



WALDORF ASTORIA®
RESIDENCES • DENVER • CHERRY CREEK

Retail & Restaurant Opportunities Delivering Q4 2027

5,440 SF Flagship Restaurant Space
1,920 SF Luxury Lifestyle Retail



For leasing information, contact

Stuart Zall
szall@zallcompany.com
303.888.9040

Stacey DePalma
sdepalma@zallcompany.com
303.909.2745

Kyle Framson
kframson@zallcompany.com
303.947.0148

EXCLUSIVELY LEASED BY:



DEVELOPED BY:



WALDORF ASTORIA RESIDENCES · 185 STEELE STREET, DENVER, CO 80206

Unmatched brand prestige with global recognition

Waldorf Astoria Cherry Creek redefines Denver luxury — where global elegance meets the intimacy of a walkable village. Here, flagship retailers and restaurateurs become part of a legacy that celebrates both tradition and innovation.



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At the intersection of legacy and modern luxury,

Waldorf Astoria Cherry Creek is poised to become Denver's most distinguished new address. Known the world over for impeccable service, timeless design, and unforgettable experiences, Waldorf Astoria brings its storied legacy to one of the city's most sought-after neighborhoods.



A flagship stage for a flagship brand



This landmark development offers a **rare opportunity to establish a flagship presence within a globally recognized luxury brand environment.** Positioned at street level along a pedestrian-friendly corridor, these exclusive retail and restaurant spaces connect your brand directly to Cherry Creek's premier residential, hotel, hospitality, and visitor clientele.

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Cherry Creek North

Cherry Creek is home to vibrant cultural attractions and offers unparalleled city-wide access and connectivity. Whether you're strolling through the Cherry Creek Shopping Center, exploring local art galleries, or enjoying outdoor activities in the nearby parks, the neighborhood strikes the perfect balance between urban excitement and peaceful retreat, all while remaining seamlessly connected to the pulse of the city.



HOME TO BRANDS SUCH AS

- | | |
|----------------------|--------------|
| Apple | West Elm |
| Louis Vuitton | YETI |
| Tiffany & Co | Room & Board |
| Nordstrom | CB2 |
| Neiman Marcus | Le Creuset |
| Burberry | Suitsupply |
| Restoration Hardware | Lululemon |
| Hermès | and more |

DEMOGRAPHICS


18,470
 Population
 Within One Mile


10K
 Households
 Within One Mile


\$163K
 Average Household
 Income


79%
 College-Educated
 Within One Mile


#1
 Luxury Shopping
 District In Denver


16.6K
 Employees

**13.7 million
visitors
annually**

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Available Spaces

Flagship Restaurant Opportunity

5,440 SF of architectural prominence at the intersection of Cherry Creek's most exclusive corridor — designed for iconic culinary brands seeking to define Denver's next destination dining experience.



Luxury Lifestyle Retail

A 1,920 SF showcase for brands in fashion, beauty, or wellness — where design, discovery, and visibility meet.



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Ground Floor Plan



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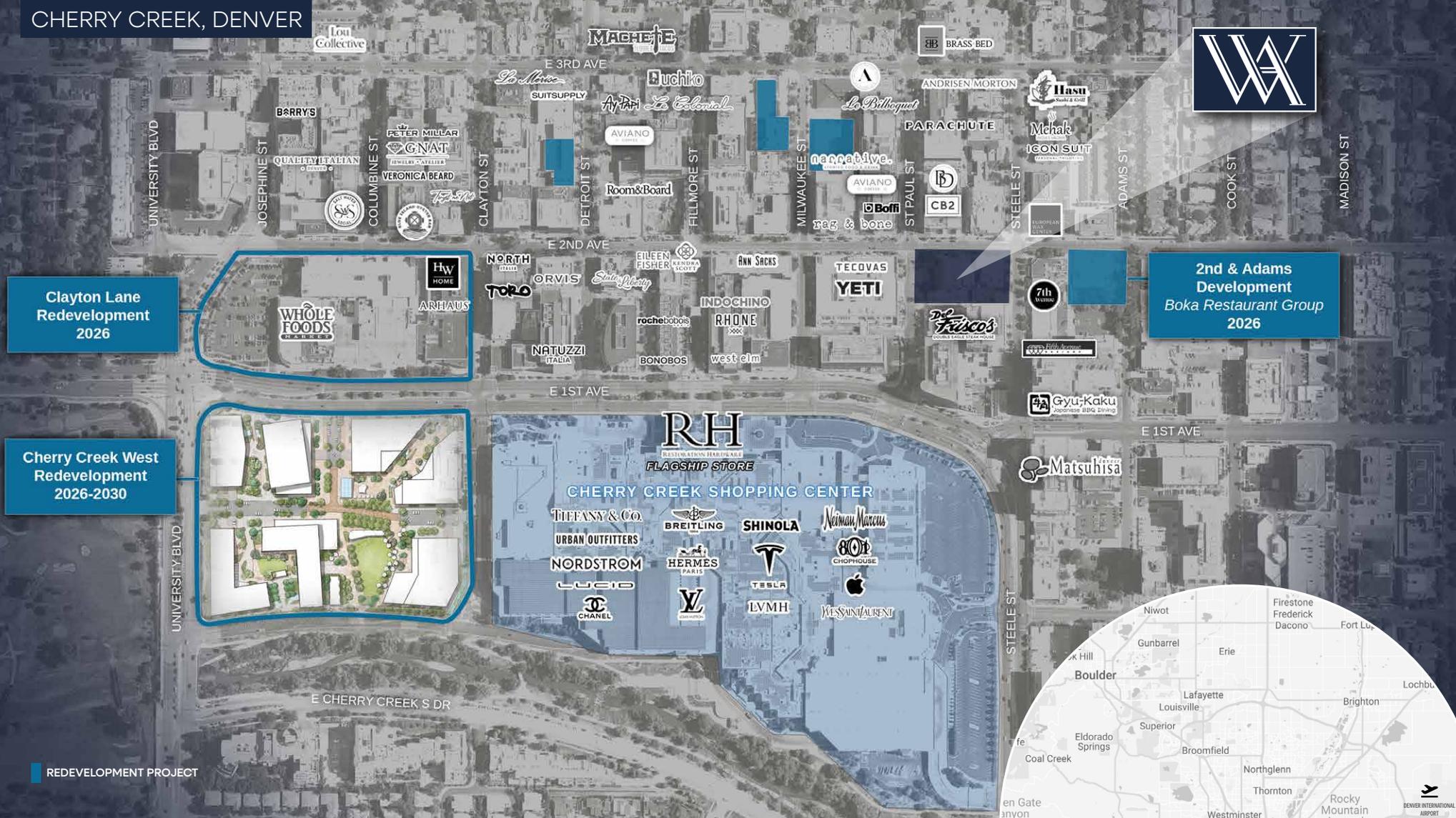
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CHERRY CREEK, DENVER



**Clayton Lane
Redevelopment
2026**

**Cherry Creek West
Redevelopment
2026-2030**

**2nd & Adams
Development
Boka Restaurant Group
2026**

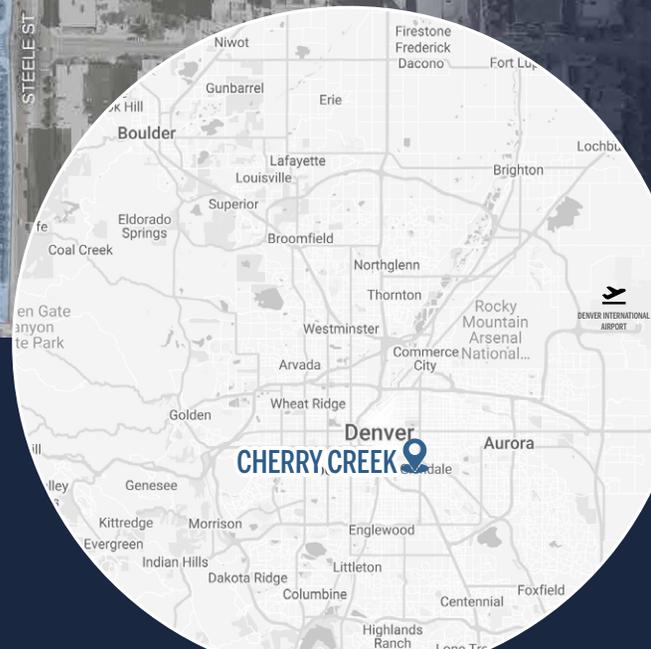
REDEVELOPMENT PROJECT

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Why Waldorf Astoria Cherry Creek

Unmatched brand prestige with global recognition

Embedded in Cherry Creek's thriving retail, dining, and cultural landscape

Thoughtful architectural design emphasizing luxury, sophistication, and hospitality

A one-of-a-kind opportunity to join a curated collection of top-tier operators



Join the brand collective redefining Cherry Creek.
Secure your place in Denver's most anticipated address — Waldorf Astoria Cherry Creek.

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

185 Steele Street, Denver, CO 80206

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker