

SOUTHEAST DENVER'S  
MOST CONVENIENT OFFICE CAMPUS

# CHERRY CREEK PLACE



3131 S VAUGHN WAY  
AURORA, CO 80014

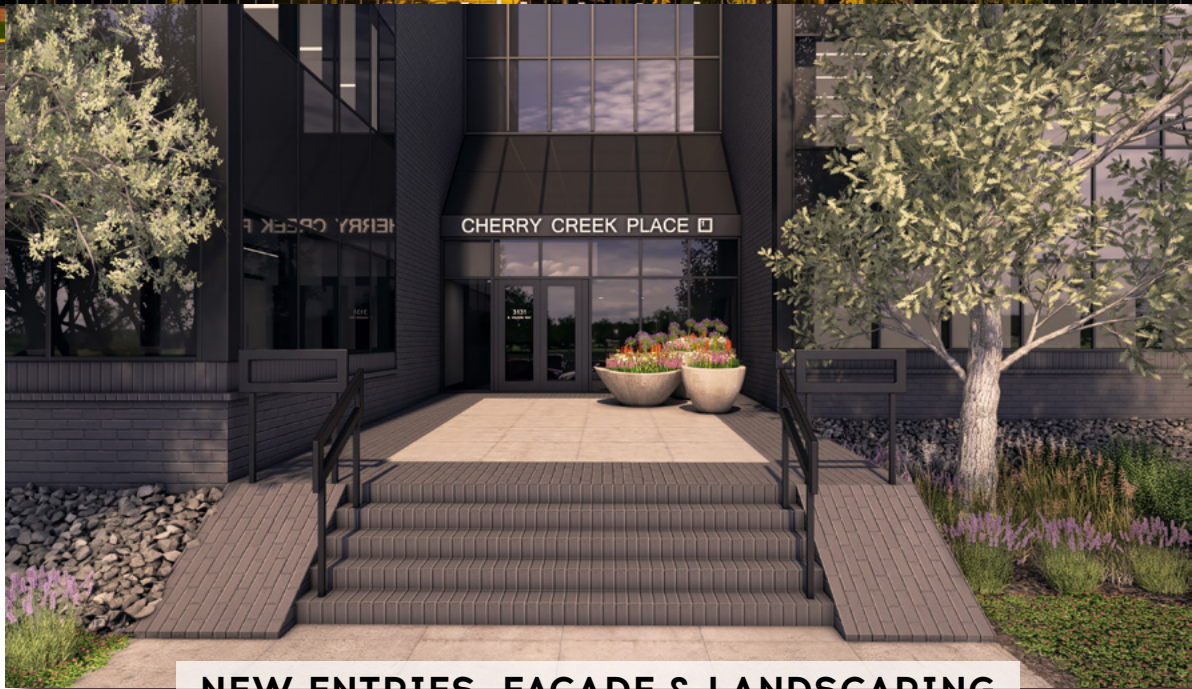
3151 S VAUGHN WAY  
AURORA, CO 80014

3190 S VAUGHN WAY  
AURORA, CO 80014

CHERRY CREEK PLACE 1

# 3131 S VAUGHN WAY

# RBA 202,414



**NEW ENTRIES, FACADE & LANDSCAPING**

CHERRY CREEK PLACE 1



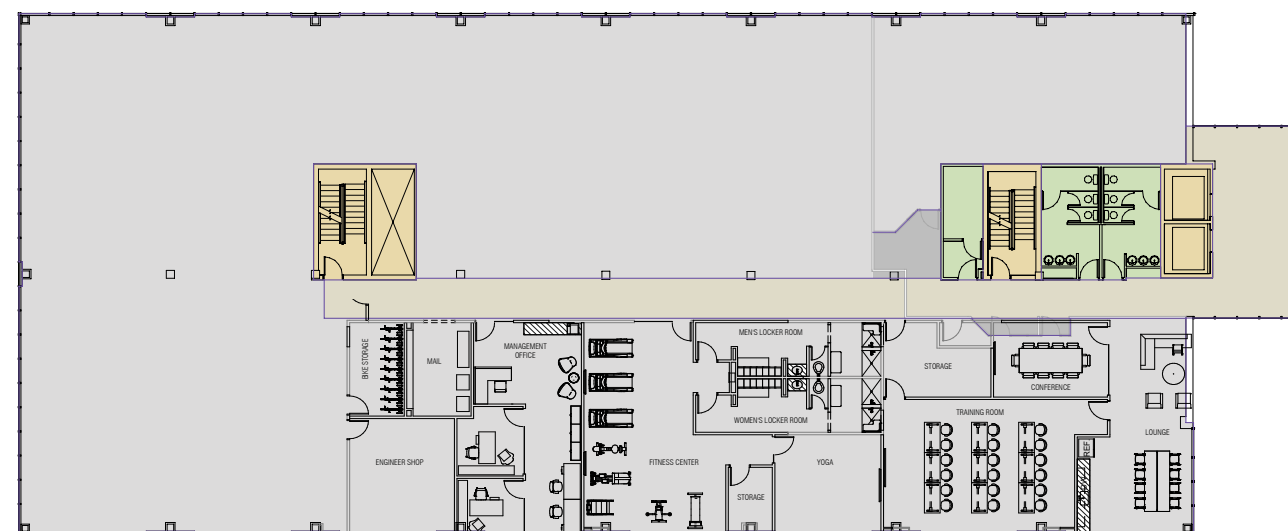
**LOBBIES, ELEVATORS, RESTROOMS & CORRIDORS**

## CHERRY CREEK PLACE 1 HIGHLIGHTS

- Efficient spec suites in a wide range of sizes
- Training room that seats 18 people
- New gym with stretching room, showers, and lockers
- Bike storage room
- WiFi access in common areas
- Professional onsite property management with fulltime engineer and day porter
- 704 free surface parking spaces are available
- Parking ratio of 3.48:1,000 SF

## TYPICAL FLOOR PLATE

34,806 RSF



**TENANT LOUNGE WITH CONFERENCE & TRAINING ROOMS**

CHERRY CREEK PLACE

2

3190 S VAUGHN WAY



RBA 204,402

CHERRY CREEK PLACE

3

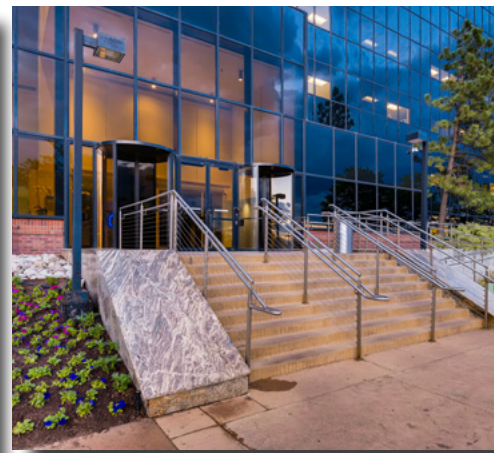
3151 S VAUGHN WAY



RBA 113,203

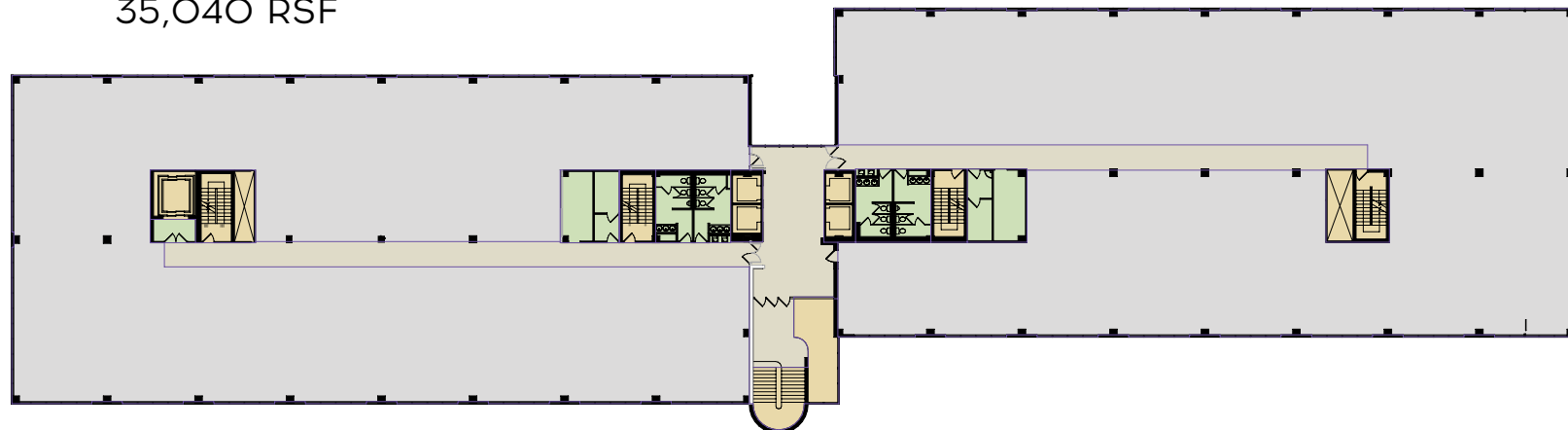
### CHERRY CREEK PLACE 2 HIGHLIGHTS

- Cafe serving made-to-order breakfast and lunch
- Fitness center with cardio equipment and free weights
- Showers and lockers
- WiFi access in common areas
- Adjacent to Cherry Creek State Park
- Certified LEED Silver & Energy Star rated
- 336 free surface parking spaces are available
- 435 covered garage spaces are available
- Parking ratio of 3.77:1,000 RSF



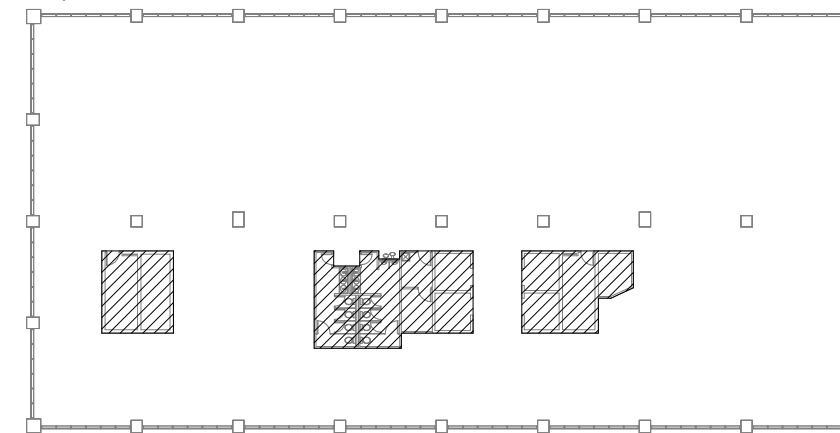
### TYPICAL FLOOR PLATE

35,040 RSF

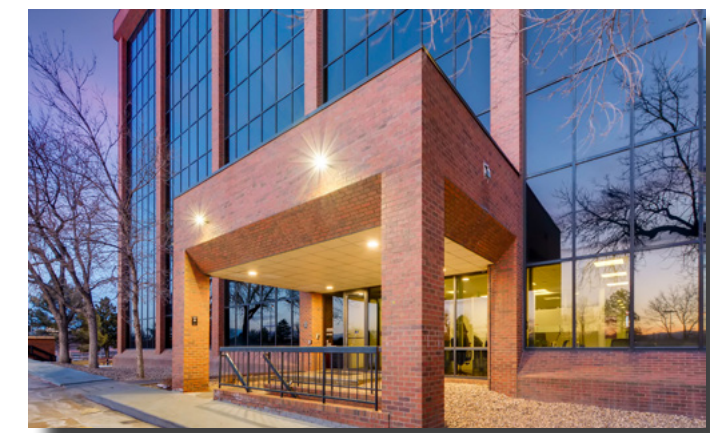


### TYPICAL FLOOR PLATE

19,164 RSF



### REAR ENTRANCE



### CHERRY CREEK PLACE 3 HIGHLIGHTS

- Large block of contiguous office space available
- Building signage available facing I-225
- Panoramic mountain views
- WiFi access in common areas
- Adjacent to Radisson Hotel with shuttle service
- 173 free surface parking spaces are available
- 217 covered garage spaces are available
- Parking ratio of 3.63:1,000 RSF

# CHERRY CREEK PLACE



All 3 buildings under same ownership.  
Steps from the Nine Mile light rail station.

Adjacent to Cherry Creek State Park.

Easy access to The Point retail redevelopment.

Illuminated wayfinding signage throughout the campus.



**WHITNEY HAKE**

Senior Vice President  
303.407.1465  
whitney.hake@transwestern.com

**BILLY WOODWARD**

Vice President  
303.952.5591  
billy.woodward@transwestern.com