

FIRST AVENUE PLAZA AT CHERRY CREEK

44 COOK STREET AND 55 MADISON STREET, DENVER, CO 80206

FOR LEASE | 260,890 SQ FT | Class A Office Campus



JEFF CALDWELL
303.962.9536
JCaldwell@PinnacleREA.com

OWNED BY
Granite

CAMPUS HIGHLIGHTS

44 COOK STREET

- 127,228 RSF
- 10-Story Building
- +/- 14,077 SF Typical Floor Plates

55 MADISON STREET

- 137,046 RSF
- 8-Story Building
- +/- 17,700 SF Typical Floor Plates



First Avenue Plaza consists of two buildings situated on Madison Street and Cook Street.



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LOCATION HIGHLIGHTS

- High Visibility
- Easy Access
- Plentiful Parking
- Numerous Amenities
- Prominent Cherry Creek Locale
- Perfect Balance of Prestige and Value



JEFF CALDWELL

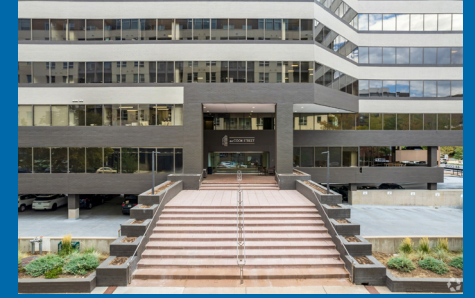
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AREA AMENITIES



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TENANT AMENITIES

-  New Tenant Lounge
-  Outdoor Plaza
-  Food Trucks
-  Showers and Lockers
-  On-site Property Management
-  Secure Parking Options
-  Monument Signage Opportunities
-  New Building Lobbies
-  New Common Areas
-  Proximity to Walkable Amenities
-  Convenient Pedestrian and Vehicle Access



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