

CHERRY CREEK

Office Space For Lease

Midland States Bank Building

- ▶ Prime 4 story office building in the heart of Cherry Creek
- ▶ Excellent access off Colorado or University Blvd and First Avenue
- ▶ Fantastic Demographics
- ▶ Incredible proximity to retail and restaurants
- ▶ Highly sought after office space

Building Size:	16,832 SF
Parking:	2.07/1,000 SF
Space Available:	2,108 SF
Lease Rate	\$29.00-\$30.00/SF
Lease Type	Full Service Gross



100 Garfield Street | Denver | Colorado

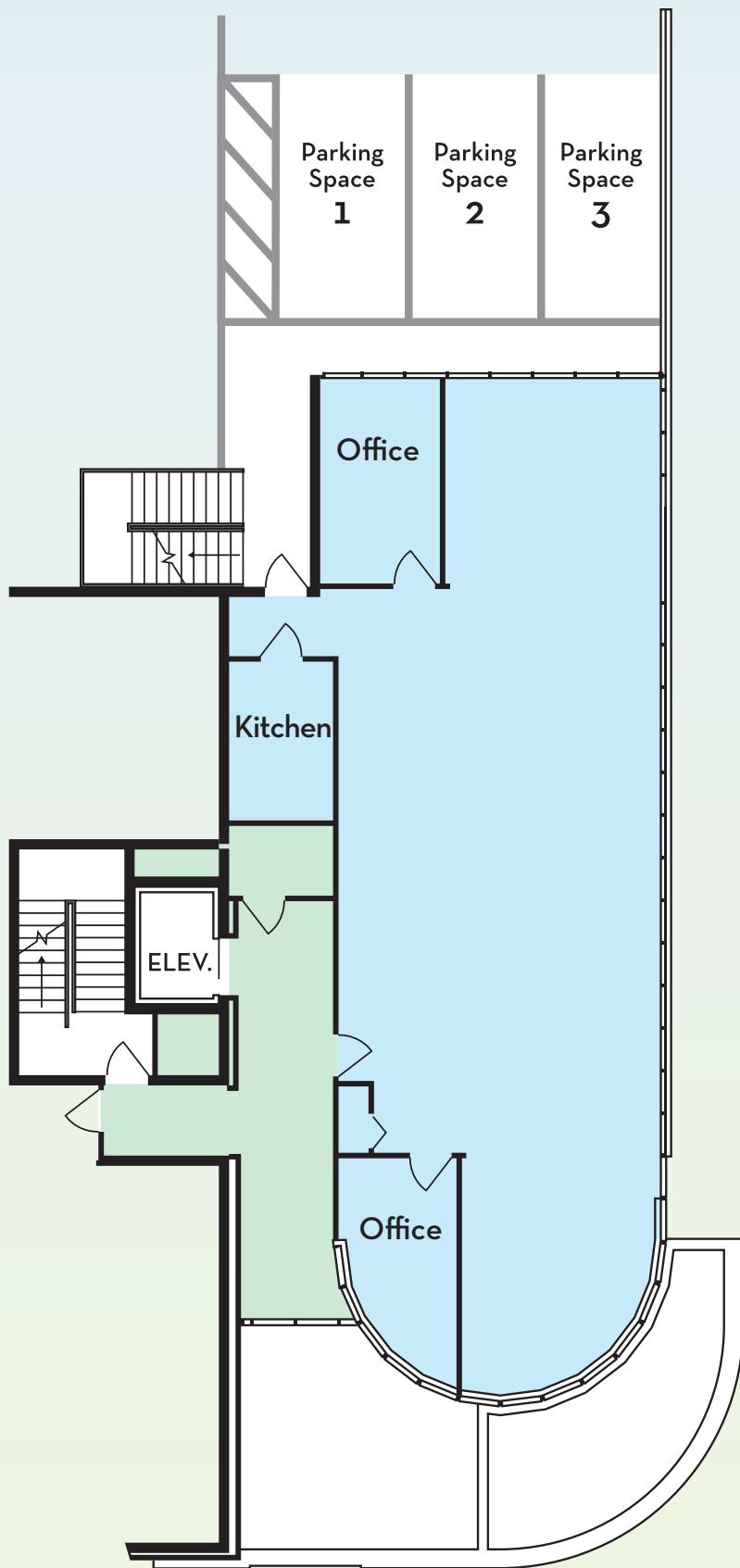
navpoint
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Floor Plan



- ▲ Ability to add additional private offices
- ▲ Hardwood flooring throughout
- ▲ Incredible glass line along exterior wall
- ▲ Great views of Cherry Creek
- ▲ Open floor plan
- ▲ Three (3) off-street reserved parking spaces*

2nd Floor
2,108 SF

* Additional Cost



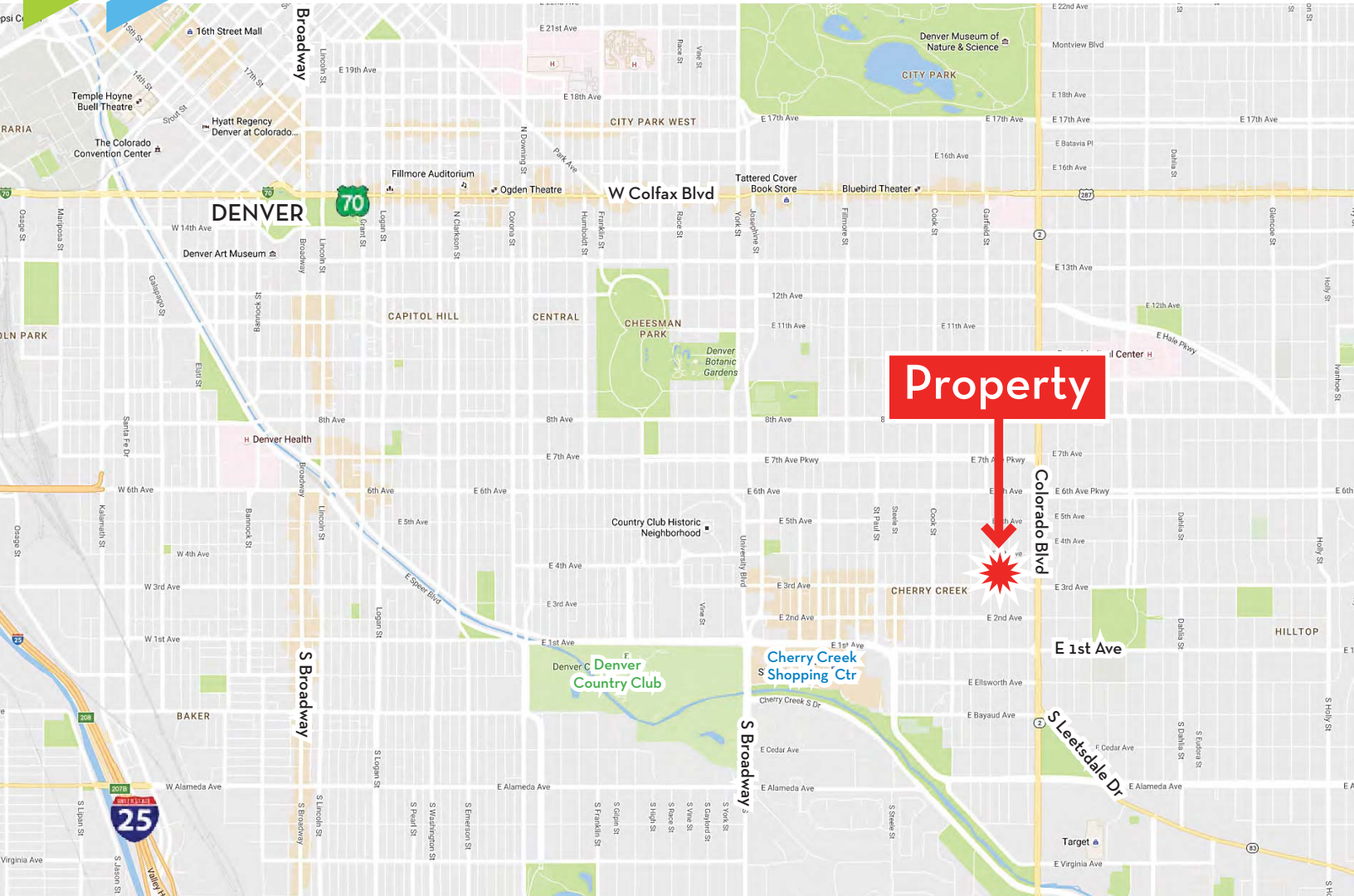
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CHERRY CREEK OFFICE SPACE FOR LEASE | 100 GARFIELD STREET | DENVER | COLORADO

100 Garfield Street | Denver, Colorado



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2021 Projection	19,119	241,461	594,355
2016 Estimate	17,292	219,461	538,218
Growth 2016-2021	10.57%	10.23%	10.43%
Median Age	45.2	37.2	35.6
HOUSEHOLDS			
2021 Projection	10,240	128,267	275,485
2016 Estimate	9,260	116,397	249,234
Average Household Size	1.9	1.8	2.1
HOUSEHOLD INCOME			
2016 Average Income	\$145,296	\$90,117	\$80,064
2016 Median Income	\$111,469	\$61,464	\$54,139

Traffic Counts

Colorado Blvd at E 1st Ave.	62,946 +/- VPD
Colorado Blvd at E 2nd Ave.	54,000 +/- VPD
Colorado Blvd at E 3rd Ave.	65,645 +/- VPD



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