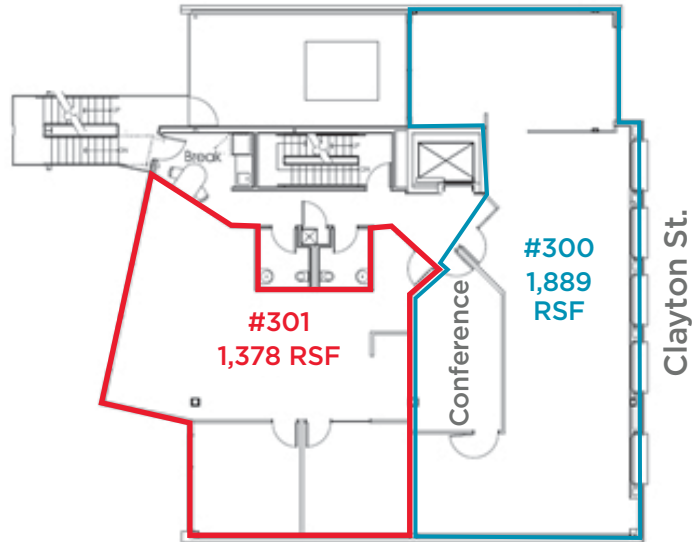




FOR LEASE

255 Clayton Street

Unit 301 or 300 | Denver, Colorado 80206



Unit 301: 1,378 RSF or Unit 300: 1,889 RSF Office For Lease in Cherry Creek North

Lease Rate: \$37.00/SF/Year NNN | NNN: \$15.72/SF/Year Estimated

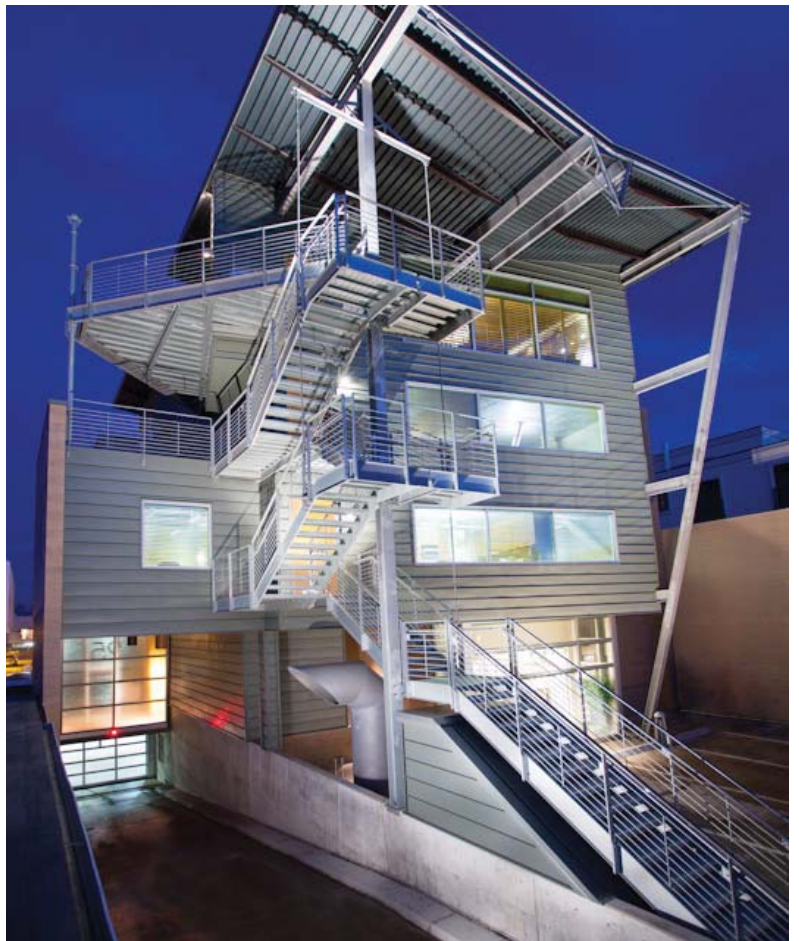
This property is located in the heart of Cherry Creek North with all the amenities the area has to provide. Walk or ride to work, breakfast, lunch and dinner meetings, coffee shops, etc. Hotels, shopping, the Cherry Creek Mall are all within easy walking distance. Join LIV Sotheby's International, Josh.ai and Saiber Saiber Architecture in this architecturally stunning newer building in Cherry Creek North. Owner will relocate from Unit 300 to Unit 301 potentially. *Please see reverse for aerial and photographs.*

Property Features

- Available Size** 1,378 RSF or 1,889 RSF
- Parking** 2 Parking spaces for 301, 3 parking spaces for 300

Property Highlights

- Use of large conference room adjacent to suite shared with Unit 300 or 301
- Basement shower/restroom facility available
- Use of adjacent break room for Units 300 and 301
- Additional parking may be available on-site
- First class finishes throughout the building
- On-site owner manager
- Two existing large private offices in 301, one in 300





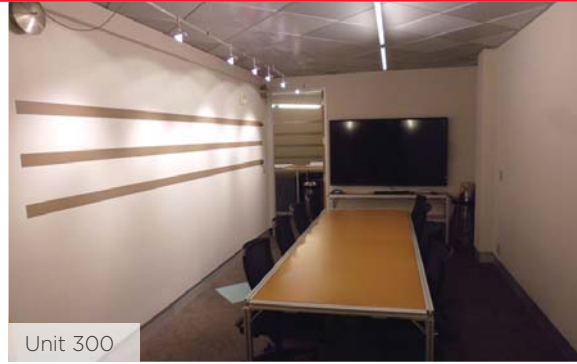
FOR LEASE

255 Clayton Street

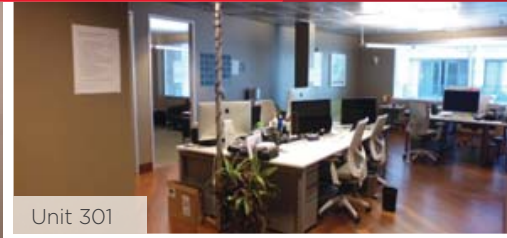
Unit 301 or 300 | Denver, Colorado 80206



Unit 300



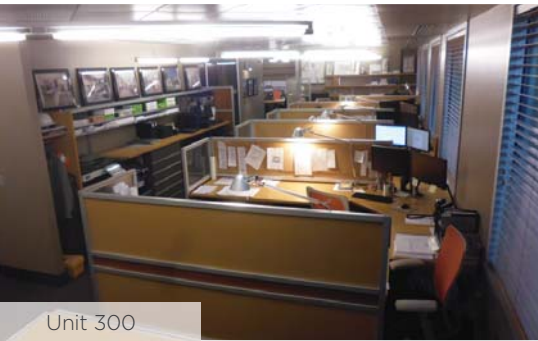
Unit 300



Unit 301



Unit 301



Unit 300



Unit 300



Unit 301



Unit 301



Break Room



Conference Room



SUBJECT

1st Ave.

S. University Blvd.

E. Cherry Creek S. Dr.

E. Alameda Ave.

S. Colorado Blvd.

For more information, please contact:

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