1024Cherokee StreetDenver, Colorado 80204

Golden Triangle Office Space For Lease

# 1,369-6,158 SF AVAILABLE FOR LEASE



### **OFFERED BY: UNIQUE PROPERTIES, INC / TCN WORLDWIDE**

TIM FINHOLM EXECUTIVE VICE PRESIDENT 303.512.1161 SAM LEGER EXECUTIVE VICE PRESIDENT

303.512.1159

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tfinholm@uniqueprop.com

sleger@uniqueprop.com

MICHAEL DESANTIS SENIOR BROKER ASSOCIATE 303.321.5888

1024

mdesant is @unique prop.com

### **EXECUTIVE SUMMARY**



#### **OFFERING SUMMARY**

1,369 - 6,158 SF
\$20.00 SF/yr (NNN)
Estimated at \$6.90/ SF
0.17 Acres
1966
14,336
В
Yes
14'
Yes
2nd
D-GT

#### **PROPERTY OVERVIEW**

Located in the Golden Triangle, 1024 Cherokee Street is situated between Downtown Denver and Cherry Creek with immediate access to Speer Boulevard and I-25.

High energy and vibrant neighborhood with great restaurants, as well as high-end apartments & condos, parks, and bike paths. The space has large windows, 14 foot high ceilings, with brick walls and timber beams. This space is ADA handicapped accessible via elevator.

#### **PROPERTY HIGHLIGHTS**

- Great Office Space for Those Looking for a Creative User Environment
- Ideally Located •
- Many Restaurants, Retail, and Recreation Destinations Within Walking Distance .

Michael DeSantis

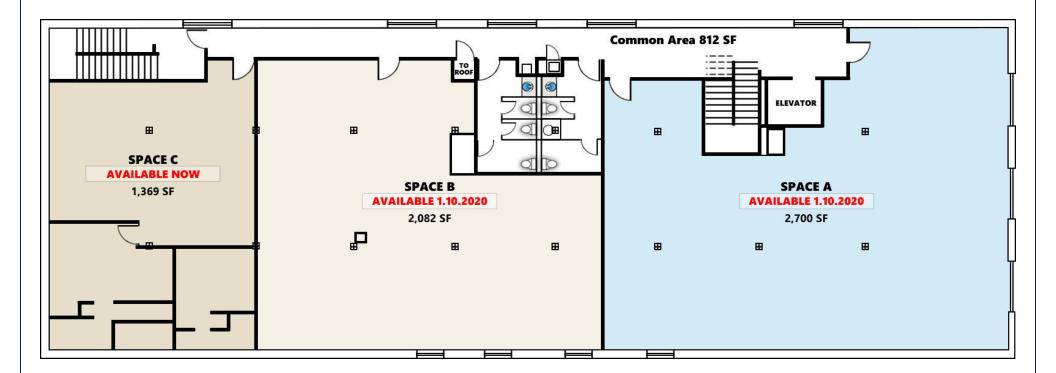
303.512.1194

Signage Available •

Tim Finholm Sam Leger Executive Vice President Executive Vice President Senior Broker Associate 303.512.1161 303.512.1159 **TCN** PROPERTIES tfinholm@uniqueprop.com sleger@uniqueprop.com mdesantis@uniqueprop.com

OWNER USER/INVESTMENT OPPORTUNITY DENVER, COLORADO / 2

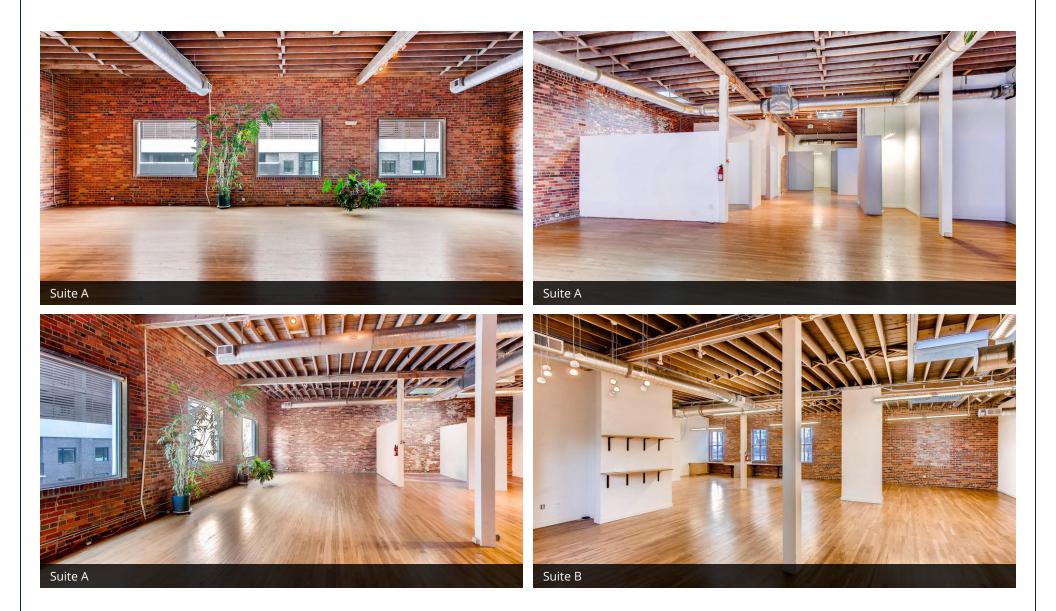
**FLOOR PLANS** 



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### **ADDITIONAL PHOTOS**





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# LOCATION MAPS

		A NIN HISTO RICT	TH RIC	I SHI ST	S.	E 17th Av	NORTH PITOL I		Downing St	
	Osage St	Mariposa St		NV 13th Ave W 12th	e r		N Washington St	Clarkson St	Corona St	Humboldt St CHEESM
	LINCO					CAI	PIIULI			PARK
		1 MILE	3 MILES	5 MILES						
DEMOGRAPHICS		<b>1 MILE</b> 26,972	<b>3 MILES</b> 181,319	<b>5 MILES</b> 445,030		E Out- Aug				
			W JULAVE			E 8th Ave			0.7	
Total population		26,972	181,319	445,030		E 8th Ave			N Do Coro	
Total population Median age		26,972 32.5	33.4	445,030 33.6		E 8th Ave	E 7th Ave		N Down Corona	
Total population Median age Median age (Male)	Freeway	26,972 32.5 34.2	181,319 33.4 34.3	445,030 33.6 33.6					N Downing Corona St	E 6th A
Total population Median age Median age (Male) Median age (Female)	Freeway	26,972 32.5 34.2 31.6	181,319 33.4 6 34.3 33.2	445,030 33.6 33.6 34.1		E 8th Ave	E 7th Ave		N Downing St Corona St	E 6th Av
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Total population Median age Median age (Male) Median age (Female) Total households Ve.		26,972 32.5 34.2 31.6 18,147 1.5	181,319 33.4 34.3 33.2 W 6194,577 1.9	445,030 33.6 33.6 34.1 202,372 2.2			E 7th Ave	IO P	≌ LACI	

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## **RETAILER MAP**



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