

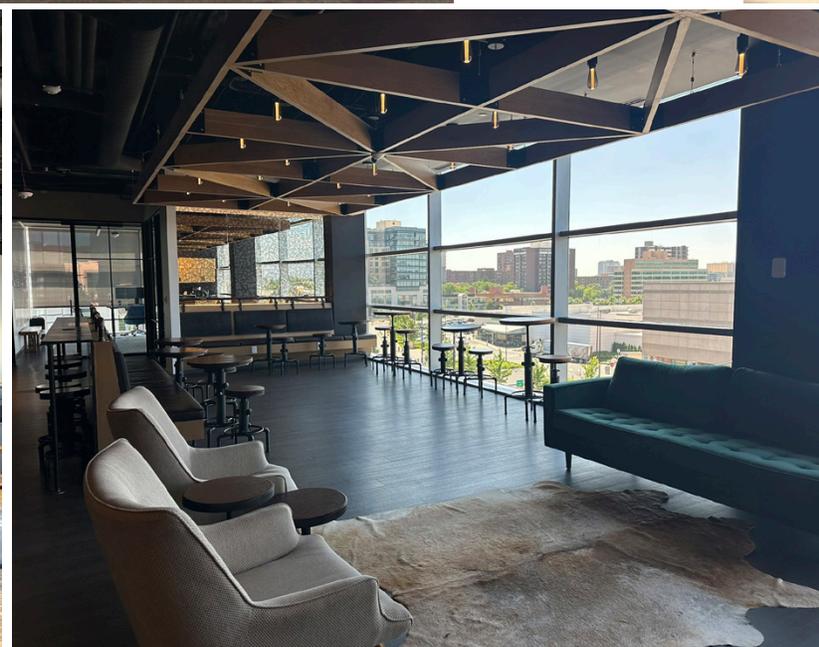
2955

E. 1ST AVENUE

DENVER, CO

FOR LEASE

Marquis Office Suite
in Cherry Creek North



Lease Rate: \$58.00/SF NNN (NNN's: \$25.00/SF)

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PROPERTY OVERVIEW

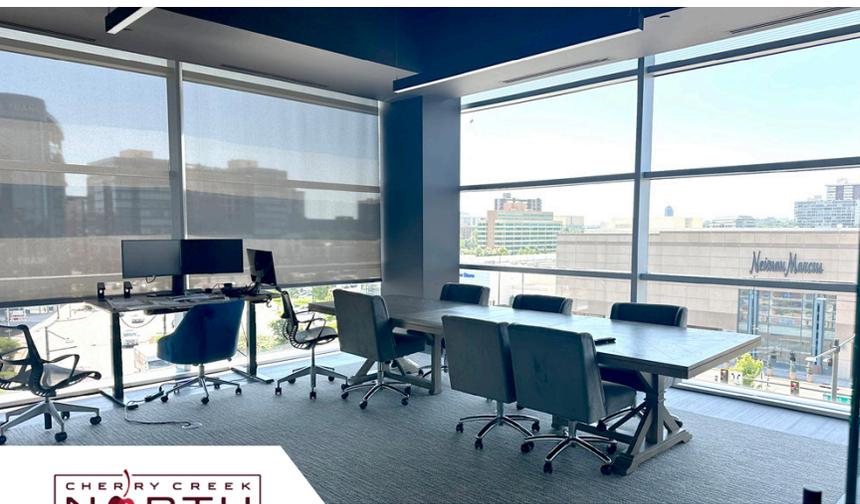
- Brand New Spec Suite Office Suite for Lease
- Plug n' Play Office Suite(s) for Lease with Brand New Furniture Negotiable
- Amazing Finishes and Glassline
- High Ceilings and One of a Kind Space on 1st Avenue
- Potential Building Signage

PROPERTY FACTS

Available SF	9,090 SF
Floors	4th
Parking	3:1,000 SF
NNNs	\$25.00/SF



2955 E. 1st Avenue



Cherry Creek North is a vibrant, stylish 16-block district located just southeast of downtown Denver, bounded by 6th Avenue, 1st Avenue, Colorado Boulevard, and University Boulevard. It's become Denver's premier upscale mixed-use neighborhood.

This walkable enclave boasts over 300 locally owned shops, a blend of independent boutiques and luxury brands, 65+ restaurants, trendy cafés and bars, 50+ salons/spas, several boutique hotels, and fitness studios. The aesthetic charm is enhanced by lush streetscapes, fountains, art installations, and an energetic pedestrian vibe. Culinary options are diverse and lively—from upscale dining like Le Bilboquet, Toro, and Matsuhisa to relaxed favorites such as Cherry Cricket and Blue Island Oyster Bar.

The area comes alive with signature events, including the Cherry Creek Arts Festival, summer sidewalk sales, art and wine gatherings, and holiday markets. With its blend of upscale living, cultural richness, urban convenience and easy access to downtown and the Cherry Creek Trail, Cherry Creek North is Denver's premier neighborhood.

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