

FOR LEASE
\$23.00 SF/YR FS



CHERRY CREEK DRIVE BUILDING
3955 E EXPOSITION AVE

Denver, CO 80209



AVAILABLE SF

175-1,810SF



AVAILABILITY

IMMEDIATELY



LOT SIZE

1.51 ACRES

PROPERTY HIGHLIGHTS

- Cherry Creek location at a fraction of the price
- Easy access from Colorado and Exposition
- Abundant parking
- 3-5 year lease terms available
- Close to many restaurants, retail, and the Cherry Creek Trail



PARKING

150 SPACES



STORIES

5 STORIES



YEAR BUILT

1972

PROPERTY DESCRIPTION

Cherry Creek Drive offers medical and general office suites with easy access from Colorado and Exposition Ave. The building features monument signage seen from Colorado Blvd as well as ample parking close to the building. Perfect for sole practitioners wanting a Cherry Creek address at an unbeatable rate. Suites range from 175 SF to 1,810 SF and are ready for custom tenant finishes.

Madison Commercial Properties
501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | madisoncommercial.com



ADDITIONAL PHOTOS



TODD BROWN

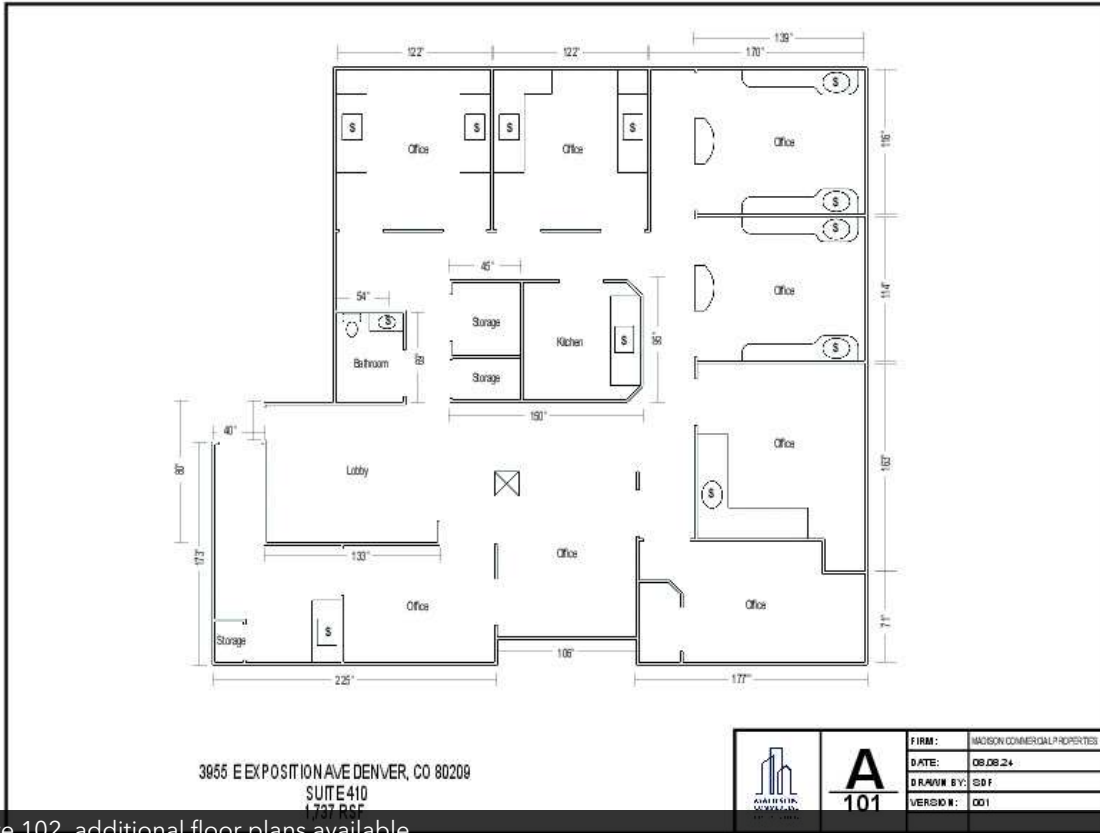
303.916.3955
tbrown@madisoncommercial.com

SHAWNA SOFFA

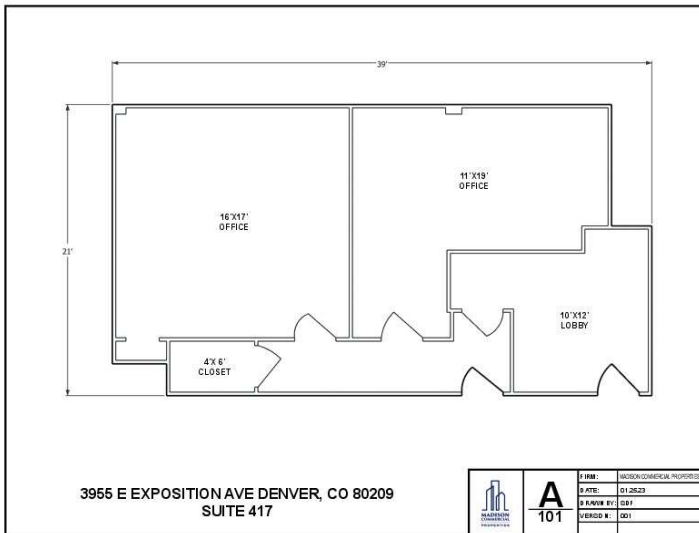
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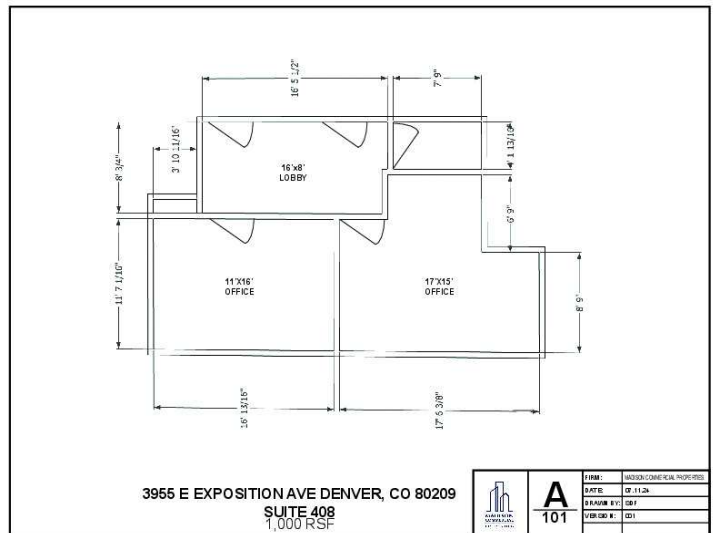
FLOOR PLANS



Example of Suite 102, additional floor plans available



Example of Suite 320, additional floor plans available



Add text here...

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