

FOR LEASE -THE ARCHES on STEELE



BUELL



218-226 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

PROPERTY OVERVIEW



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The Arches on Steele is situated in prestigious and vibrant Cherry Creek North and is within the Cherry Creek North Business Improvement District (“BID”), directly across from Aviano Coffee Shop.

Cherry Creek North has long been regarded as the premier retail destination in the Denver Area and with its recent transformation is now a true mixed use location attracting an increasingly affluent population for its live, work and play appeal in addition to the upscale retail experience. Cherry Creek’s current development projects are transforming the shopping district in particular with an influx of new residential, office, retail, and hotel projects. The current development projects alone will contribute approximately 1,500 new residences to Cherry Creek and an approximate 15% increase in office space and a 5% increase in retail inventory and an escalating prosperity with an exponential influx of highly educated and young professionals. Cherry Creek’s allure to the most desirable of this demographic population in terms of household income is well beyond a retail destination incorporating a life quality that will continue to fuel Cherry Creek’s growth and popularity resulting increasing demand. Location, Location, Location, the property that fits all the requirements of desirability in Denver.

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Premium location in Cherry Creek North

- PROPERTY ADDRESS: 218 - 226 Steele, Denver, CO 80206
- PROPERTY TYPE: Retail
- AVAILABILITY: Approximately 1,000 RSF
- RENT: \$50.00 RSF
- NNN: \$14.00 SF/YR
- LEASE TERM: 5+ Years
- PARKING: 2 Off street parking spaces included.

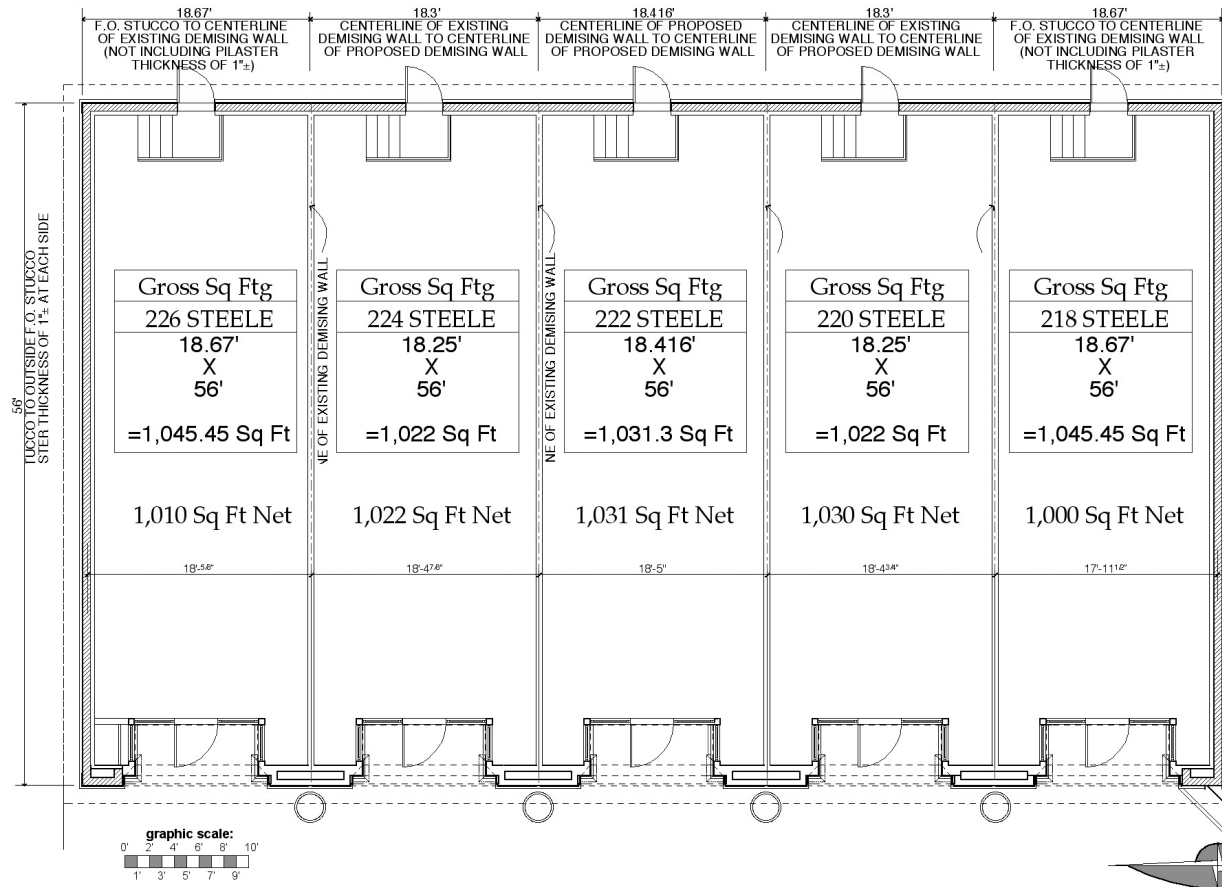
Responsive, local management and ownership.

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FLOOR PLAN



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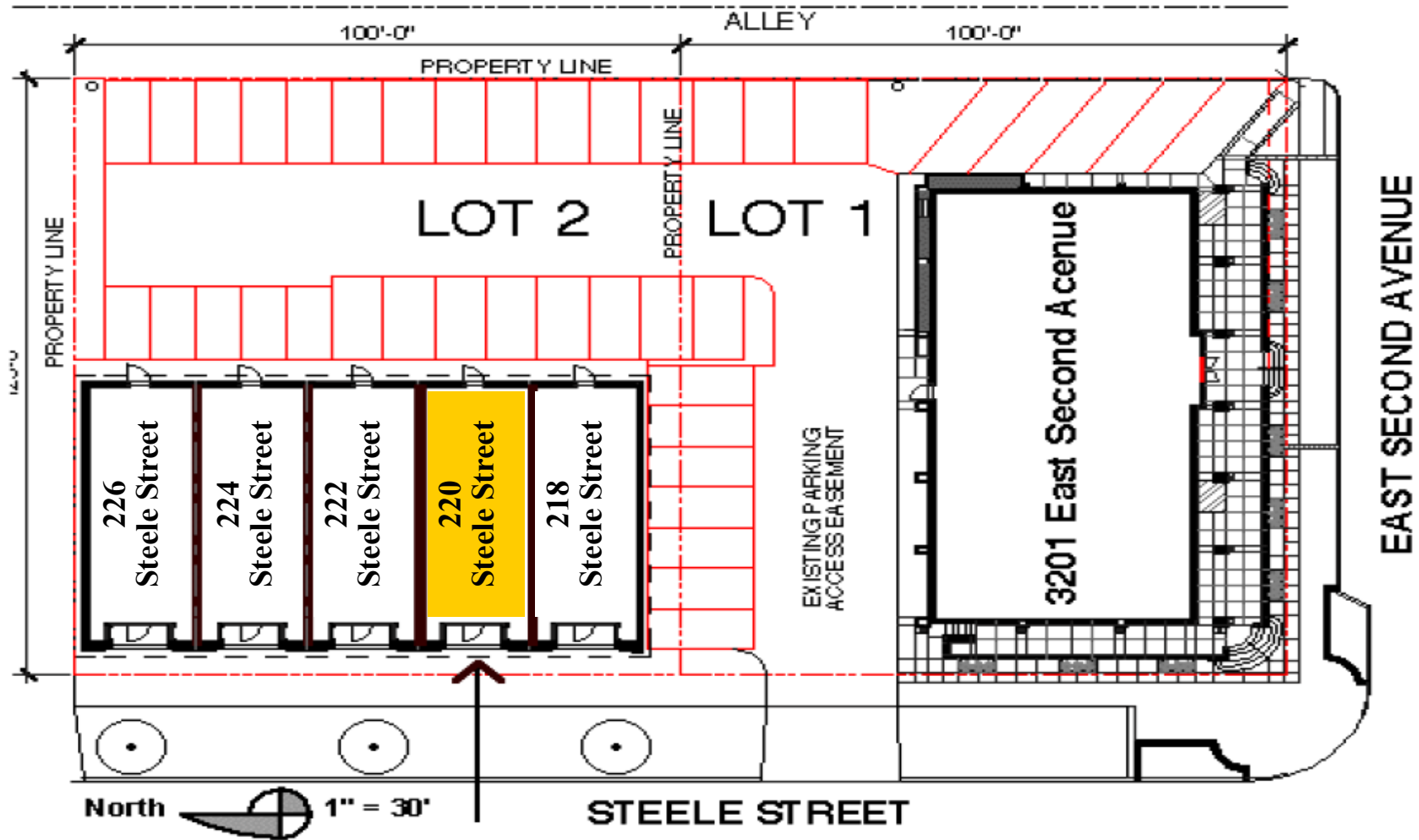
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SITE PLAN



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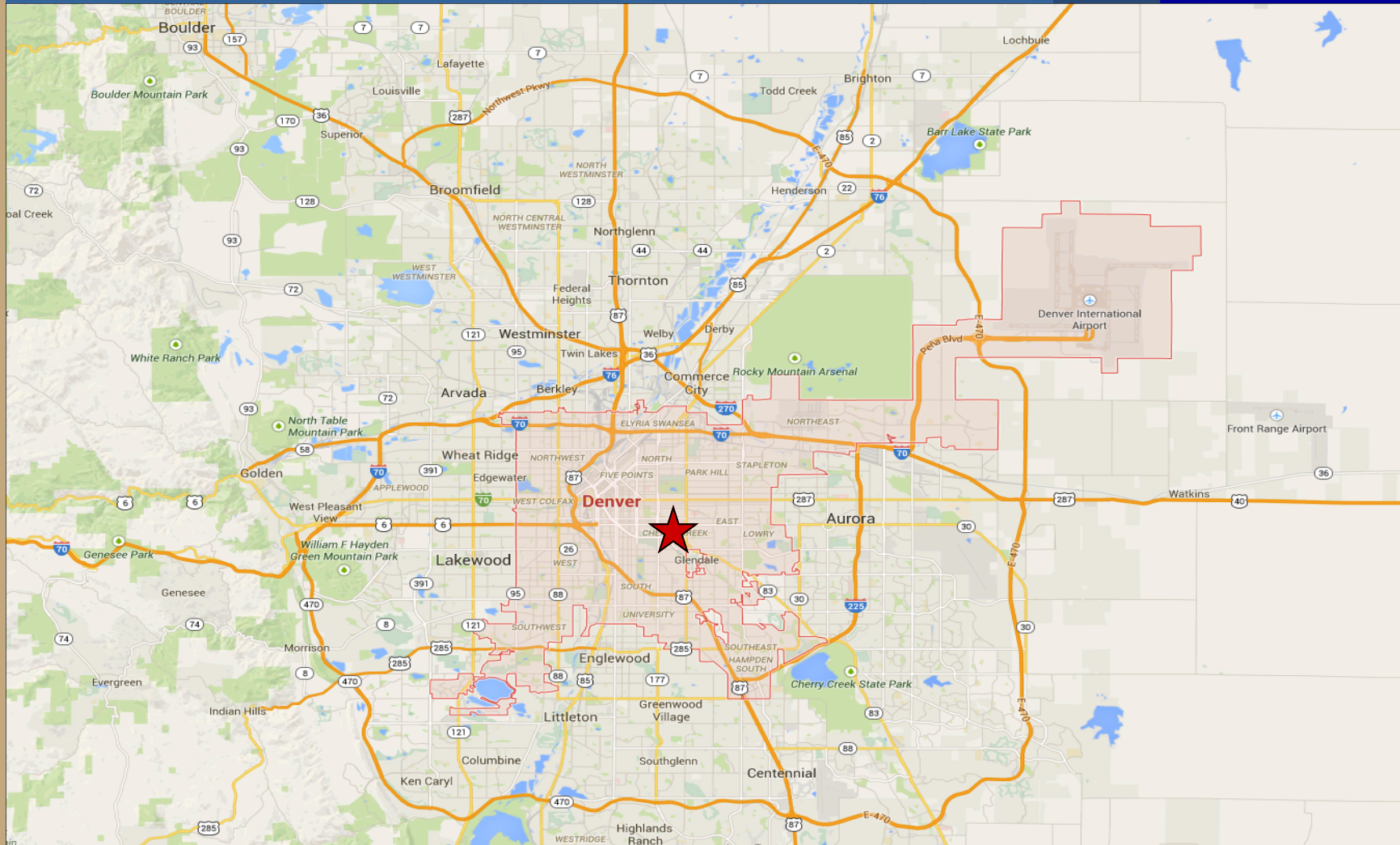
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DENVER METRO LOCATION MAP



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AERIAL SITE MAP



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