

# 677 SOUTH COLORADO BLVD

FOR SALE & LEASE | OFFICE | 15,244 SF

677 SOUTH COLORADO BLVD | DENVER, CO 80246



## OFFERING MEMORANDUM



# 677 SOUTH COLORADO

PRESENTED BY



**JAMIE MITCHELL**  
*PRINCIPAL*

T (303) 962 - 9571

JMITCHELL@PINNACLEREA.COM



**PAUL NORA**  
*ADVISOR*

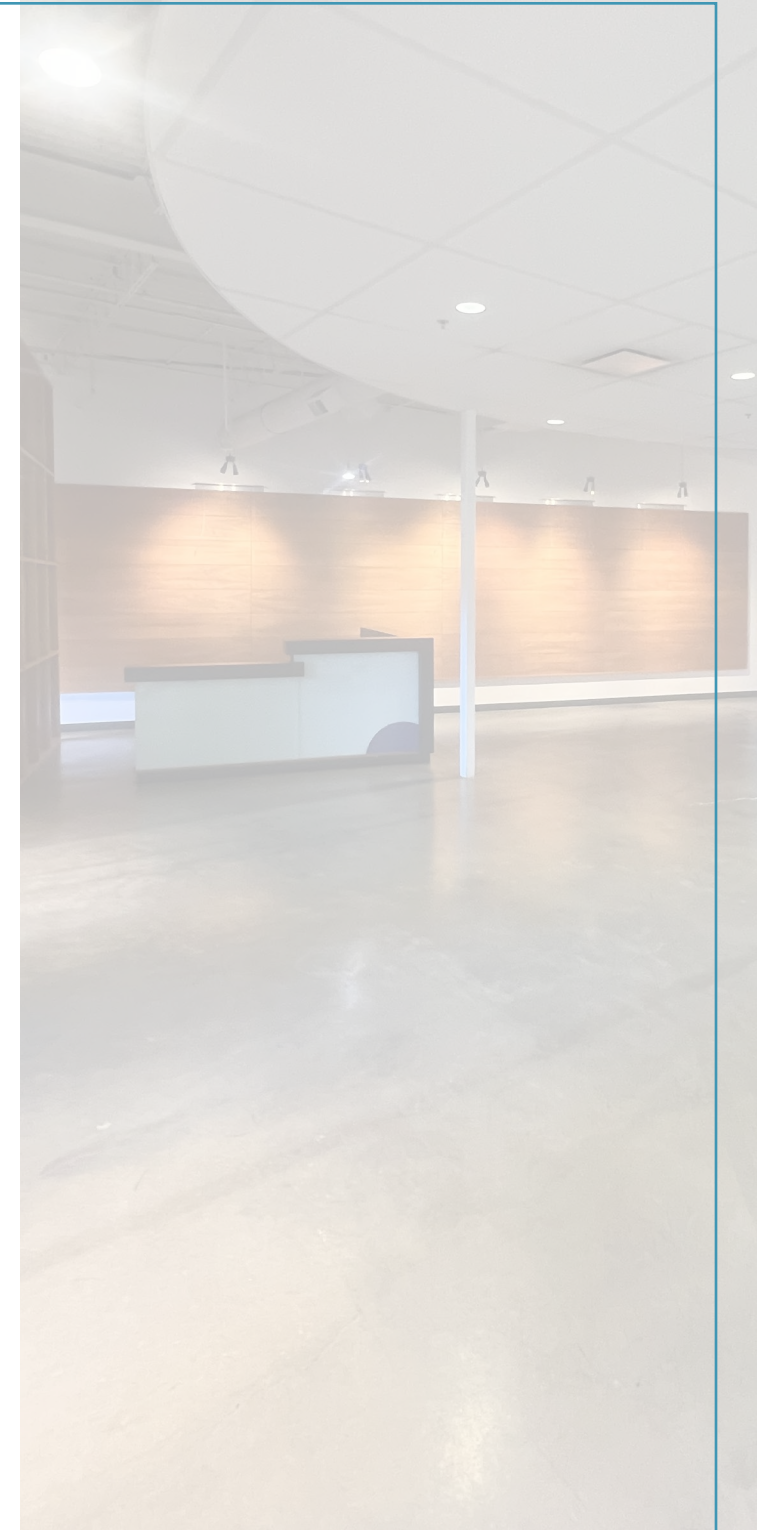
T (303) 962 - 9575

PNORA@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)



**PINNACLE**  
REAL ESTATE ADVISORS





# EXECUTIVE SUMMARY

677 S. Colorado Blvd offers a rare, high visibility office acquisition in one of Denver’s most desirable corridors. Comprising approximately 15,244 square feet and situated on a 0.43 acre site, this two story, standalone structure presents an ideal platform for an owner-user, value-add investor, or repositioning play. The property fronts Colorado Boulevard—a major arterial connecting Cherry Creek and central Denver—and benefits from exceptional drive-by exposure, accessibility, and prestige. The surrounding neighborhood includes high income residential zones, high-end retail, hospitality, and professional services, making the location synergistic with boutique office, medical, or creative service tenants.

## PROPERTY OVERVIEW

LIST PRICE	CONTACT BROKERS
LEASE RATE	CONTACT BROKERS
BUILDING SIZE	15,244 SF
BUILDING TYPE	OFFICE
LOT SIZE	18,844 SF
YEAR BUILT	1970

## PROPERTY FEATURES

- EXCEPTIONAL FRONTAGE AND DIRECT ACCESS ON COLORADO BOULEVARD
- PRIME OPPORTUNITY FOR OWNER-USER OCCUPANCY
- FLEXIBLE OPEN FLOOR PLAN
- 22 COVERED PARKING SPACES ON-SITE
- LOCATED IN A HIGH-INCOME AREA NEAR CHERRY CREEK, SURROUNDED BY EXCLUSIVE RETAILERS
- STRATEGIC COVERED LAND PLAY - POSITIONED WITHIN A POTENTIAL FUTURE REDEVELOPMENT CORRIDOR









# CHERRY CREEK LOCATION OVERVIEW



## CHERRY CREEK

Cherry Creek is located near the geographic center of the City and County of Denver and is a mixture of dense urban development and tree lined residential streets. It is bordered by East Sixth Avenue to the north, Colorado Boulevard to the east, Cherry Creek to the south and University Boulevard to the west. Cherry Creek contains two major retail centers; the Cherry Creek Shopping Center is a large enclosed shopping mall, and Cherry Creek North is a 16 square block shopping district which is home to specialty designers, haute couture boutiques, high-end retailers, art galleries and restaurants. The area is also home to 14.7 million square feet of office space in 512 buildings.

The constriction of supply coupled with the affluence of the surrounding residential area makes office, retail, and multifamily space a rare commodity. Cherry Creek assets are nearly recession-proof.



Cherry Creek is a shopping mecca with hundreds of retailers, restaurants, art galleries and boutiques offering the world's finest haute couture designers. As home to Denver's wealthiest individuals, Cherry Creek offers a premier luxury shopping experience. Cherry Creek has two distinct retail areas, the Cherry Creek Shopping Center and Cherry Creek North. Together, they generate nearly 5% of Denver's sales tax revenue on only 0.14% of Denver's land area.

## CHERRY CREEK SHOPPING CENTER

- Dominant luxury mall in the state
- Anchored by Neiman Marcus, Nordstrom and Macy's.
- High-end retailers include Cartier, Louis Vuitton, Tiffany's, Burberry and Ralph Lauren

## CHERRY CREEK NORTH

- Premier retail, dining and mixed use area encompassing 16 city blocks
- Over 350 businesses, featuring a broad range of unique fashion, jewelry, spas/salons, galleries and restaurants



# LOCATION OVERVIEW MAP





# DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Ken Caryl Business Center located in Littleton, Colorado, and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this

Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



One Broadway Suite A300  
Denver, CO 80203  
T: 303.962.9555  
[www.PinnacleREA.com](http://www.PinnacleREA.com)



# 677 SOUTH COLORADO

PRESENTED BY



**JAMIE MITCHELL**

*PRINCIPAL*

T (303) 962 - 9571

JMITCHELL@PINNACLEAREA.COM



**PAUL NORA**

*ADVISOR*

T (303) 962 - 9575

PNORA@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

