

For Lease

**28,625 RSF**  
Stunning Office Building  
in Cherry Creek North



# ONE FILLMORE PLAZA

2955 East 1st Avenue | Denver, Colorado 80206

## Property Overview

- Stunning, modern office building prominently positioned in the heart of Cherry Creek
- 28,625 RSF across three (3) full floors available for lease
- Exceptional natural light, mountain views, floor to ceiling glass, high ceilings, and an attached parking garage
- Unbeatable location with immediate access to more than 90 restaurants, shopping, fitness, spas, and much more
- Building signage with prominent 1st Avenue visibility
- Parking available at \$135/month per unreserved space and \$200/month per reserved space

**Lease Rate: \$36.00/RSF NNN**

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## Property Facts

Available SF:	9,498 - 28,625 RSF
Building Size:	38,913 SF
Parking Ratio:	3.00/1,000
Year Built / Renov.:	1982 / 2020

For more information:

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 2955 East 1st Avenue  
 Denver, Colorado



### Traffic Counts

Vehicles/Day

1st Ave @ Milwaukee St	38,000
Fillmore St @ 3rd Ave	4,900
Milwaukee St @ E 2nd Ave	1,100

\*Source: LandVision

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