



CHERRY TOWER

950 S CHERRY ST

THE TOWER
EXPERIENCE WHERE
CONVENIENCE &
SERVICE CONVERGE

[View video](#)

Owned and managed by



**AVISON
YOUNG**

PROPERTY DETAILS

Building Size	226,195 SF
Floors	16
Lease Rate	\$26.00-\$29.00/SF FSG
Parking Ratio	2.8/1,000 SF Unreserved: \$65.00

- Flexible and efficient floor plates
- Full floor and multiple floor options
- Recently renovated DDC controls for tenant comfort
- Top of building signage available for full floor tenants, visible from Colorado Blvd
- **Coming soon:** charging stations and upgraded fitness equipment



On-site convenience

Cherry Tower has invested over \$6 million dollars towards its amenity package and building upgrades for your convenience and satisfaction.

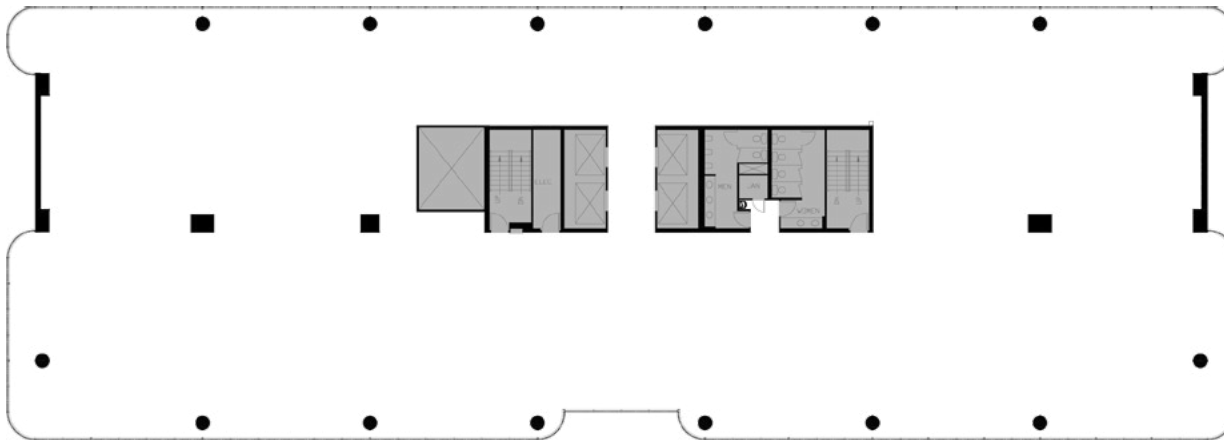


30 person training room

Outdoor tenant pavilion

Additional features

- On-site security/concierge
- On-site management and ownership
- Grab-n-go breakfast/lunch available from building deli
- Covered structured and executive parking options
- Abundant visitor parking
- Available bike and building storage
- Tenant fitness facility with showers and locker rooms



Efficient rectangular floor plate - Demisable to suite your needs

View the Rockies

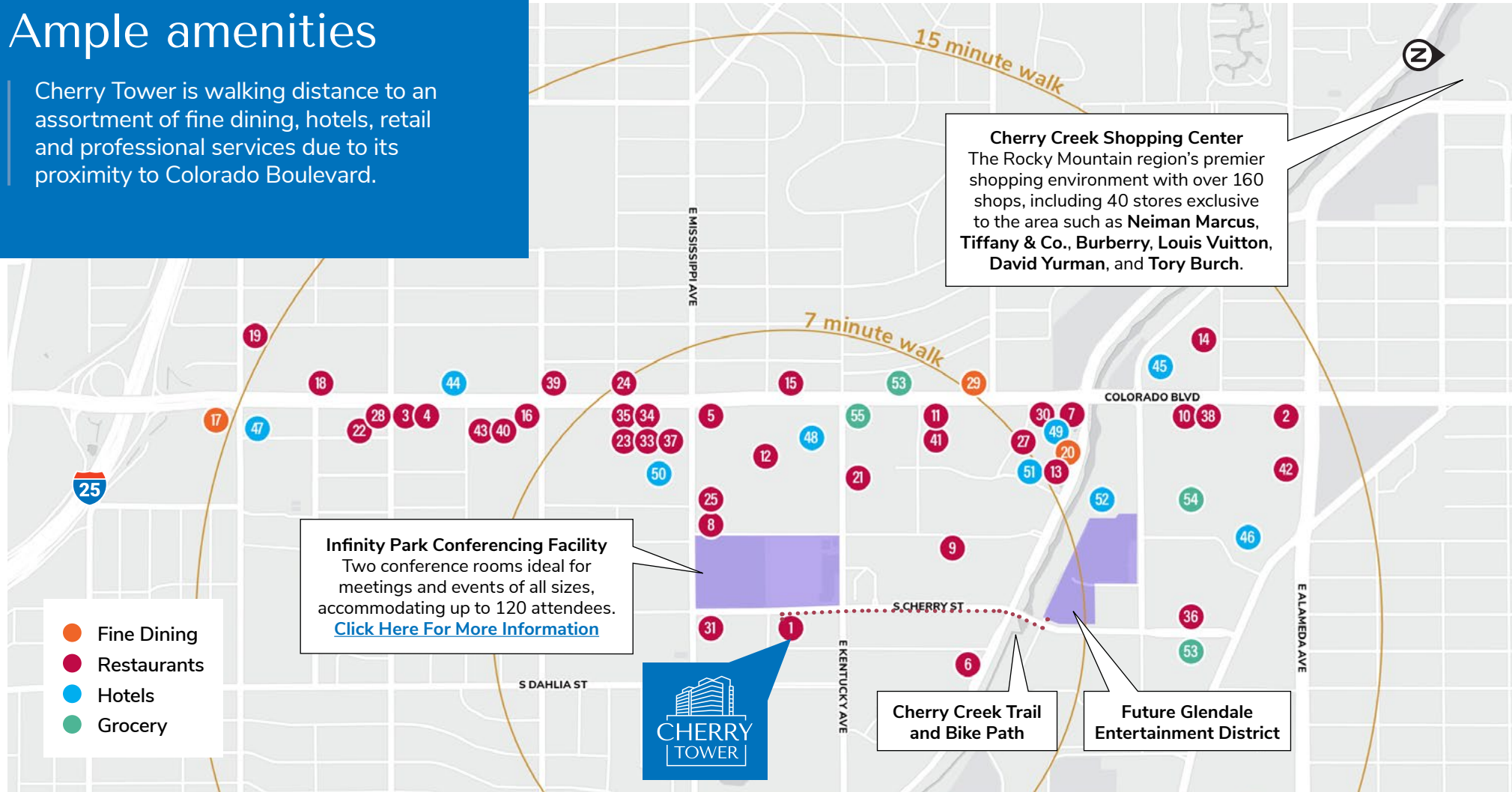
Approximately 60% of window line is exposed to unobstructed western views of the Rocky Mountains.

Enjoy immediate access to Infinity Park, a 16-acre, multi-use, indoor-outdoor entertainment hub for the entire Denver metro area. The park serves as an event and recreation destination.



Ample amenities

Cherry Tower is walking distance to an assortment of fine dining, hotels, retail and professional services due to its proximity to Colorado Boulevard.



- | | | | | |
|---------------------------|--------------------------------|--------------------------|------------------------------------|--|
| 1. Cherry Tower Deli | 12. Crave Mediterranean Grill | 23. Mango Mango Desserts | 34. QDOBA Mexican Eats | 45. DoubleTree by Hilton |
| 2. A&W Restaurant | 13. Cuba Cuba | 24. McDonald's | 35. Raising Cane's Chicken Fingers | 46. Extended Stay America |
| 3. Arby's | 14. Dazbog Coffee | 25. Ming's Dynasty | 36. Sams No. 3 | 47. Fairfield Inn & Suites by Marriott |
| 4. Black-eyed Pea | 15. Einstein Bros. Bagels | 26. Modern Market Eatery | 37. Smashburger | 48. Hampton Inn & Suites |
| 5. Boba & Crepes | 16. Good Times | 27. Native Foods | 38. Starbucks | 49. Hilton Garden Inn |
| 6. Bull & Bush Brewery | 17. Hacienda Colorado* | 28. Noodles & Company | 39. Taco Bell | 50. Hyatt Place |
| 7. Café Rio Mexican Grill | 18. IHOP | 29. Osaka Sushi* | 40. Thai Pot Café | 51. Residence Inn by Marriott |
| 8. Caitlin's Restaurant | 19. Jamba Juice | 30. Panera Bread | 41. Vivi Pho | 52. Staybridge Suites |
| 9. Cherry Creek Deli | 20. Jax Fish House* | 31. Pie Society Pizza | 42. Wendy's | 53. King Soopers |
| 10. Chick-fil-A | 21. Las Delicias | 32. Pizza Hut | 43. Zero Degrees | 54. Target |
| 11. Chili's Grill & Bar | 22. Little Anita's New Mexican | 33. PokeCity | 44. Courtyard by Marriott | 55. Whole Foods Market |

Future Glendale Entertainment hub

Construction is planned for a 10-acre entertainment district that will feature an array of premier entertainment options, including a movie theater, live concert venue, exclusive shops, dining and much more. The project is a 7 minute walk from Cherry Tower.

[View video](#)

[Learn more](#)



Superior access

Cherry Tower is easily accessible from all directions and is well connected to populated areas of Metro Denver.

Travel times by vehicle:

- Cherry Creek – 8 min
- Denver Tech Center – 15 min
- Denver CBD – 20 min
- Denver Int'l Airport – 40 min



The Goodman difference

Over the last six decades, Goodman Realty Group has built a nationwide reputation as one of the most innovative and versatile owners and developers of commercial real estate. They have a strong track record of long term relationships with their tenants.

- Outstanding service to ensure employee satisfaction
- Significant capital invested at Cherry Tower to provide environmental sustainability
- Family run company - quick decision making process
- Long term owner

[More About Goodman Realty](#)





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