



FOR LEASE IN THE HIGHLY DESIRABLE SUBMARKET



3300 S Parker Rd  
Aurora, CO 80014



124,446 SF



MONUMENT SIGNAGE



MOUNTAIN VIEWS



CALL FOR PRICING INFORMATION

*For Lease*

Cherry Creek Place overlooks Cherry Creek State Park with unobstructed views from Pike's Peak to Long's Peak. There is a large conference room for tenant use, dead file storage, 24/7 building access and under-building parking with card access. With excellent access from Parker Road and I-225, it is approximately 20 minutes to Denver International Airport and Downtown, and just 5 minutes from the Denver Tech Center.

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## Investment Grade Tenancy and Outstanding Economics

All plant and equipment was replaced in the building in the last year:

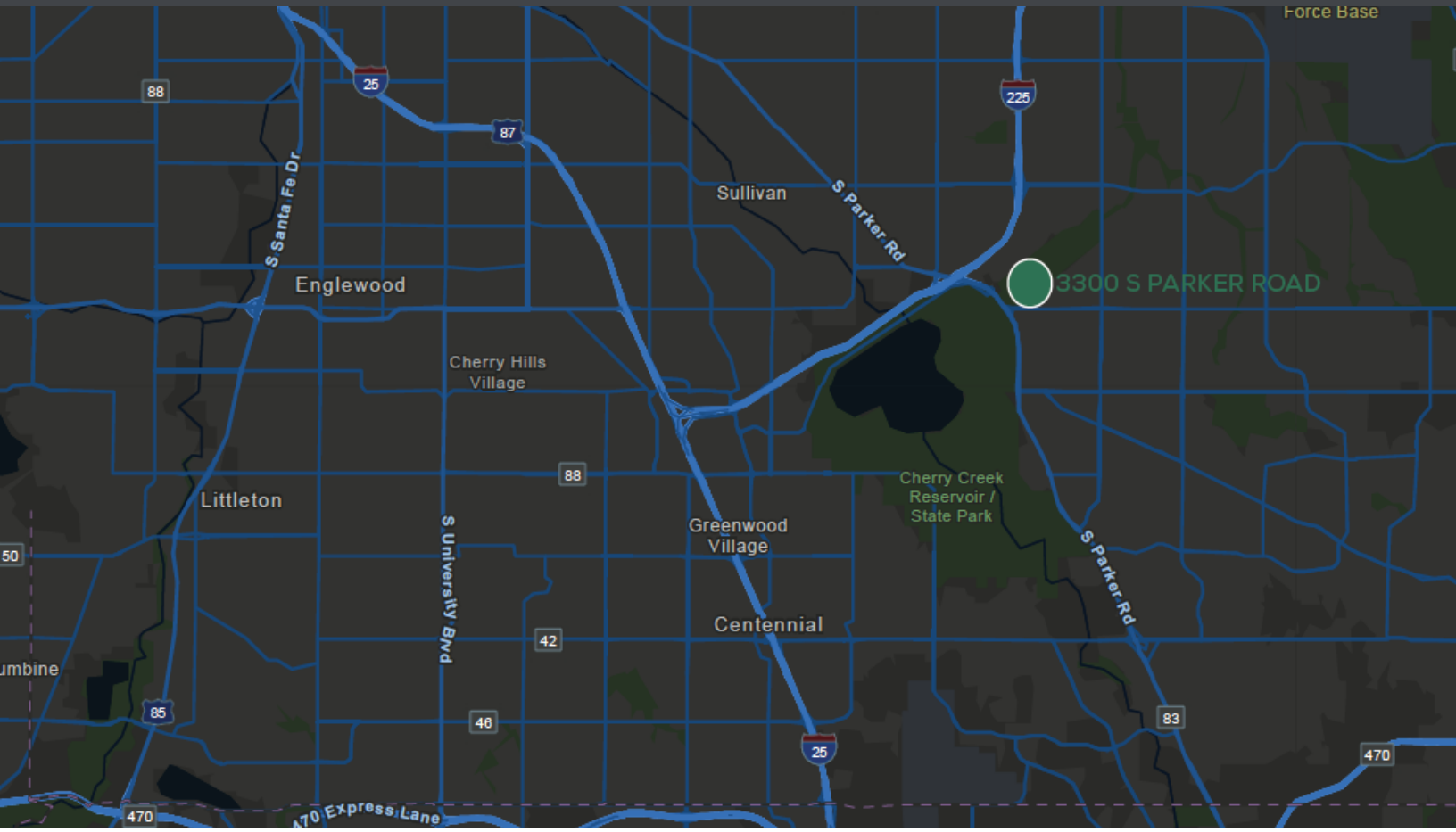
- 1) Completely new HVAC system was installed
- 2) All interior light fixtures were replaced with LED lights
- 3) The roof was replaced
- 4) A solar array was installed on the roof
- 5) Restrooms were renovated
- 6) Elevator cabs were renovated
- 7) Restrooms were renovated
- 8) Common areas were renovated





# Location

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