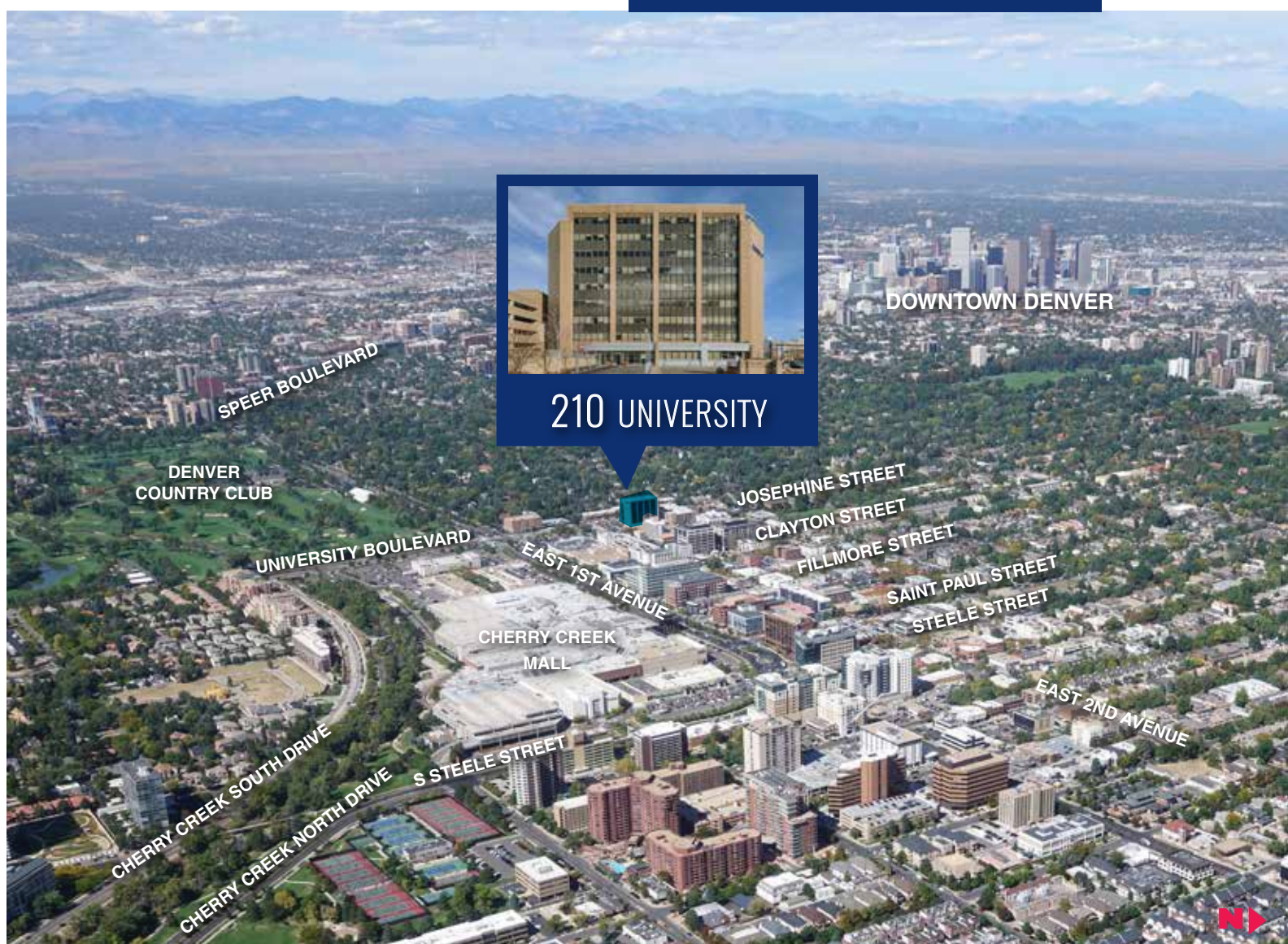


# 210 UNIVERSITY



ESTIMATED DRIVE TIMES (MINUTES)

DOWNTOWN **8** DENVER TECH CENTER **16** DENVER INTERNATIONAL AIRPORT **34**

Walk Score **90**  
(out of 100)

FOR MORE INFORMATION, CONTACT:



Nathan Johnson  
303.260.4380  
njohnson@ngkf.com

Pete Staab  
303.260.4346  
pstaab@ngkf.com

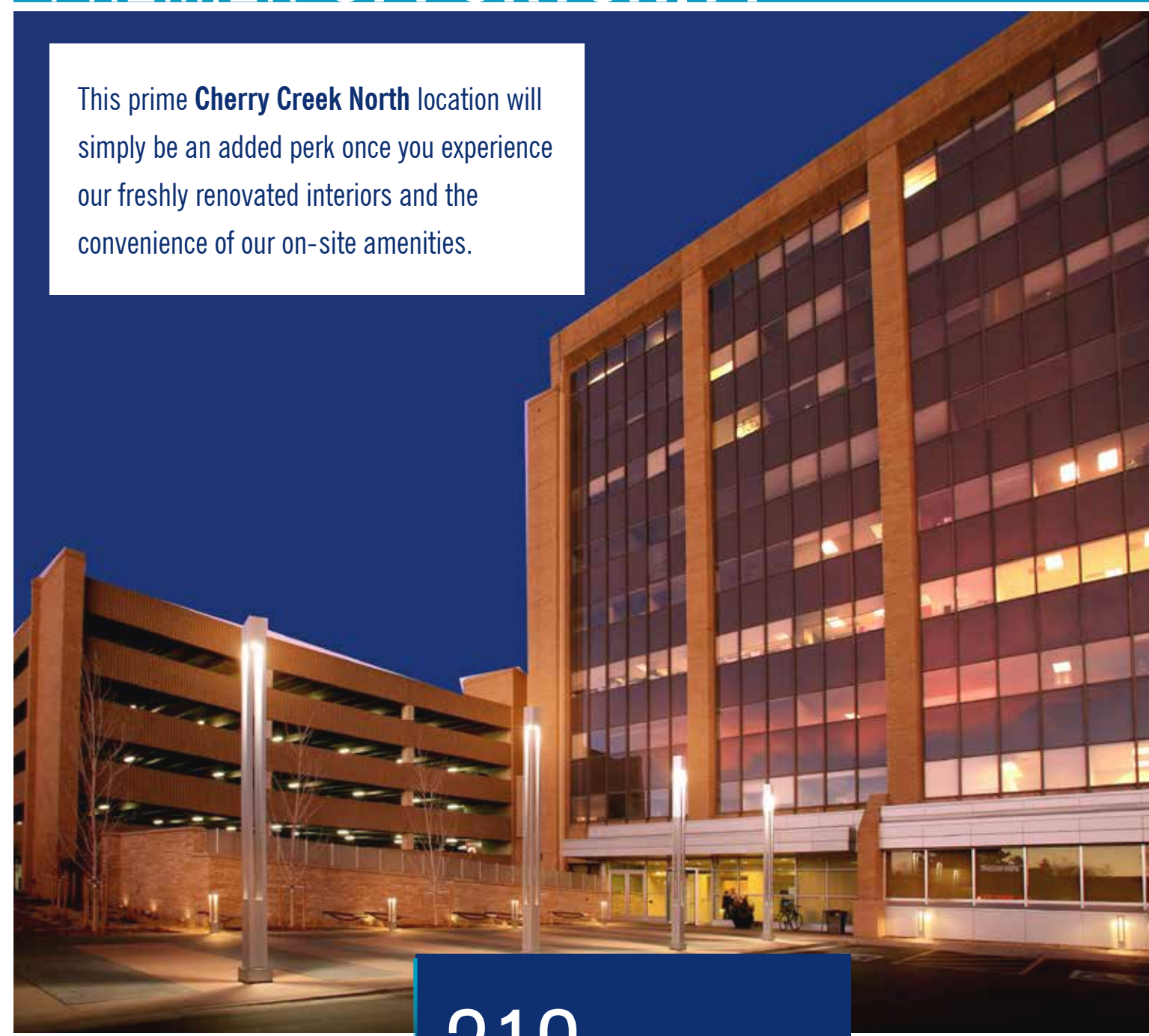
1800 Larimer Street, Suite 1700, Denver, CO 80202

ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# PREMIER OPPORTUNITY

This prime **Cherry Creek North** location will simply be an added perk once you experience our freshly renovated interiors and the convenience of our on-site amenities.



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## BUILDING ATTRIBUTES



High identity Cherry Creek location



Excellent access



Abundant parking for tenants & visitors in attached parking structure



On-site fitness center



On-site banking



On-site management



On-site tenant storage



First-class lobby and common area finishes



Contemporary exterior seating areas



Monument Signage Opportunity

WITH **STUNNING VIEWS OF DOWNTOWN DENVER** TO THE NORTH AND THE MOUNTAINS TO THE WEST.  
A **WALK SCORE** OF 90 PUTS YOU IN THE **CENTER OF IT ALL.**

## SURROUNDED BY DENVER'S FINEST AMENITIES

### NEARBY RESTAURANTS

Little Ollie's / O-Bar  
Hillstone  
Quality Italian  
Departure  
Thirsty Lion  
The Cherry Cricket

### HOTELS

Marriot Moxy  
JW Marriot Denver at Cherry Creek  
Halcyon Hotel  
Jacquard

### SERVICES/RETAIL

U.S. Bank (On-Site)  
Whole Foods Market  
Pura Vida Fitness & Spa  
Cherry Creek Shopping Center

### TYPICAL FLOORPLAN

