

1020 CHEROKEE STREET

SOGNÁRE
PARTNERS

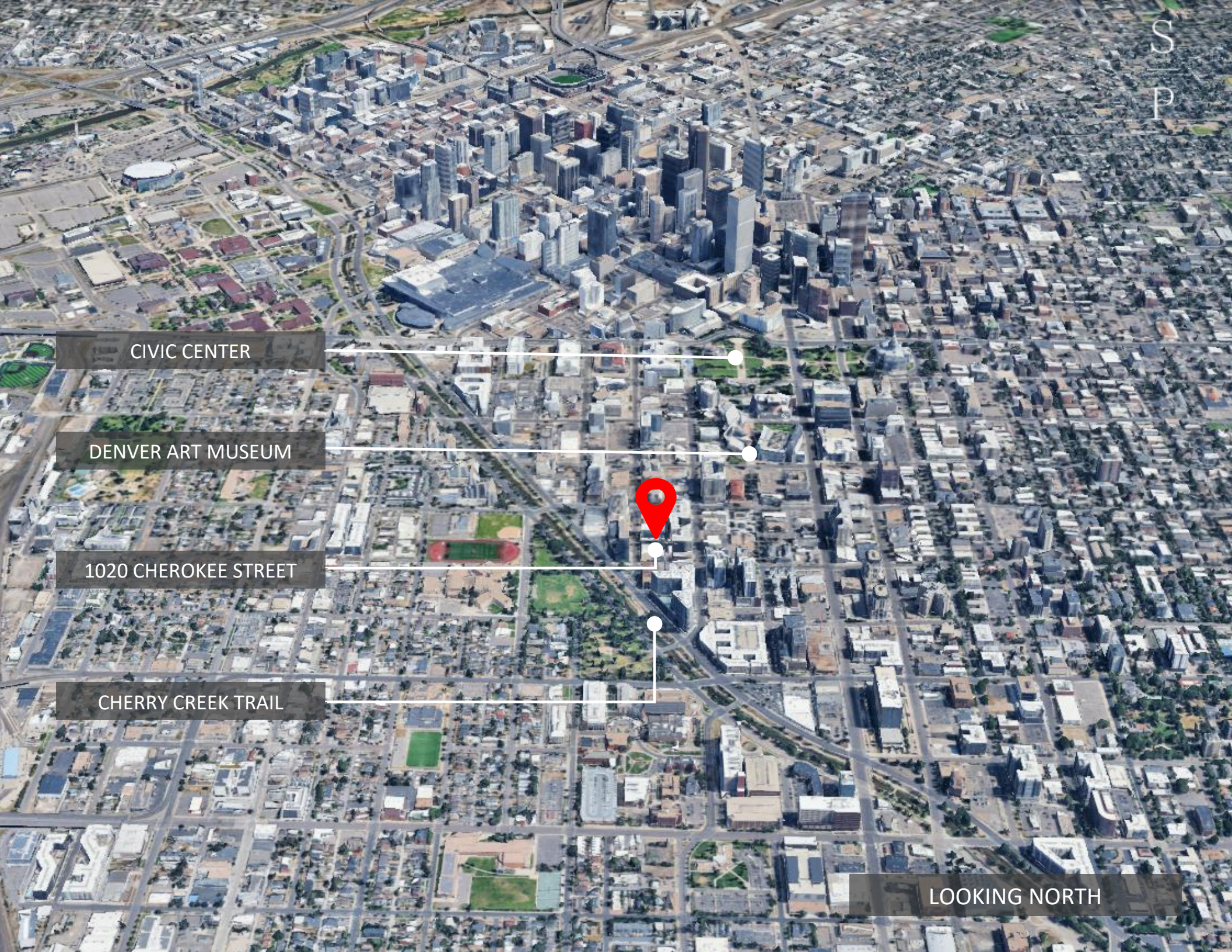
CIVIC CENTER

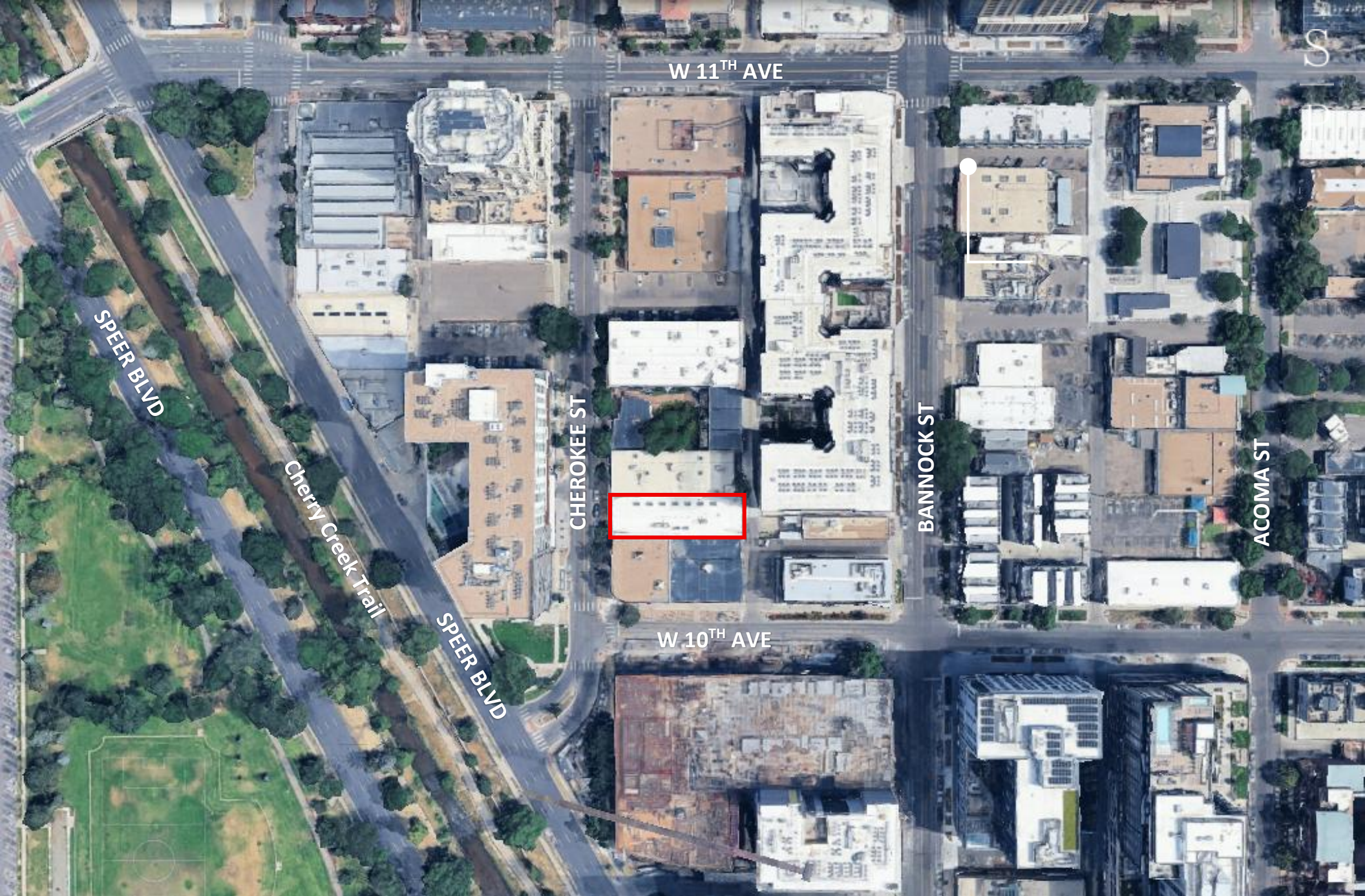
DENVER ART MUSEUM

1020 CHEROKEE STREET

CHERRY CREEK TRAIL

LOOKING NORTH





 **JUST MINUTES
TO DOWNTOWN**

 **CENTRAL
LOCATION**

 **GREAT RESTAURANTS
& BARS**

 **STAND-ALONE OFFICE
BUILDING**

PROPERTY DETAILS

PRICE

\$2,950,000 (+/- \$396/SF)

ZONING

D-GT (Downtown-Golden Triangle)

SIZE

7,445 SF including 3 conference rooms, kitchen/break area, 3 private offices, open workspaces and more!

YEAR BUILT

1966 – Renovated in 2016



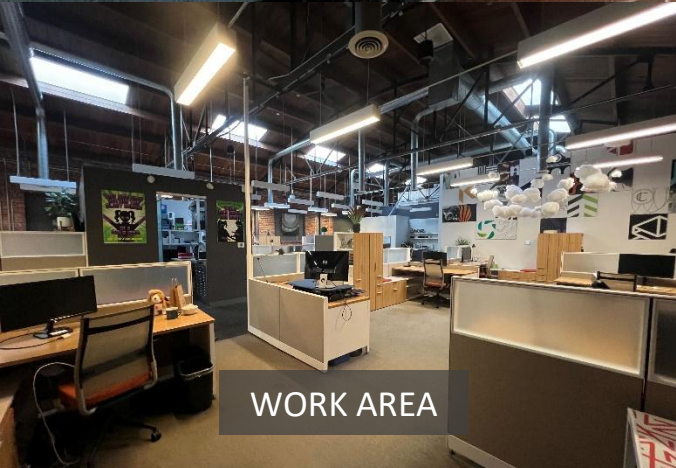
SUMMARY

Remodeled and upgraded single story Office Building in the heart of Denver's vibrant Golden Triangle Neighborhood. Polished concrete floors, exposed brick walls, exposed wood barrel roof with exposed ductwork and skylights, large storefront windows along the street and plenty of lighting gives this building a great look and feel. Located within a short walking distance of the Cherry Creek Trail, the Denver Art Museum, Denver's Civic Center and Downtown Denver, this location is incredibly convenient and easily accessed. Surrounded by great restaurants, coffee shops, and bars that provide easy access to places to connect outside of the office.

This remodeled office building (2016) is approximately 7,445 SF in total. It includes open workspaces, 3 conference/private breakout rooms, private offices, a coffee station, a kitchen/break area and plenty of storage.



LOUNGE AREA



WORK AREA



LARGE CONFERENCE ROOM



KITCHEN

1020 CHEROKEE STREET

PRESENTED BY

SOGNÁRE
PARTNERS

FOR A TOUR OR ADDITIONAL INFORMATION
PLEASE CONTACT

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PRIVATE OFFICE