

FOR LEASE

CHERRY CREEK PLACE 3

3151 South Vaughn Way | Aurora, CO



POINT 100K SF RETAIL & RESIDENTIAL DEVELOPMENT



- ABUNDANT PARKING (1/3 COVERED)
- PANORAMIC VIEWS
- EASY ACCESS TO I-225 & S PARKER ROAD
- 100K SF RETAIL NEARBY
- NINE MILE STATION LIGHT RAIL, WITH BUS SERVICE NEARBY
- ABUNDANT RESIDENTIAL OPTIONS

- ESTIMATED DRIVE TIMES (MINUTES)
- 7** DENVER TECH CENTER
- 21** DENVER INTERNATIONAL AIRPORT
- 27** DOWNTOWN DEVER

For More Information Contact:
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OFFICE SPACE AVAILABLE | 41,510 RSF LARGE BLOCK OF CONTIGUOUS

EXCELLENT ACCESS TO I-25, I-225, I-70, DENVER TECH CENTER AND DIA

BUILDING AND MONUMENT SIGNAGE AVAILABLE

CHERRY CREEK PLACE 3

BUILDING SIZE:: 107,364 RSF | 6 STORIES

SPACE AVAILABLE:: OVER 50,000 RSF AVAILABLE
41,510 RSF CONTIGUOUS (1ST, 2ND AND 3RD FLOOR)

PARKING:: 3.6: 1,000 RSF, 2/3 SURFACE AND 1/3 STRUCTURED

LEASE RATE:: \$17.50 - \$18.50/ SF FULL SERVICE

LOCATION AMENITIES:: RADISSON HOTEL (ADJACENT)
CHERRY CREEK STATE PARK
THE POINT AT NINE MILE STATION

RECENT CAPITAL IMPROVEMENTS:: ELEVATOR MODERNIZATION
HVAC IMPROVEMENTS

