



AVAILABLE FOR LEASE
THE MADISON EXCHANGE - 100 S MADISON STREET

Small Office Suites in Cherry Creek

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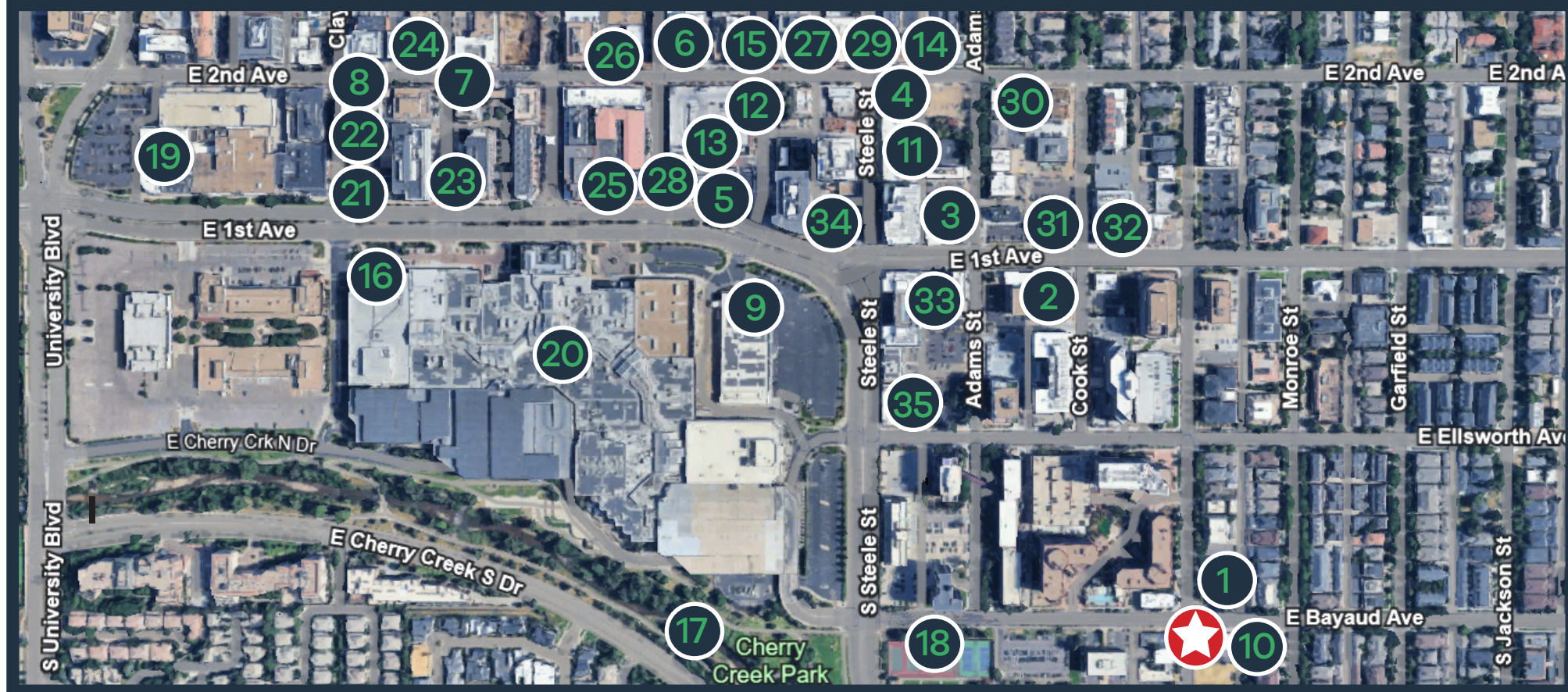
PROPERTY DETAILS

LEASE RATE	\$36.00/SF FSG
SPACE AVAILABLE	257-609 SF
TERM	Negotiable
PROPERTY TYPE	Office
CLASS	B
BUILDING STORIES	2
YEAR BUILT	1970
SUBMARKET	Cherry Creek
PARKING	Surface Parking

HIGHLIGHTS

- **Rare Opportunity - Small Office Suites Available**
- **Competitive Lease Rates for Cherry Creek Market**
- **Flexible Lease Terms**
- **Off-Street Parking - Surface and Covered Spaces Available**
- **Fantastic Cherry Creek Location - Close to Retail, Restaurants, Services and More!**
- **Strong Area Demographics**
- **Easy Access to 1st/Speer Boulevard and Colorado Boulevard**





DINING

- 1 Chopper's Sports Grill
- 2 Olive & Finch
- 3 Snarf's Sandwiches
- 4 Cherry Creek Grill
- 5 Urban Egg
- 6 Narrative
- 7 True Food Kitchen
- 8 North Italia
- 9 Flower Child

WELLNESS & CULTURE

- 10 Pilates Infusion
- 11 Rumble Boxing
- 12 Studio CLMBR
- 13 Club Pilates
- 14 StretchLab
- 15 SoulCycle
- 16 Zone Athletic Club
- 17 Cherry Creek Park
- 18 Gates Tennis Center

RETAIL/SERVICES

- 19 Whole Foods Market
- 20 Cherry Creek Mall
- 21 Design Within Reach
- 22 Hotel Clio
- 23 Chase Bank
- 24 Room & Board
- 25 West Elm
- 26 Mani Pedi Cherry Creek
- 27 CB2

- 28 The Jacquard Hotel
- 29 Massage Envy
- 30 The Landing Strip Waxing
- 31 MidFirst Bank
- 32 UC Health Cherry Creek
- 33 PureLuxe Beauty Bar
- 34 Wells Fargo Bank
- 35 Bank of the West

Kentwood
Commercial

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