

FOR LEASE - 36 STEELE



BUELL



36 Steele Street, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or roche@buellco.com
BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209



Premium location in Cherry Creek North

- PROPERTY ADDRESS: 36 Steele Street, Denver, CO 80206
- PROPERTY TYPE: Retail or Office
- AVAILABILITY: 2nd Floor - 1,000 RSF - 5,000 RSF Approx.
Garden Level - 1,000 RSF - 5,000 RSF Approx.
- BASE RENT: \$32.00 - \$36.00 RSF
- NNN: \$14.00 SF/YR
- LEASE TERM: 5+ Years
- PARKING: Off Street Parking Spaces included.

Responsive, local management and ownership.

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CHERRY CREEK NORTH OVERVIEW



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36 Steele Street is advantageously located on the primary corridor between the Cherry Creek Shopping Center and Cherry Creek North district. The property ideally positioned to benefit from the high traffic count along this corridor and excellent area demographics that continues to increase in popularity attracting investment in the area and is the number one visitor destination in Colorado. The area has been selected by premium retailers Neiman Marcus, Hermes, Coach, Bank of America, Orvis, West Elm, Whole Foods, Tiffany & Company, Burberry, and Apple among many others.

Cherry Creek North:

Encompassing a 16-block area, the Cherry Creek North district (CCN) is a premier outdoor retail, dining and mixed-use area located just 5 minutes from downtown Denver and across from the Cherry Creek Shopping Center. Over 400 businesses from independents to internationals operate in CCN. Income demographics are among the highest in the State with average household income within a 1-mile radius in excess of \$250,000. The area is experiencing a transformation with six major mixed-use development projects currently in progress combining class A retail and office space along with luxury residential.

Cherry Creek Shopping Center:

The Cherry Creek Shopping Center is a highly successful shopping destination that attracts over 15 million visitors per year and is the single most visited destination in Colorado. Cherry Creek mall generates estimated annual sales over \$750/SF. 36 Steele Street is ideally situated to leverage this traffic with street frontage directly across from the primary entrance to the mall and its parking structure.

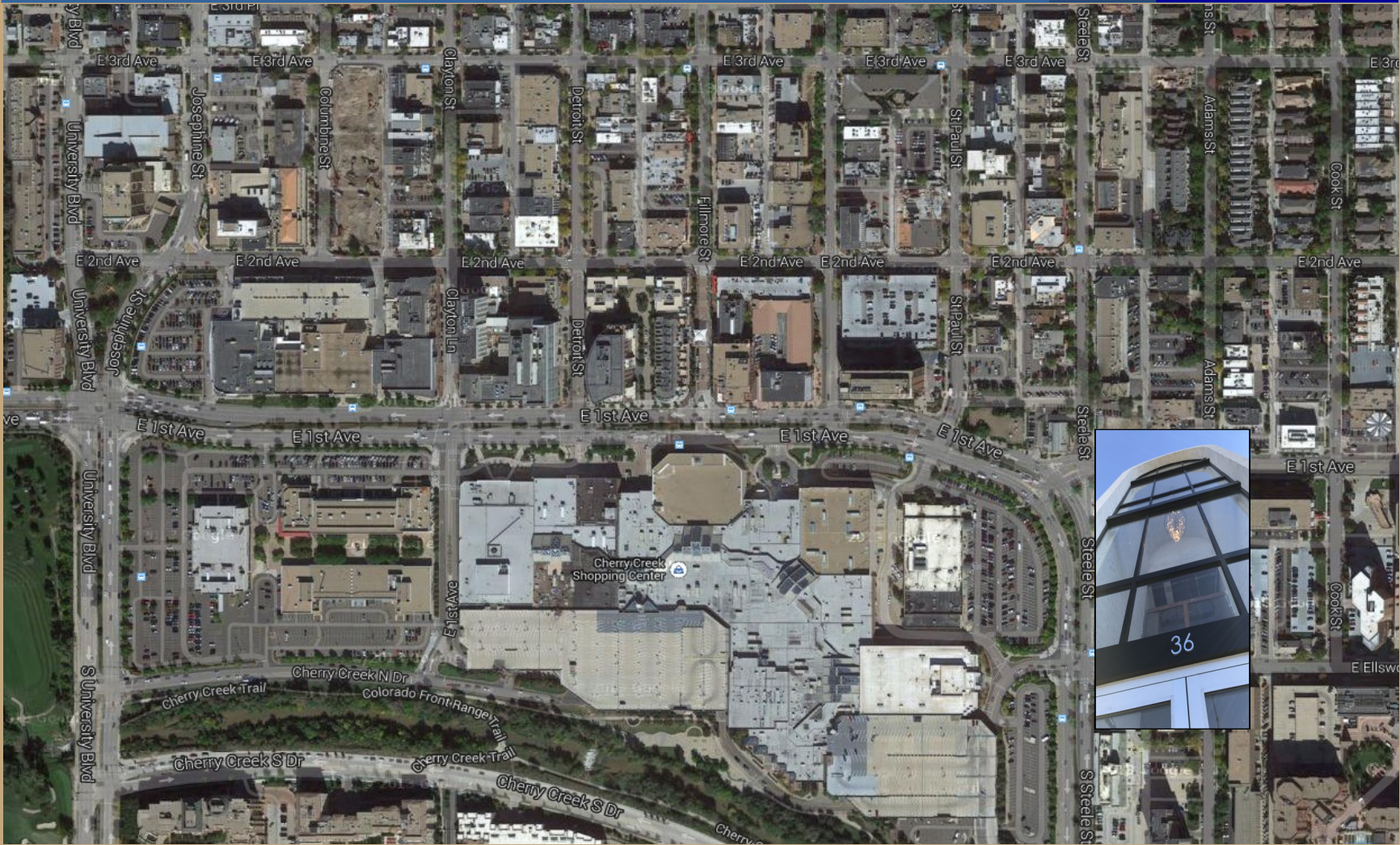
36 Steele Street & 25 Adams Street, Denver, Colorado 80206

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CHERRY CREEK NORTH AERIAL MAP



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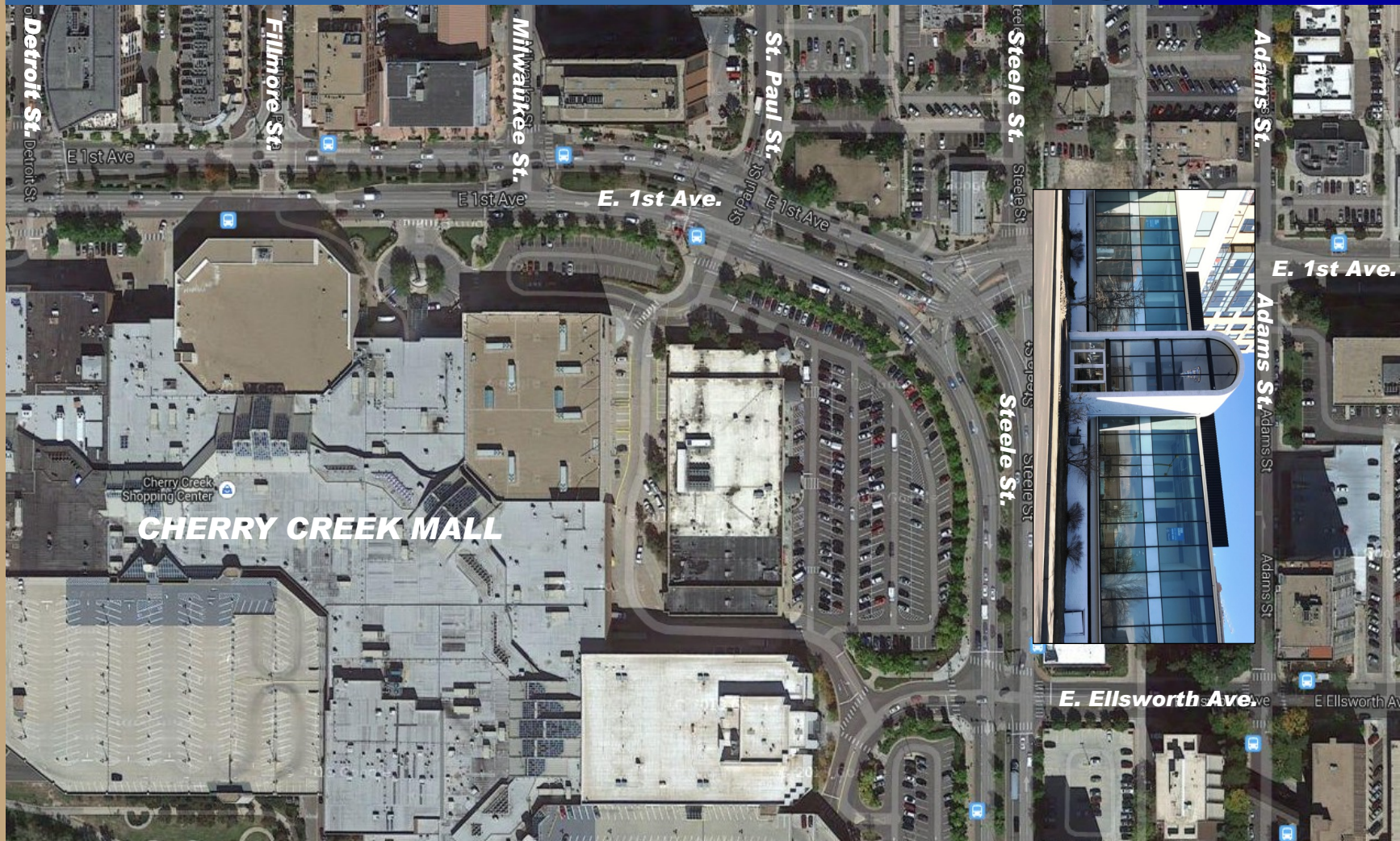
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CLOSE UP AERIAL



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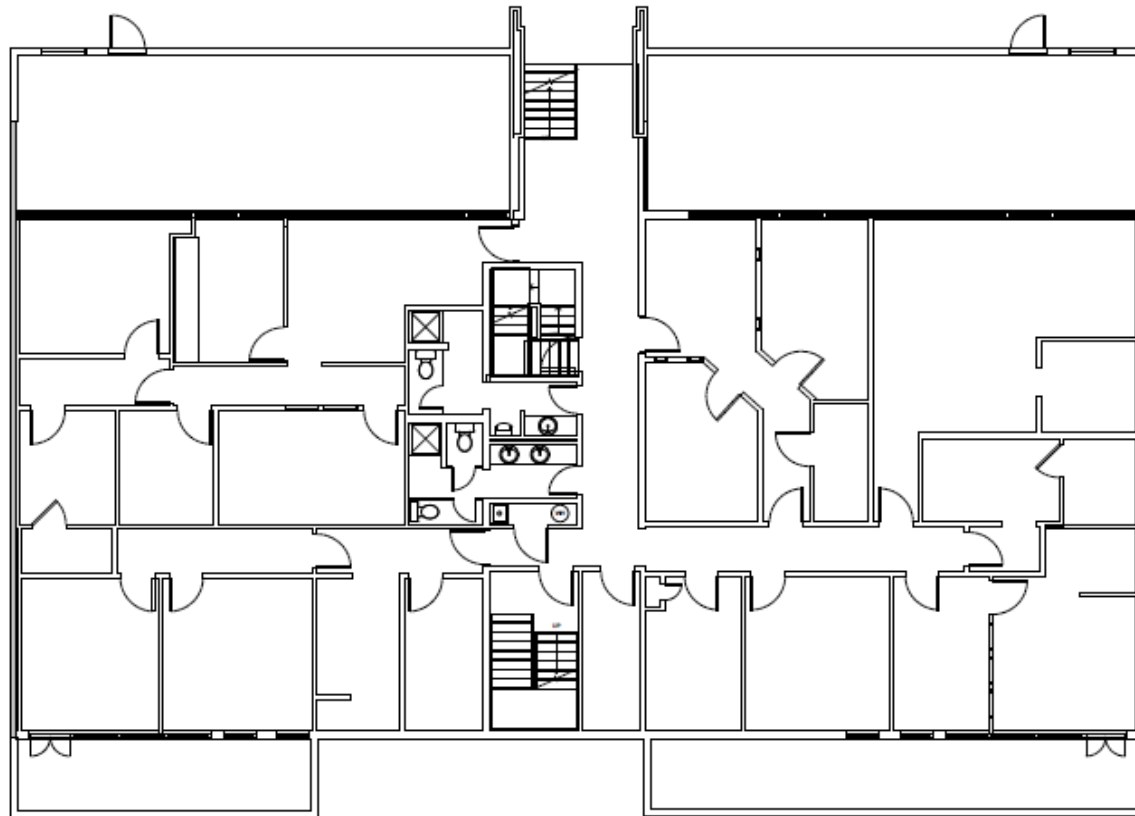
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GARDEN LEVEL FLOOR PLAN



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① GARDEN LEVEL PLAN



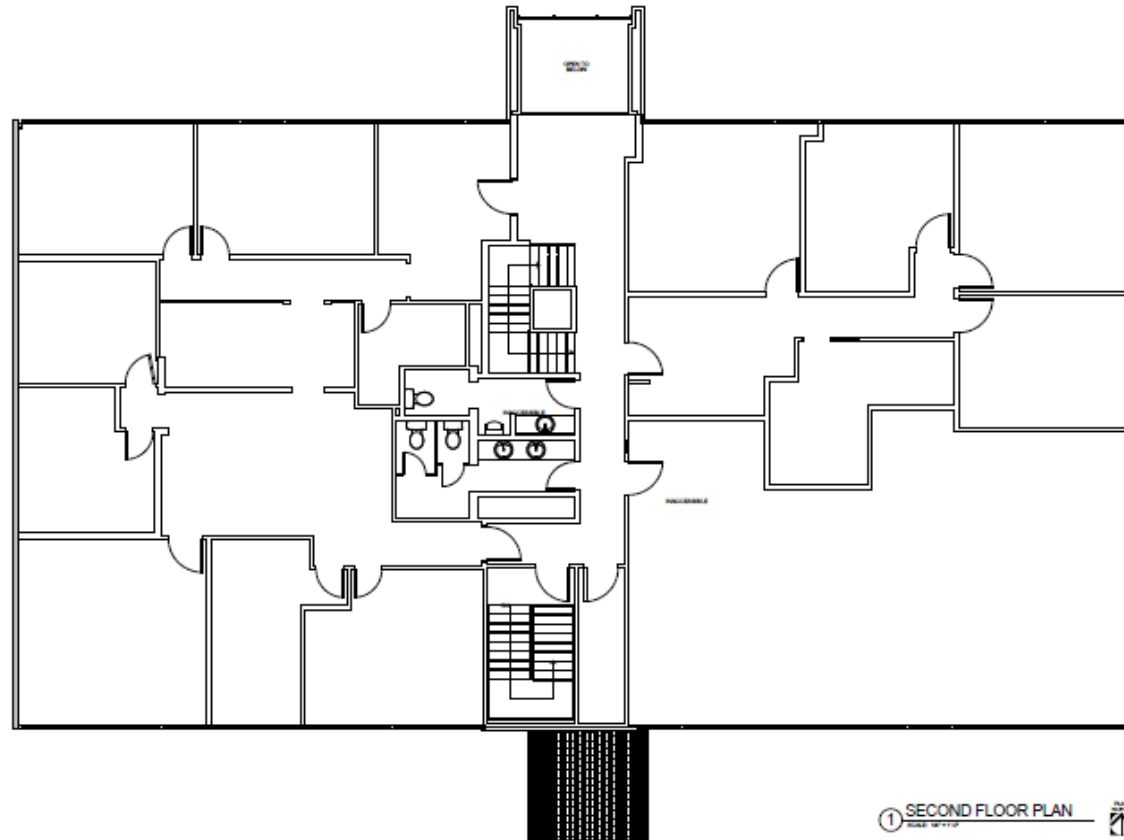
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SECOND FLOOR PLAN



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