



## CHERRY CREEK PLAZA



Cherry Creek Plaza II / 650 South Cherry Street / Glendale, Colorado 80246







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650 South Cherry Street  
Glendale, Colorado 80246

## Location

- Conveniently located five minutes from Cherry Creek Shopping Center
- Ten minutes to I-25 via South Colorado Boulevard, Evans Avenue or Yale Avenue
- Immediately adjacent to the Cherry Creek bike/pedestrian trail
- Next door to the 100,000 SF Cherry Creek Athletic Club
- Walking distance to Residence Inn, Hilton Garden Inn, Staybridge Suites and Crossland Denver
- Within walking distance to CitySet

## Building Amenities

- On-site ownership & property management
- Conference rooms
- Fitness facility including racquetball court
- Deli
- Covered structured parking
- 45 Visitor spaces at no charge
- Stunning western views
- Building storage

## Property Features

Building RSF 162,599

Number of Floors 14

Floorplate 13,000 RSF

Year Built 1979

Parking Ratio 1 : 294

Parking Costs Covered Unreserved: \$50/Month  
Surface Unreserved: \$25/Month

Elevators Four

Locking Dock Yes

Fiber Providers Comcast  
CenturyLink  
CBeyond

Operating Expenses 2017 Base Year (Est: \$9.78/SF)  
2016 Actual: \$9.72/SF  
2015 Actual: \$9.93/SF  
2014 Actual: \$10.05/SF

Loss Factor 1.14

Renovated Lobby



Conference Room



Training Room



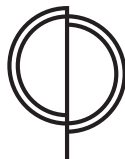
Fitness Center



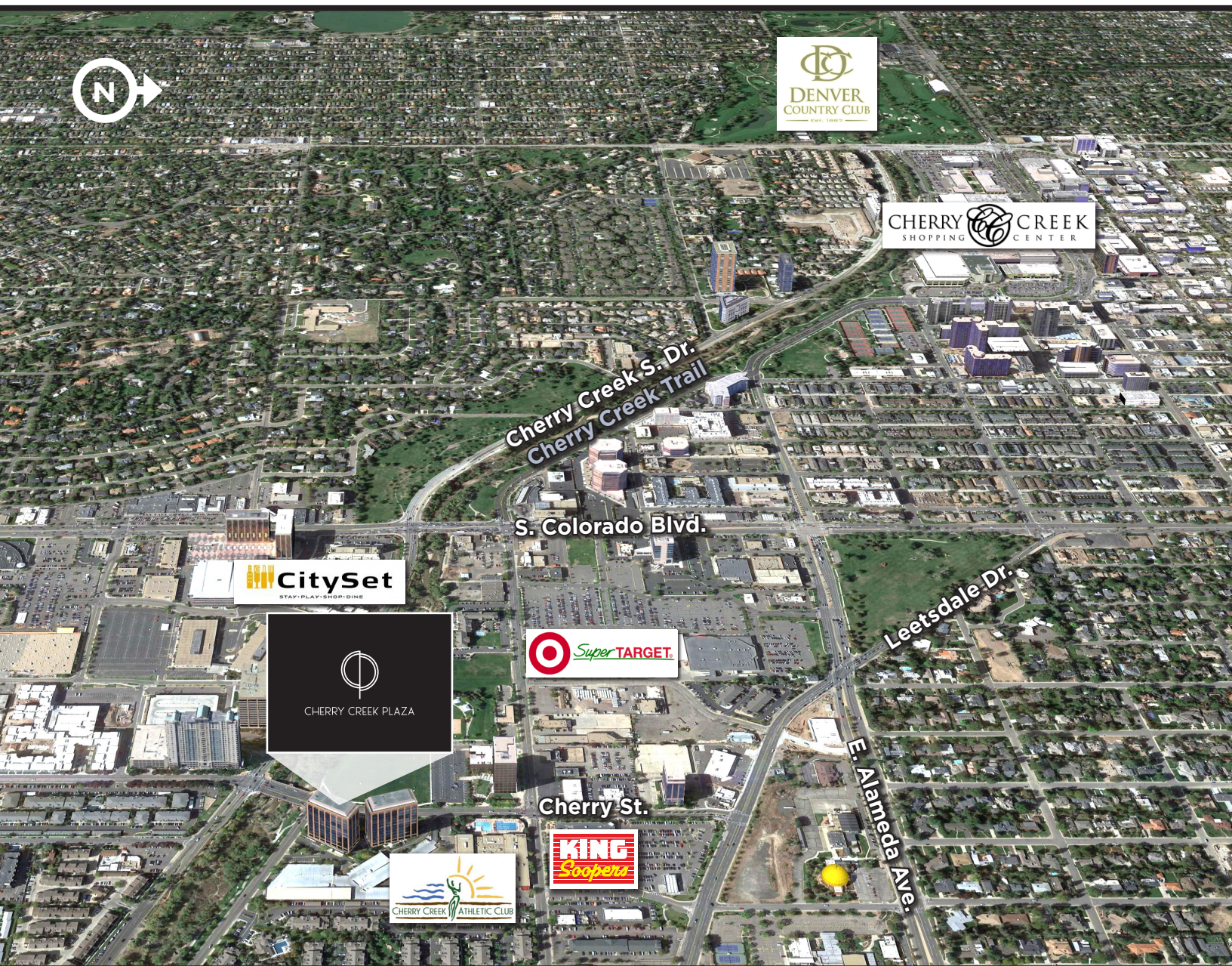
## Current Availabilities

Suite	RSF	Description
235	723	Open area and kitchen
830	1,161	Whiteboxed. Southeast corner with creek and mountain views
420	1,206	Whiteboxed
860	1,214	Four exterior offices
1150	1,409	Four exterior offices
555	1,560	Three exterior offices, open area and reception
525	1,807	Three exterior offices, exterior conference room, kitchen and storage.
425	2,638	Available 4Q2018. Southwest corner. Seven exterior offices, storage and kitchen.
212	3,231	Two exterior offices, conference room, kitchen and open area for two cubes. Available February 1, 2018.
212/235	3,954	Two exterior offices, one interior office, storage, kitchen & open area
750	4,132	Four exterior offices (two west facing), kitchen, and open area
115	5,842	Exterior conference room, eight exterior offices, two interior offices, storage, kitchen and large open area





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For more information, please contact:

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