

1024

Cherokee Street

Denver, Colorado 80204

Golden Triangle Office Space For Lease



1,369-6,158 SF AVAILABLE FOR LEASE

UNIQUE
PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERED BY: UNIQUE PROPERTIES, INC / TCN WORLDWIDE

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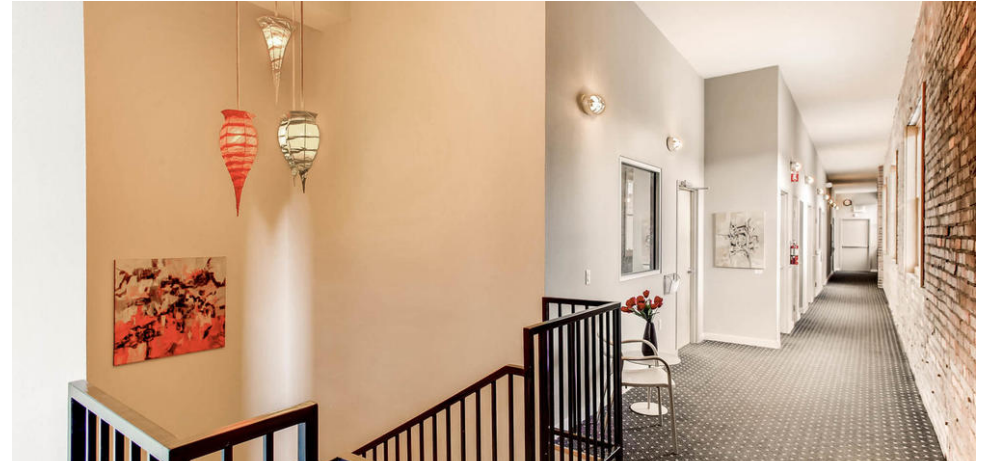
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,369 - 6,158 SF
Lease Rate:	\$20.00 SF/yr (NNN)
NNN Expenses:	Estimated at \$6.90/ SF
Lot Size:	0.17 Acres
Year Built:	1966
Building Size:	14,336
Building Class:	B
Parking:	Yes
Ceiling Height:	14'
Elevator:	Yes
Floor:	2nd
Zoning:	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
- Signage Available

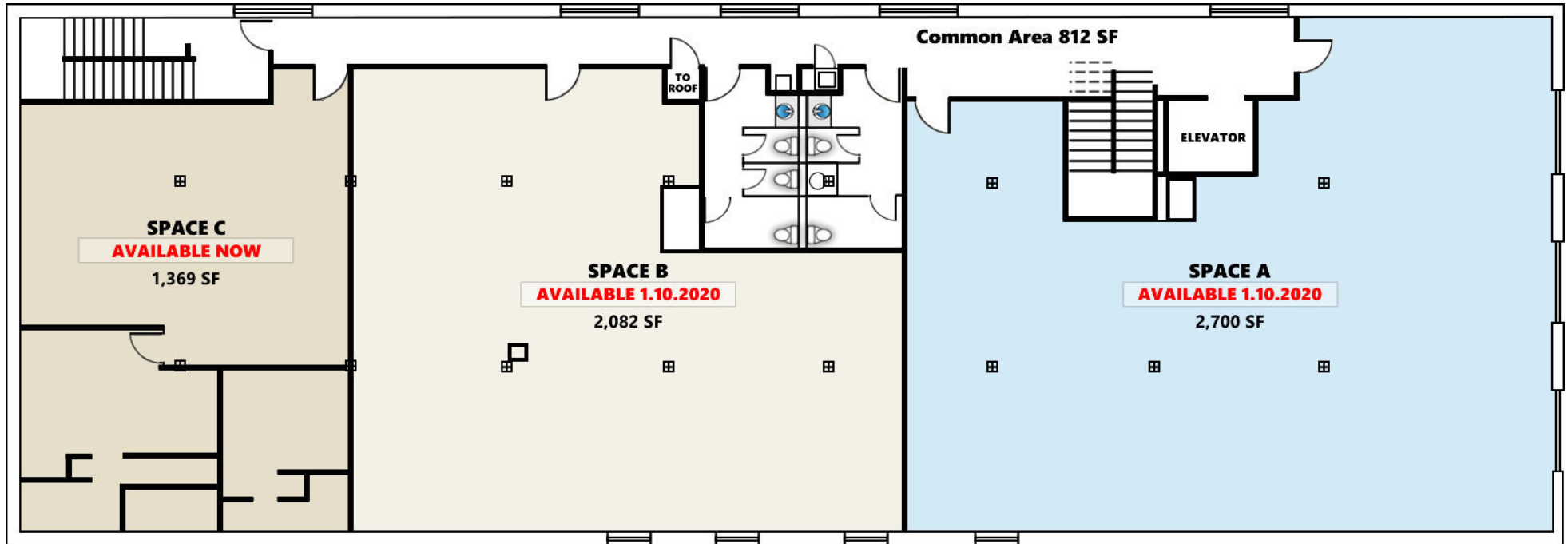


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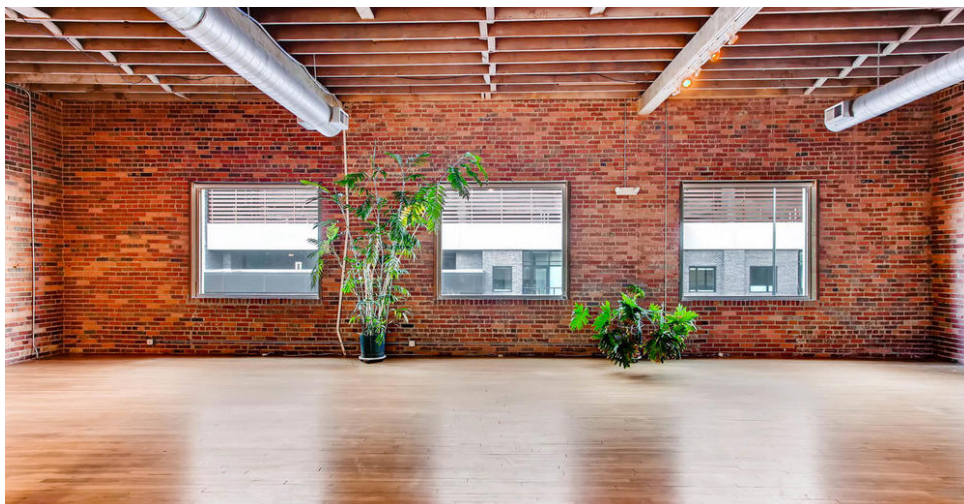
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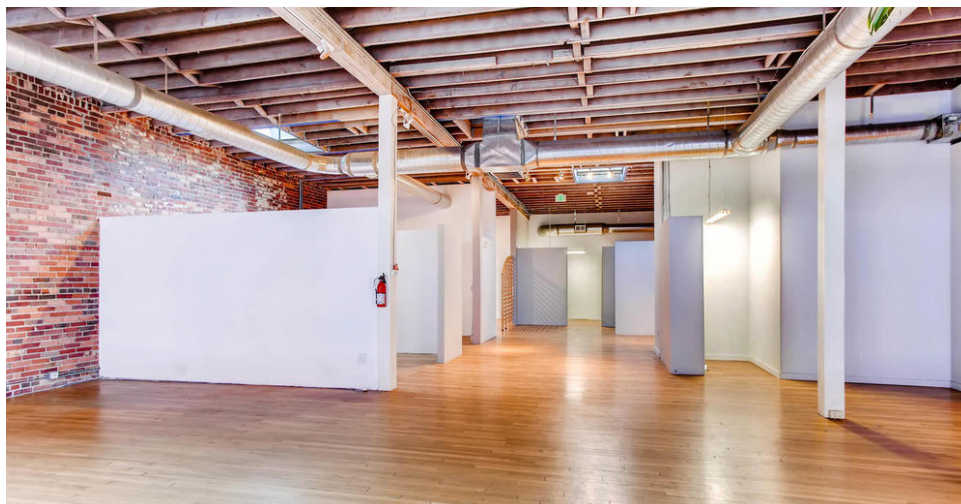
FLOOR PLANS



ADDITIONAL PHOTOS



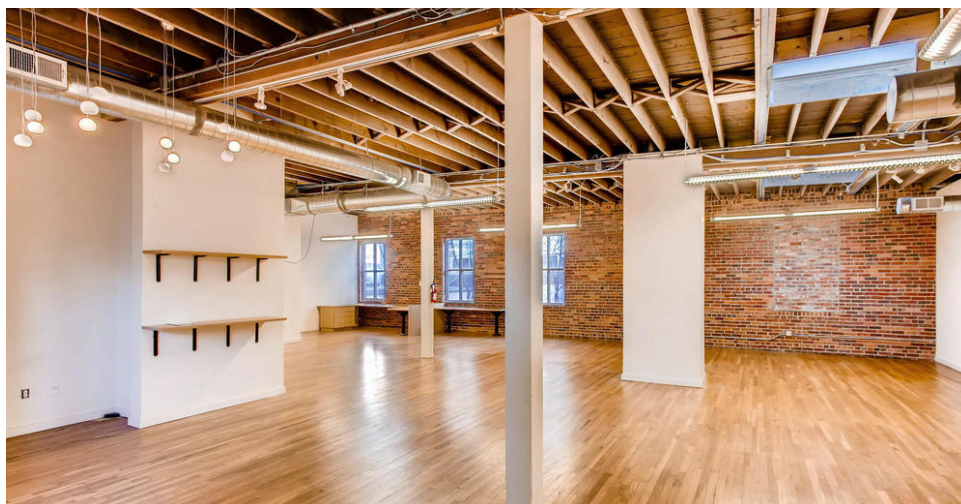
Suite A



Suite A

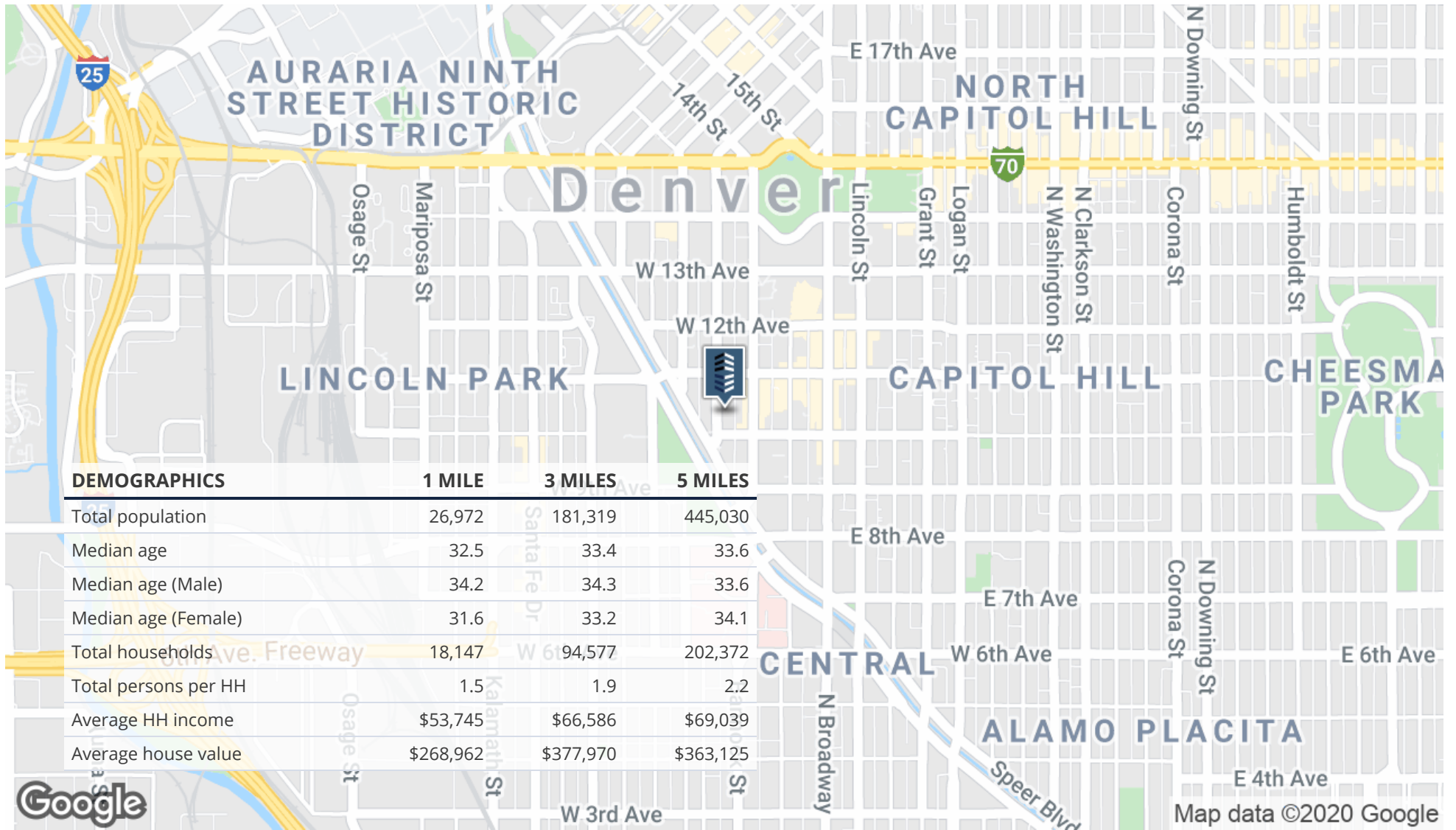


Suite A



Suite B

LOCATION MAPS



RETAILER MAP

