



1020 CHEROKEE STREET

SOGNÁRE  
PARTNERS

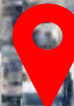


CIVIC CENTER

DENVER ART MUSEUM

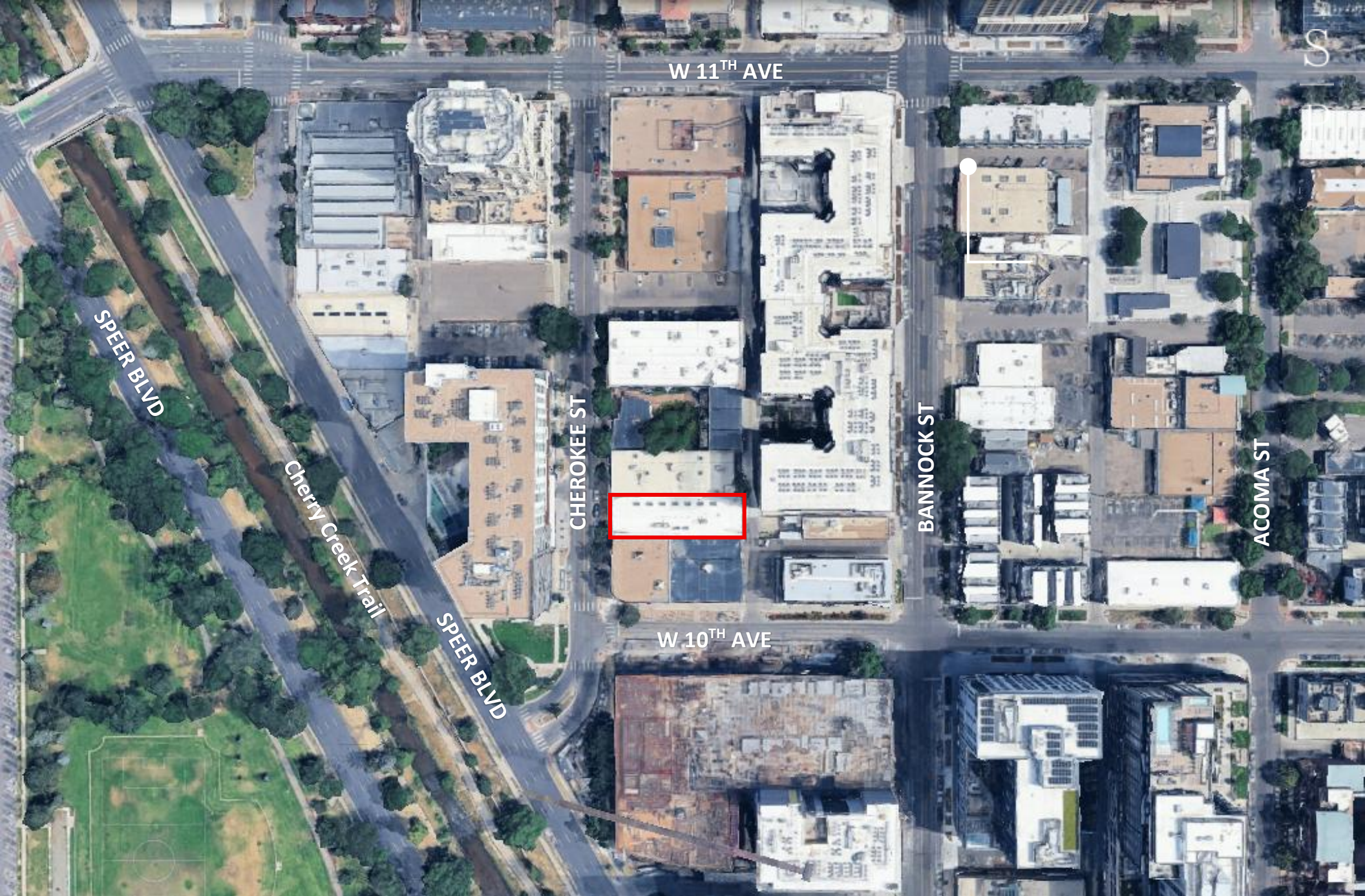
1020 CHEROKEE STREET

CHERRY CREEK TRAIL



LOOKING NORTH





JUST MINUTES  
TO DOWNTOWN



CENTRAL  
LOCATION



GREAT RESTAURANTS  
& BARS



STAND-ALONE OFFICE  
BUILDING



## PROPERTY DETAILS

### PRICE

\$3,100,000 (+/- \$416/SF)

### ZONING

D-GT (Downtown-Golden Triangle)

### SIZE

7,445 SF including 3 conference rooms, kitchen/break area, 3 private offices, open workspaces and more!

### YEAR BUILT

1966 – Renovated in 2016



## SUMMARY

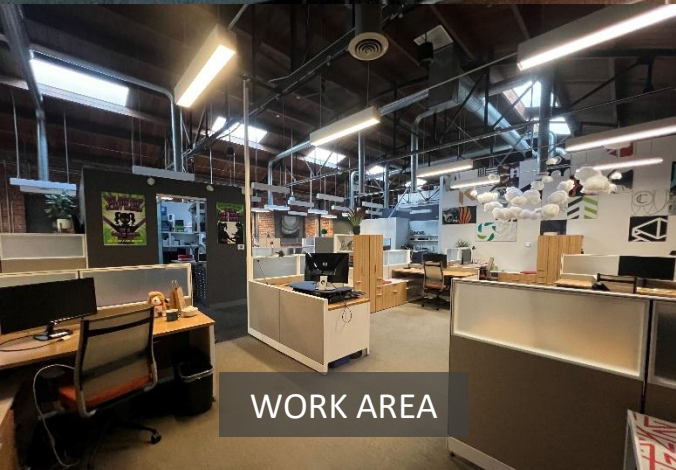
Remodeled and upgraded single story Office Building in the heart of Denver's vibrant Golden Triangle Neighborhood. Polished concrete floors, exposed brick walls, exposed wood barrel roof with exposed ductwork and skylights, large storefront windows along the street and plenty of lighting gives this building a great look and feel. Located within a short walking distance of the Cherry Creek Trail, the Denver Art Museum, Denver's Civic Center and Downtown Denver, this location is incredibly convenient and easily accessed. Surrounded by great restaurants, coffee shops, and bars that provide easy access to places to connect outside of the office.

This remodeled office building (2016) is approximately **7,445 SF** in total. It includes open workspaces, 3 conference/private breakout rooms, private offices, a coffee station, a kitchen/break area and plenty of storage.





LOUNGE AREA



WORK AREA



LARGE CONFERENCE ROOM



KITCHEN



1020 CHEROKEE STREET

PRESENTED BY

SOGNÁRE  
PARTNERS

FOR A TOUR OR ADDITIONAL INFORMATION  
PLEASE CONTACT

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PRIVATE OFFICE