



**ROCHE**  
& COMPANY

**255 CLAYTON STREET**  
a cherry creek north property

**OFFERING**

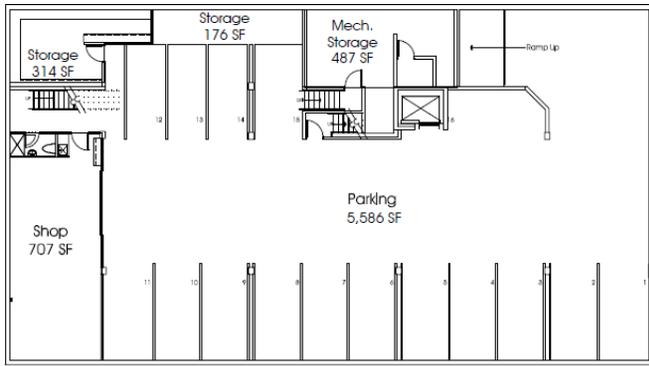
**CHERRY  
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NORTH**



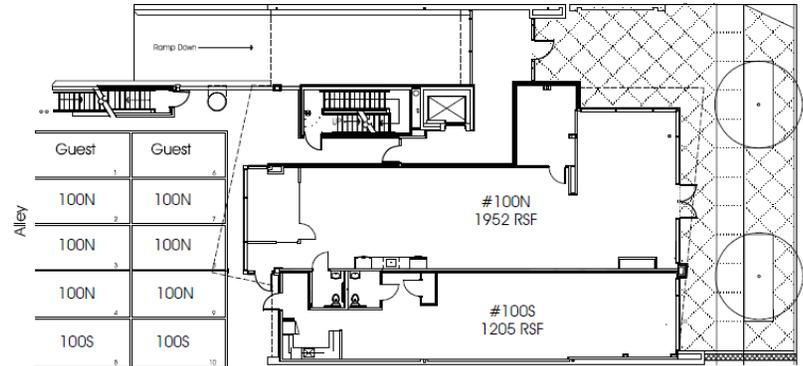


## Offering:

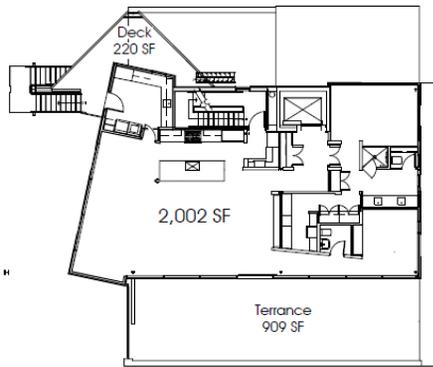
- Property: 255 Clayton Street, Denver, Colorado 80206
- 4 Stories Above Grade, 1 Level Subterranean
- Year Built: 2005
- Zoning: C-CCN-5
- Lot Size: 8,288 SF
- Building Square Footage: 12,051 SF
- Basement Square Footage: 8,250 SF
- 15 Basement Parking Spaces, 10 First Floor Back Lot Parking Spaces
- Purchase Price: TBD, Please Contact Roche Fore



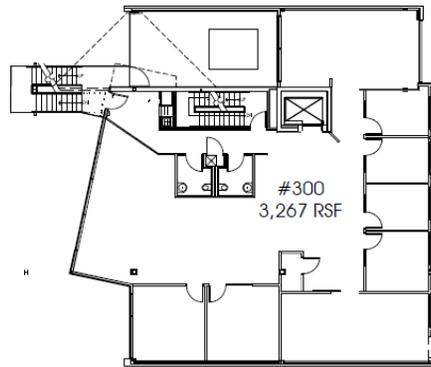
Garage Level Plan



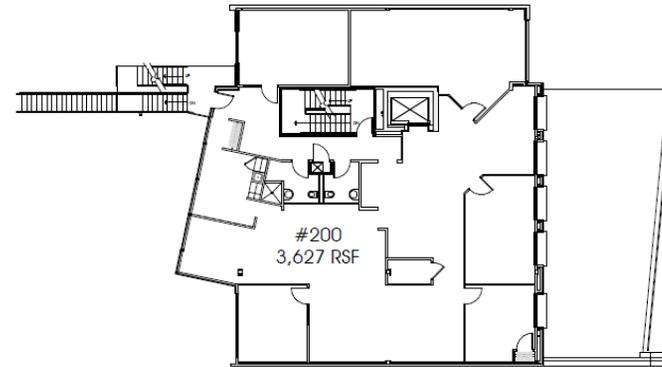
Site & Retail Level Plan



Fourth Floor Plan



Third Floor Plan



Second Floor Plan

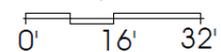


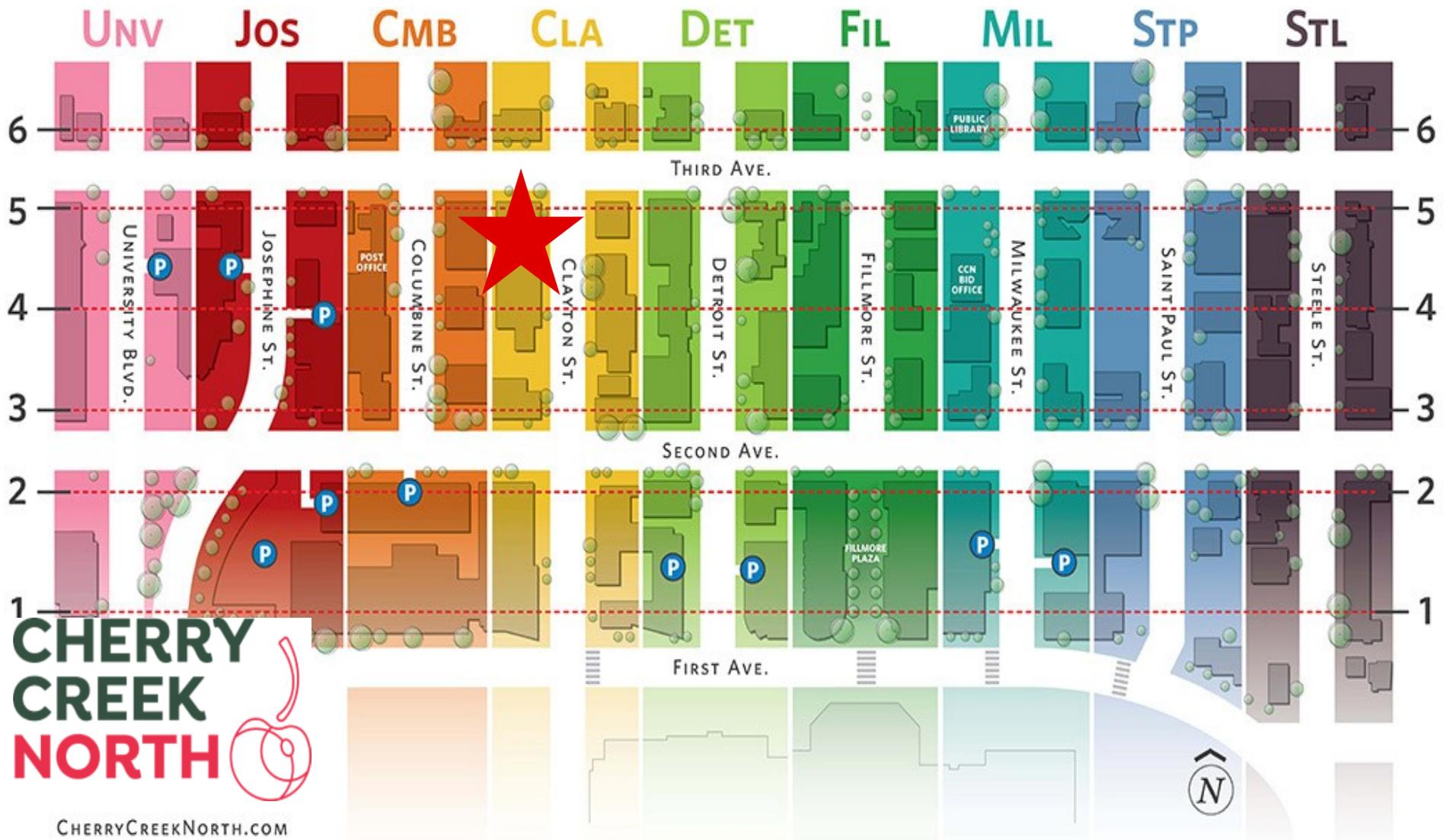
255  
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Saiber  
CORPORATION

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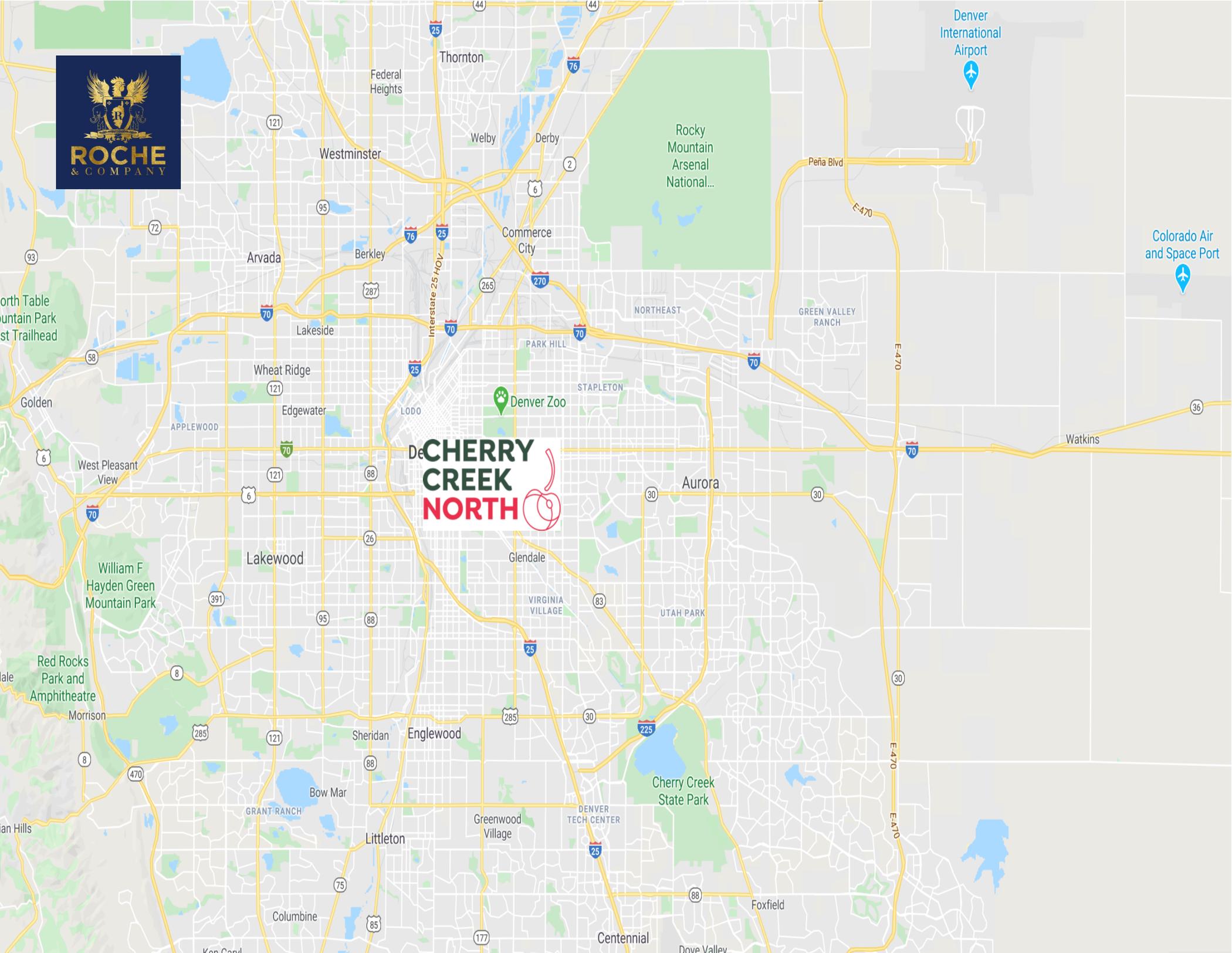
February 11, 2026





**CHERRY CREEK NORTH**

CHERRYCREEKNORTH.COM



De**CHERRY  
CREEK  
NORTH**

Denver International Airport

Colorado Air and Space Port

Rocky Mountain Arsenal National...

Denver Zoo

Cherry Creek State Park

William F Hayden Green Mountain Park

Red Rocks Park and Amphitheatre

Thornton

Westminster

Commerce City

Arvada

Wheat Ridge

Golden

Lakewood

Aurora

Sheridan

Englewood

Bow Mar

Littleton

Greenwood Village

DENVER TECH CENTER

Columbine

Centennial

Foxfield

Dove Valley

Federal Heights

Welby

Derby

Berkley

Lakeside

West Pleasant View

Edgewater

LODO

PARK HILL

STAPLETON

GREEN VALLEY RANCH

APPLEWOOD

VIRGINIA VILLAGE

UTAH PARK

GRANT RANCH

Manitou Hills

Ken Caryl

177

6

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470

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