



2ND
+JO

NORTH CHERRY CREEK ADDRESS

2401 E 2ND AVENUE | DENVER, CO

8 0 2 0 6

CONTACT

Ana Sandomire
303.565.3029
asandomire@shamesmakovsky.com

Peter Knisely
720.881.7534
pknisely@shamesmakovsky.com



EXCEPTIONAL OPPORTUNITY

Welcome to 2nd + Jo. The prime North Cherry Creek location will simply be an added perk once you experience our freshly renovated interiors and the convenience of our on-site amenities.

- Unbeatable location
- New lobby
- Showers and Lockers
- Floor to ceiling windows
- Downtown views
- Upcoming landscape improvements
- Walkable retail amenities
- Easy Josephine Parking Access
- Abundant parking (Ratio 2.5/1,000 SF)
- Monthly parking at \$175/month



OFFICE AVAILABILITIES

With stunning views of downtown Denver and the Front Range, updated amenities and large light-filled floor plates, you may never want to leave.

- 5,687 RSF of contiguous office space available
- Opportunity for building signage
- Ground floor space available at significant discount to market

Floor	Suite #	Rentable SF
4th	400	5,687 RSF

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WOW FACTOR



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UNRIVALED LOCATION

With our walk score of 95 you are in the center of it all. You have immediate access to on-site amenities, restaurants, retail, grocery, shopping, fitness, spa and much more.

WALK SCORE: 95

- Ink! Coffee | On-site Amenity
- Thirsty Lion Gastropub | On-site Amenity
- Whole Foods | 2 Minute Walk
- HALCYON Hotel | 2 Minute Walk
- Cherry Creek Shopping Center | 6 Minute Walk
- Cherry Creek Trail Access | 6 Minute Walk
- Denver Country Club | 3 Minute Drive
- Gates Tennis Center | 5 Minute Drive
- Pura Vida Fitness & Spa | 4 Minute Drive



Dining and Coffee

- 1 Thirsty Lion Gastropub
- 2 Ink! Coffee
- 3 Blue Island Oyster Bar
- 4 Cherry Cricket
- 5 Peet's Coffee
- 6 Hillstone
- 7 Departure Elevated
- 8 Starbucks
- 9 Cherry Creek Smokehouse
- 10 North Italia
- 11 Hapa Sushi Grill
- 12 True Food Kitchen
- 13 Second Home Kitchen & Bar
- 14 Elway's
- 15 Brio Tuscan Grille
- 16 Little Ollie's

Retail and Services

- 1 Crate and Barrel
- 2 Sur la Table
- 3 Charles Schwab
- 4 Nordstrom
- 5 Macy's
- 6 Boulder Running Co
- 7 Miro Jewelers
- 8 Room & Board
- 9 Masters Gallery
- 10 Restoration Hardware
- 11 U.S. Bank
- 12 Arc'teryx
- 13 Object Design
- 14 DVSN West
- 15 Planet Laboratories
- 16 Post Office

CONTACT

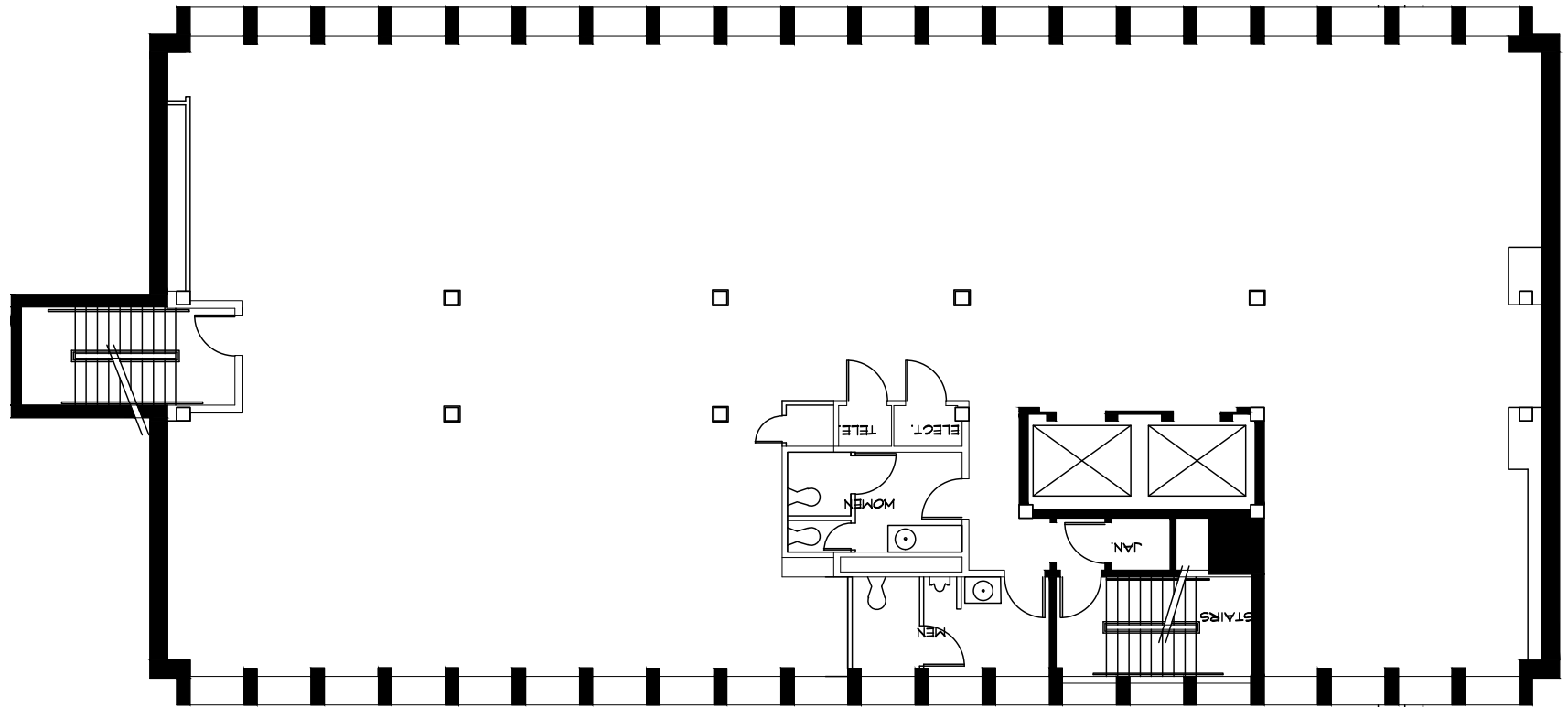
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FLOOR 4

2ND
+ JO



SUITE 400

2401 E 2nd Avenue
Denver, CO 80206

5,687 RSF AVAILABLE

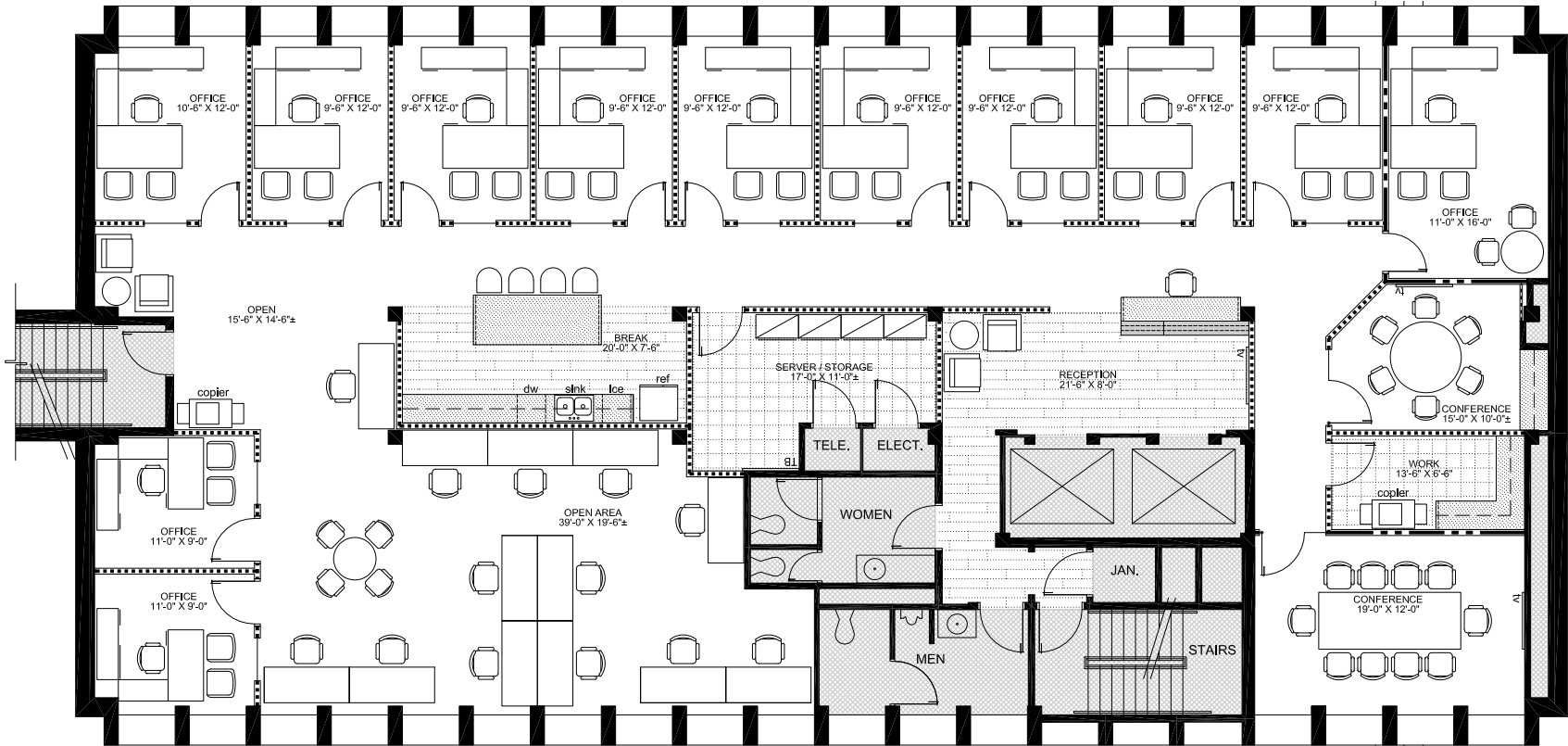
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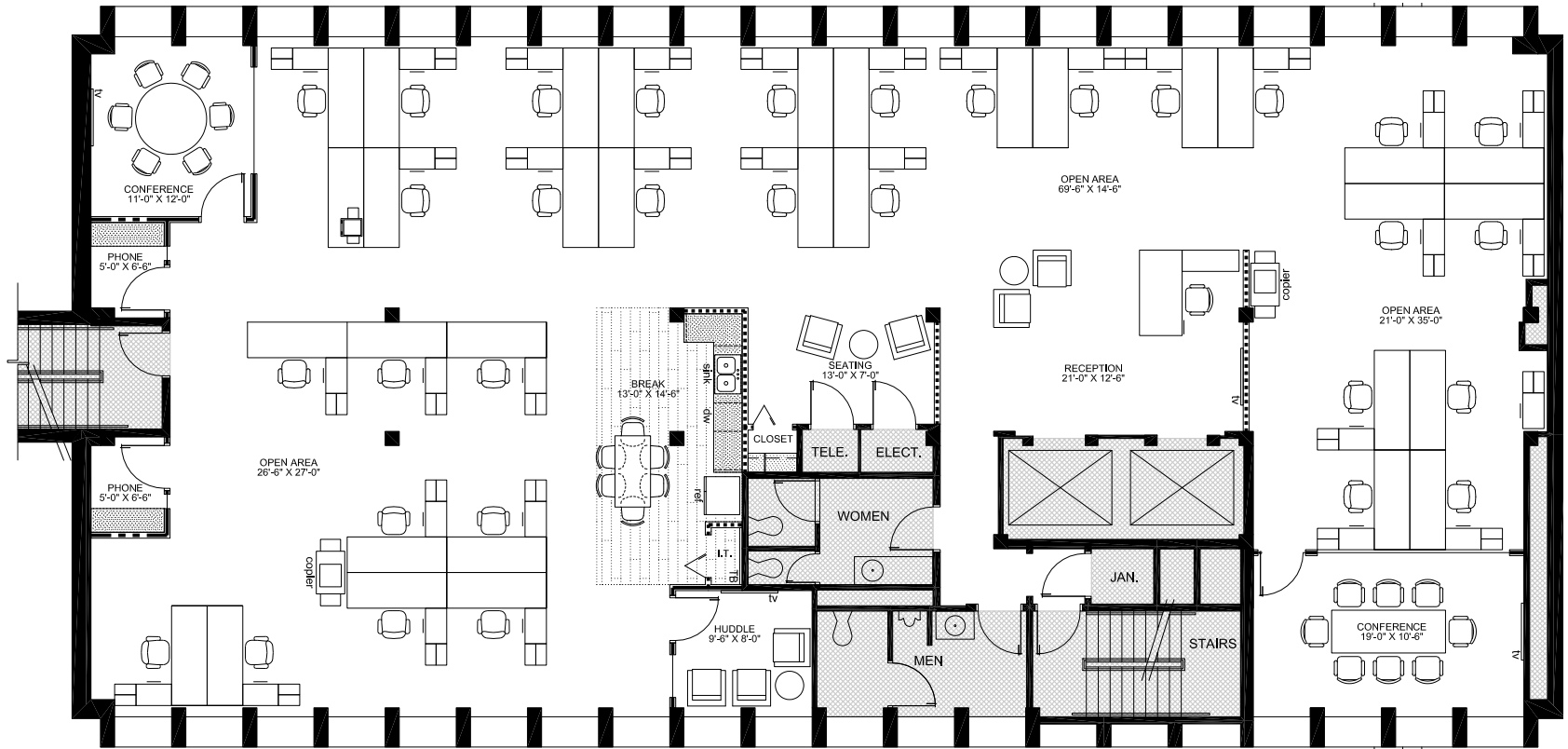
FULL FLOOR - OFFICE INTENSIVE HYPOTHETICAL PLAN
12 offices | 14 Workstations | 2 Conference Rooms

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SUITE 400

2401 E 2nd Avenue
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5,687 RSF AVAILABLE

FULL FLOOR - OPEN OFFICE HYPOTHETICAL PLAN
32 Workstations | 3 Conference Rooms | 2 Phone Rooms

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