.5:1,000 \$65.00 Covered \$85.00 Covered reserved	
Features:	<ul style="list-style-type: none">■ Remodeled lobby■ Fitness center with showers & lockers■ Conference room■ Training center■ Walkable amenities■ On-site property management	

For additional information, please contact:

John Marold Lindsay Gilbert
(720) 528-6355 (720) 528-6360

8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
(720) 528-6333 fax
www.cbre.com

CBRE