

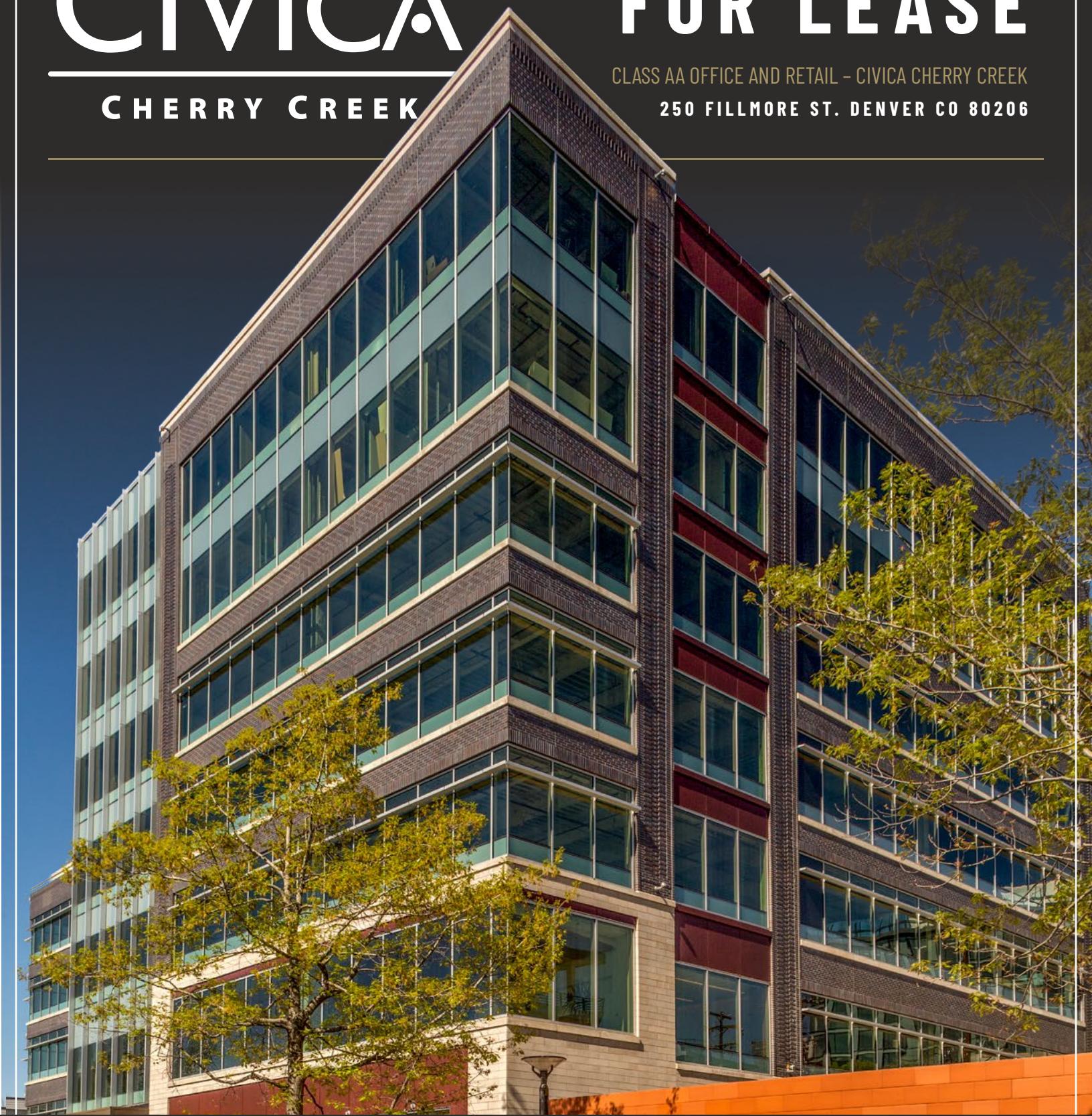
CIVICA

CHERRY CREEK

FOR LEASE

CLASS AA OFFICE AND RETAIL - CIVICA CHERRY CREEK

250 FILLMORE ST. DENVER CO 80206



FOR MORE INFORMATION, PLEASE CONTACT

JEFF CALDWELL

PRINCIPAL

T 303.885.7633

JCALDWELL@PINNACLEREA.COM



PROPERTY HIGHLIGHTS

CONTACT LISTING AGENT

LIST PRICE

CLASS AA OFFICE/RETAIL

BUILDING TYPE

2018

YEAR BUILT

APPROXIMATELY 117,000 - 7 STORIES - 4 LEVELS OF COVERED PARKING

BUILDING SIZE

PROPERTY FEATURES

LOCATION, LOCATION, LOCATION! RIGHT IN THE HEART OF CHERRY CREEK NORTH, DENVER'S MOST DYNAMIC AND DESIRABLE NEIGHBORHOOD

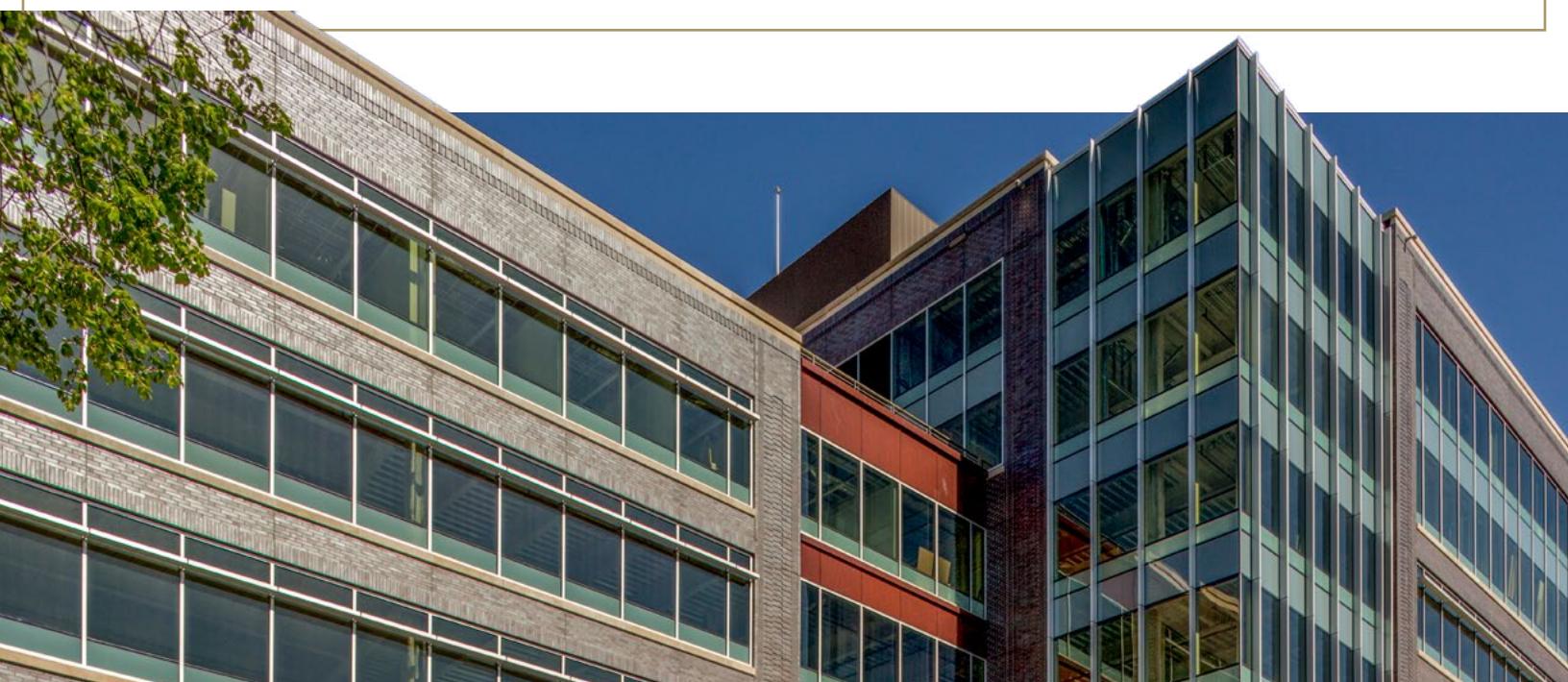
BEST IN-BUILDING AMENITIES IN THE SUBMARKET

- Concierge Services
- Hospitality Inspired Great Room with Fireside Lounge
- Common Conference Rooms with High Tech Features
- View Dynamic Glass – Self tinting glazing enhances systems efficiency and solar gain control
- Showers and Lockers, Secure Bike Barn and Wine Cellar
- Roof Top Terrace with unprecedented views of the CBD Skyline and Mountains

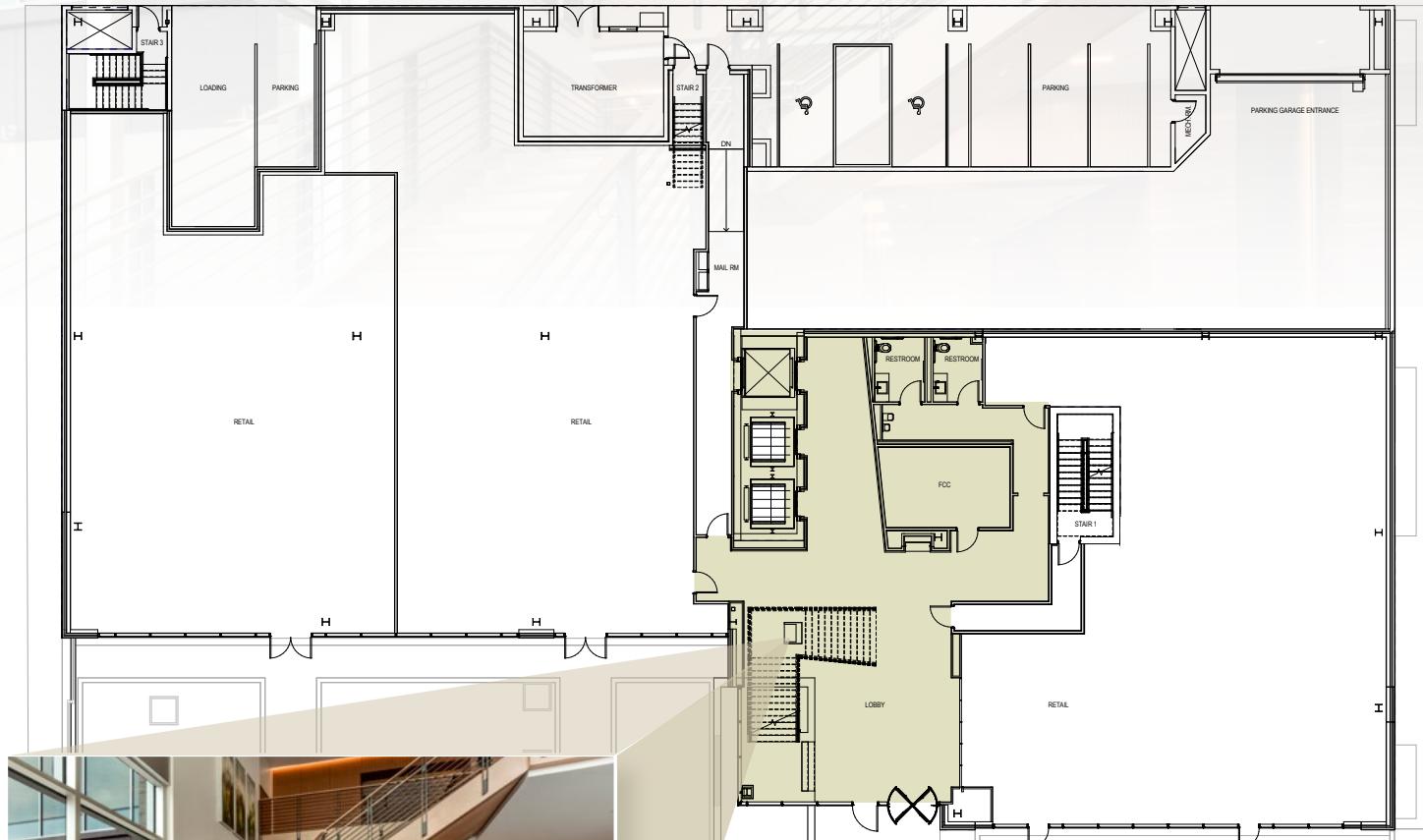
MULTI-LEVEL PARKING STRUCTURE FOR TENANTS AND VISITORS WITH EV CHARGING STATIONS

CUSTOM ART FEATURES THROUGHOUT, SOURCED BY LOCAL ARTISTS

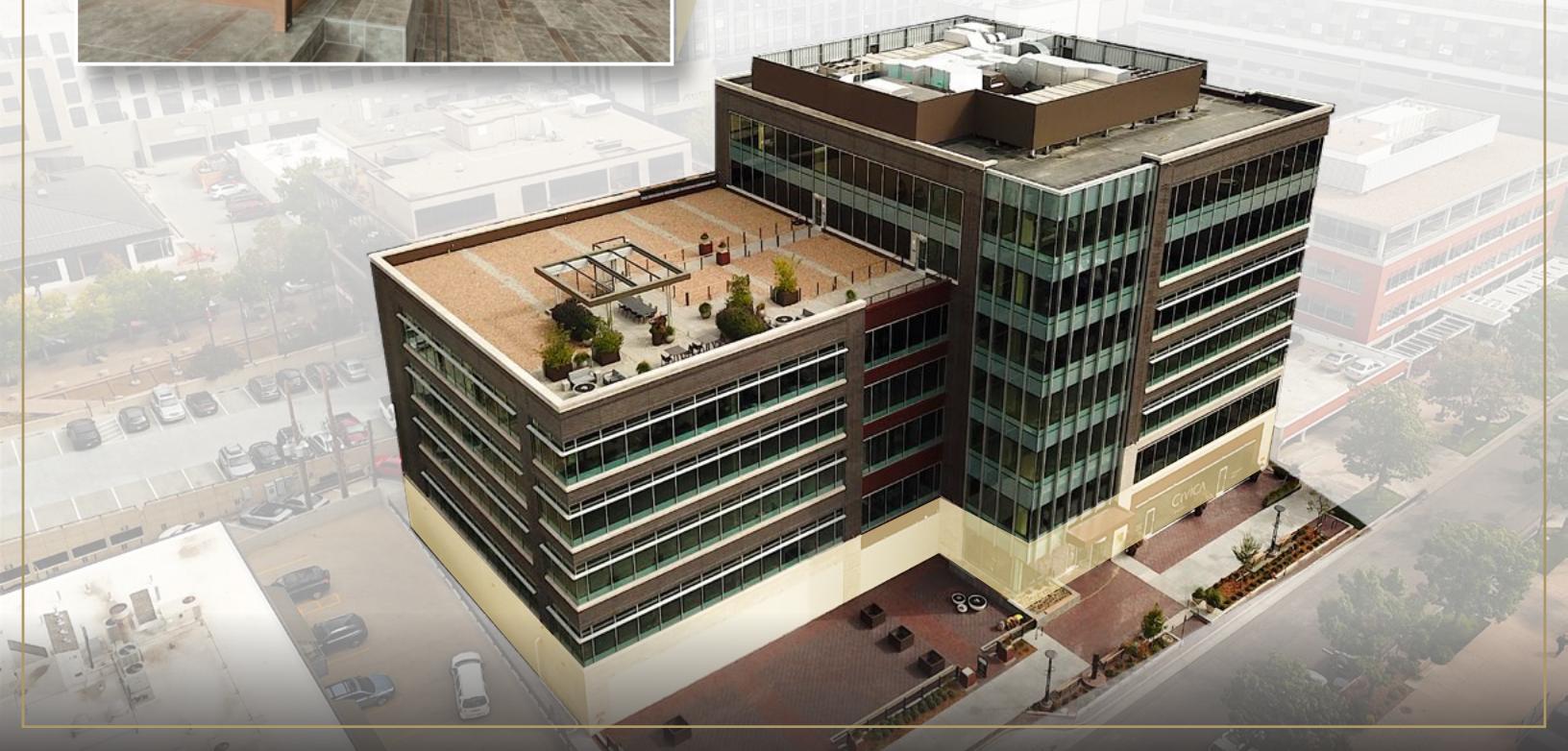
ON-SITE MANAGEMENT, ENGINEERING AND SECURITY STAFF



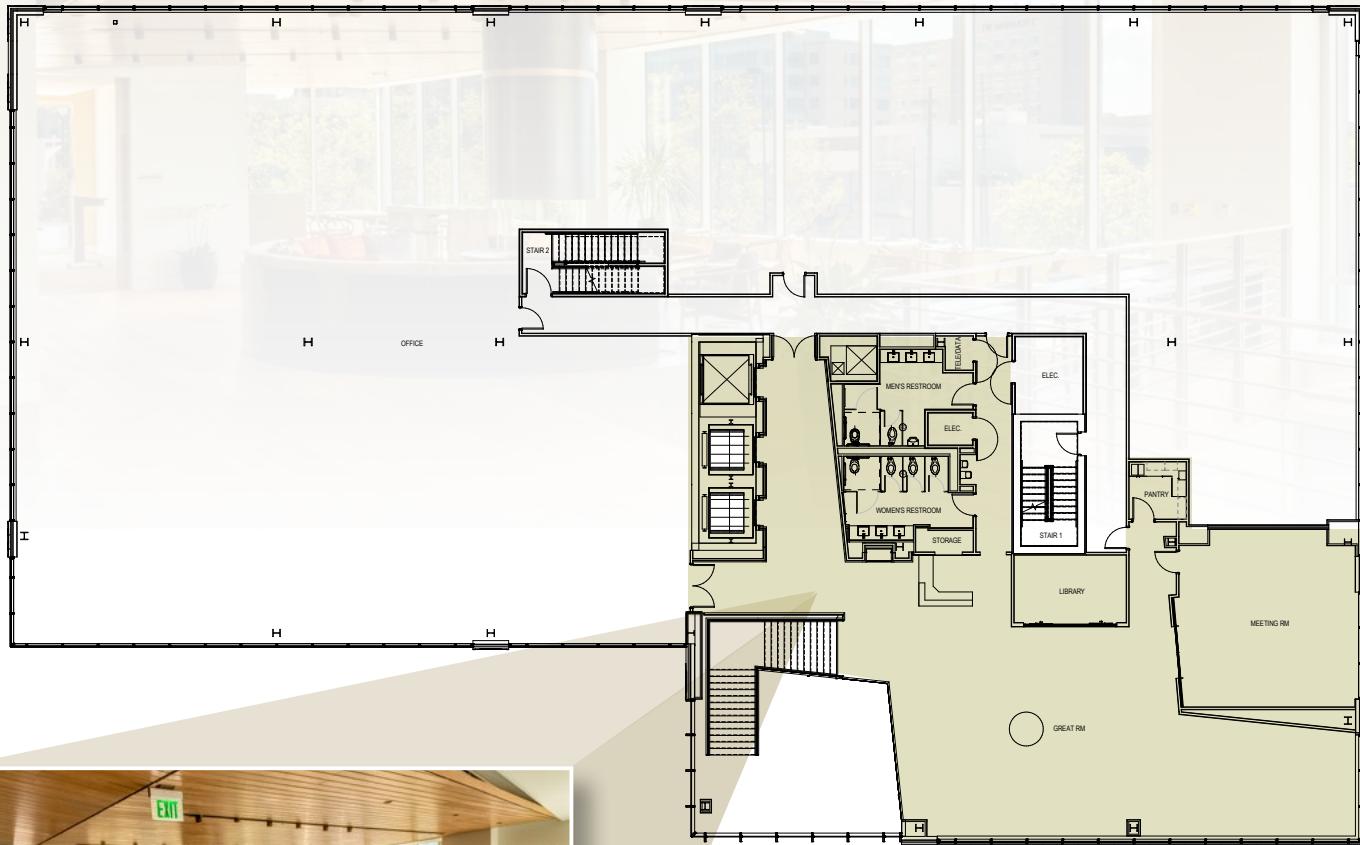
FLOOR 1



**PROMINENT TWO STORY, GRAND
LOBBY WITH SECURITY STAFF**



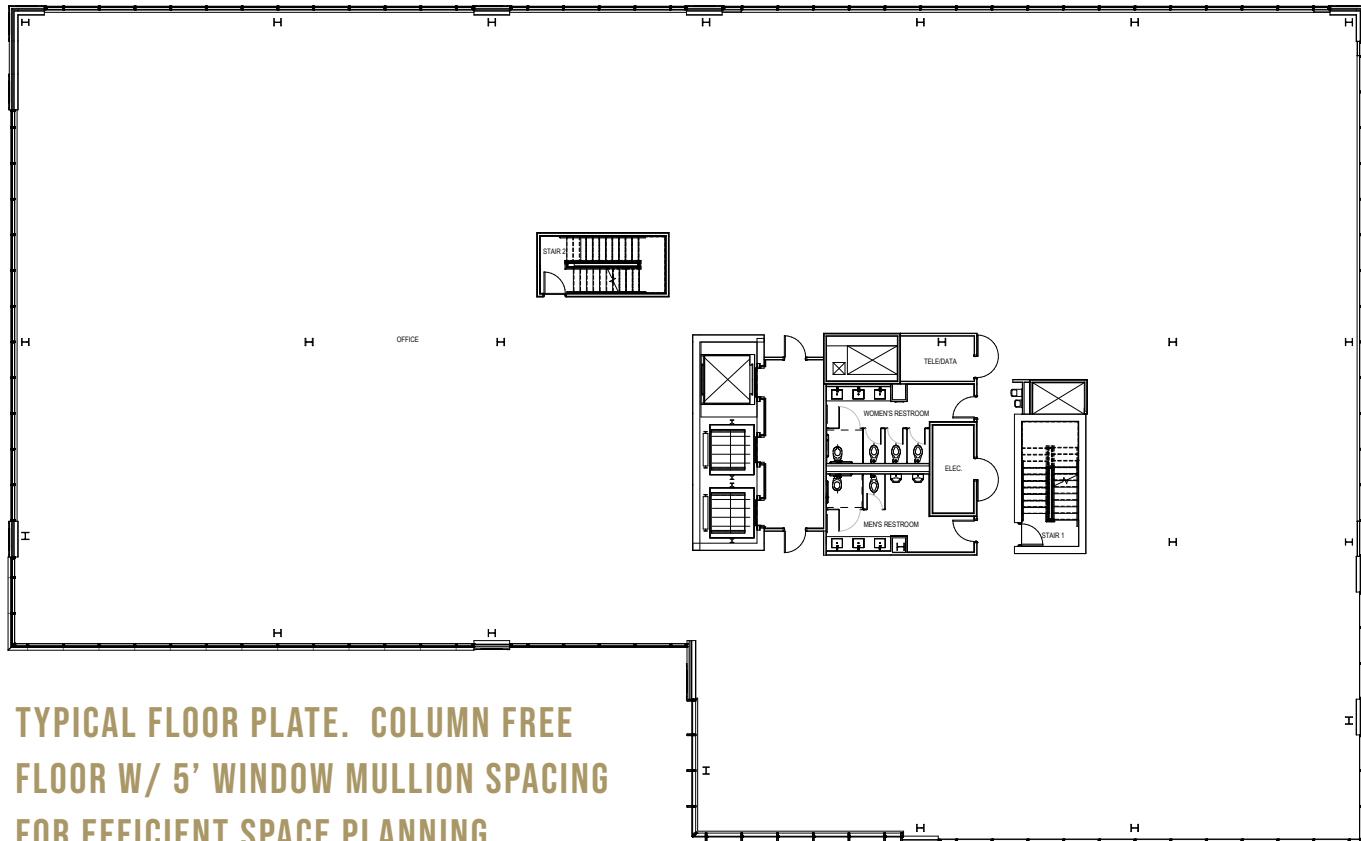
FLOOR 2



HOSPITALITY INSPIRED GREAT ROOM WITH
FIRESIDE LOUNGE, MEETING/CONFERENCE
SPACES AND CONCIERGE STAFF



FLOOR 3-5



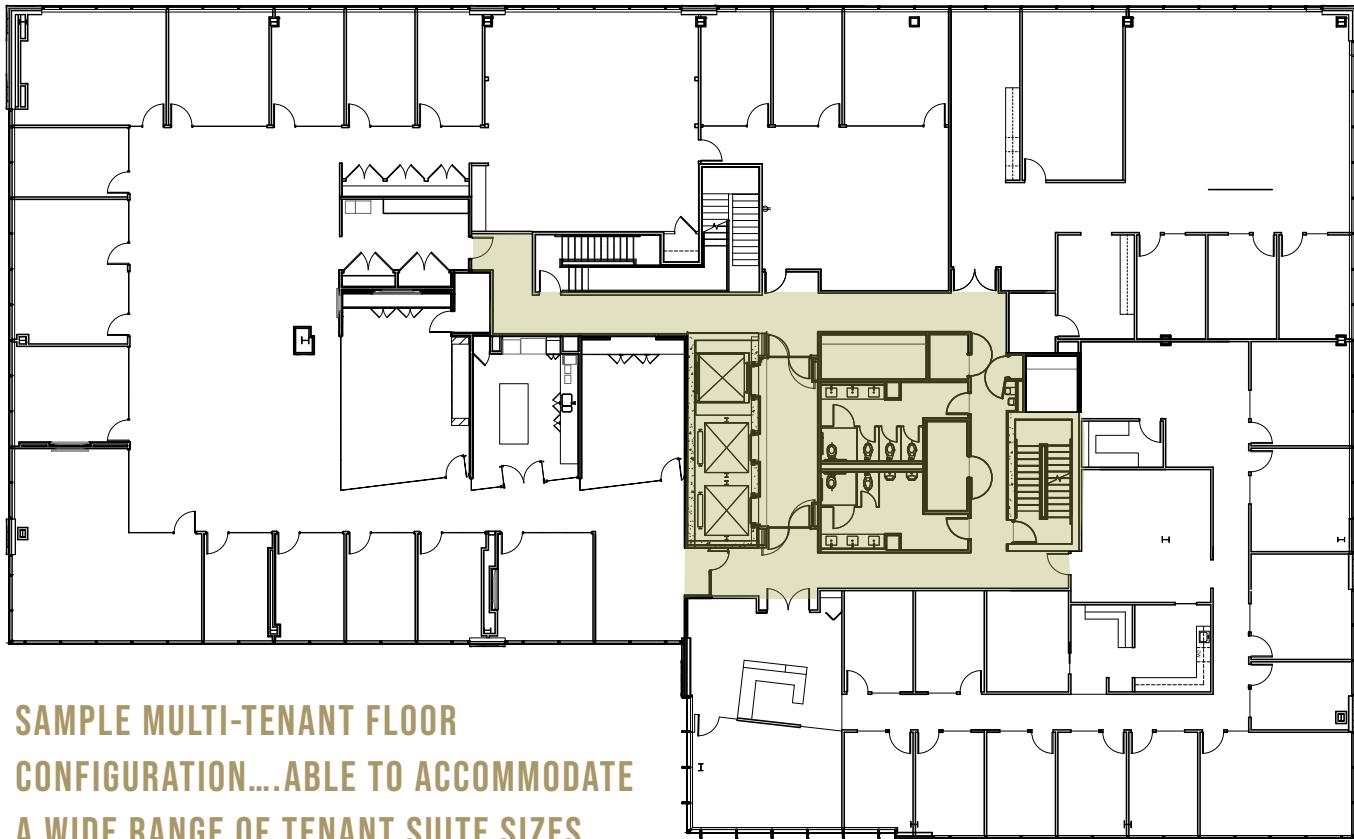
FLOOR 6-7



ROOFTOP TERRACE W/ OUTDOOR MEETING,
LOUNGING SPACE WITH UNOBSTRUCTED
VIEWS OF THE CITY SKYLINE AND FRONT
RANGE MOUNTAINS



CONCEPTUAL MULTI-TENANT CONFIGURATION



SAMPLE MULTI-TENANT FLOOR CONFIGURATION....ABLE TO ACCOMMODATE A WIDE RANGE OF TENANT SUITE SIZES



LOCATION OVERVIEW



DENVER'S MOST DESIRABLE NEIGHBORHOOD

Cherry Creek has long been one of Denver's favorite places to live, work, and unwind. The neighborhood's tree-lined streets, highly walkable layout, and clean, secure environment create an inviting urban experience for residents and visitors alike. With an unmatched blend of shopping, dining, and hospitality, Cherry Creek stands out as one of the city's premier destinations.

ONE OF THE NATION'S STRONGEST OFFICE MARKETS

Cherry Creek continues to distinguish itself when it comes to office performance. In 2024, the neighborhood recorded an **exceptionally low office vacancy rate of just 6.6%**, improving slightly from the previous year. While vacancy climbed toward 14% across the U.S., Cherry Creek moved in the opposite direction, demonstrating what a successful return-to-office environment can look like. This community remains a national leader in office stability and demand.

CHERRY CREEK CONTINUES TO DRAW SIGNIFICANT DEVELOPMENT ACTIVITY

The strength of Cherry Creek's future is evident in the volume of new projects taking shape across the neighborhood. Developers consistently secure pre-leasing commitments well ahead of completion, a sign of the area's strong demand and investor confidence. With six major projects currently under construction and eight more planned, Cherry Creek remains one of Colorado's—and the nation's—most desirable submarkets for commercial real estate growth.

CHERRY CREEK BY THE NUMBERS

3,774,456 SF

OFFICE SPACE

2,100,968 SF

RETAIL SPACE

1,673

BUSINESSES

13.7M

VISITORS

Source: <https://cherrycreekalliance.com>

A LEADING OFFICE MARKET ON THE NATIONAL STAGE

Cherry Creek's blend of location advantages and high-quality amenities has made it one of the country's most attractive office submarkets. The area consistently outperforms the broader City and County of Denver and remains a standout for developers and investors seeking stability and strong demand.

Between Q4 2023 and Q4 2024, office vacancy in the Cherry Creek area **declined by 0.6 percentage points to 6.6%**, staying well below its long-term average of **9.5%** dating back to 2006. In contrast, vacancy in the City and County of Denver rose to 18.4%, an increase of 2.4 percentage points during the same period. Metro Denver followed a similar pattern, with vacancy climbing to 15.4%.

National trends further highlight Cherry Creek's exceptional performance: U.S. office vacancy edged up from 13.4% in 2023 to 13.9% in 2024. Against this backdrop, **Cherry Creek stands out as one of the strongest and most resilient office submarkets at the local, regional, and national levels.**



AMENITIES

RESTAURANTS

- Aviano Coffee
- Bad Daddy's Burger Bar
- Barry's Denver Fuel Bar
- Blue Island Oyster Bar & Seafood
- ★ Cherry Cricket
- ★ Cherry Creek Gril
- Chipotle
- Ciocolatier
- Clean Juice
- Crepes 'n Crepes
- Cucina Colore
- Del Frisco's Grille
- Derecho Cocktail & Wine Bar
- Elevated Rooftop Bar
- Enstrom Candies
- Five Nines
- Forget Me Not

- Fortune Wok to Table
- Gyu-Kaku Japanese BBQ
- Hapa Sushi
- Hasu Sushi & Grill
- Heaven Artisan Creamery
- ★ Hillstone
- Kisbee on the Roof
- Kobe An
- La Merise French Cuisine
- Le Bilboquet
- Little Ollie's
- Local Jones
- Machete Tequila & Tacos
- ★ Matsuhisa Denver
- Mason's Famous Lobster Rolls
- Mehak India's Aroma
- Milwaukee Street Tavern
- MyFitFoods
- ★ North Italia

- Pure Green Juice and Smoothies
- Quality Italian
- ★ SOL Mexican Cocina
- Starbucks
- Sweet Ginger Asian Bistro & Sushi
- Sweetgreen
- Syrup
- The Cherry Cricket
- ★ Toro Latin Kitchen & Lounge
- True Food Kitchen
- Urban Egg

HOTELS

- ★ Clayton Members Club & Hotel
- ★ HALCYON, a hotel in Cherry Creek
- ★ Hotel Clio, A Luxury Collection Hotel
- ★ The Jacquard Hotel & Rooftop
- ★ Moxy Denver Cherry Creek

FITNESS

- Barry's Bootcamp
- Kinetic Fitness Studio
- ★ SoulCycle
- AKT
- Ballroom & Beyond
- Belly Bliss
- Cherry Creek Dance
- Club Pilates
- Krystallos Movement
- Lagree Luxe Fitness
- Orangetheory Fitness
- ★ Pure Barre
- Rumble Boxing Cherry Creek
- Shari Barta Wellness
- StretchLab Cherry Creek
- The Studio Cherry Creek
- Studio CLMBR



LOCATION MAP



CIVICA

CHERRY CREEK

FOR MORE INFORMATION, PLEASE CONTACT

JEFF CALDWELL

PRINCIPAL

T 303.885.7633

JCALDWELL@PINNACLEREA.COM

