

ccp

I / 3131 South Vaughn Way

II / 3190 South Vaughn Way

III / 3151 South Vaughn Way

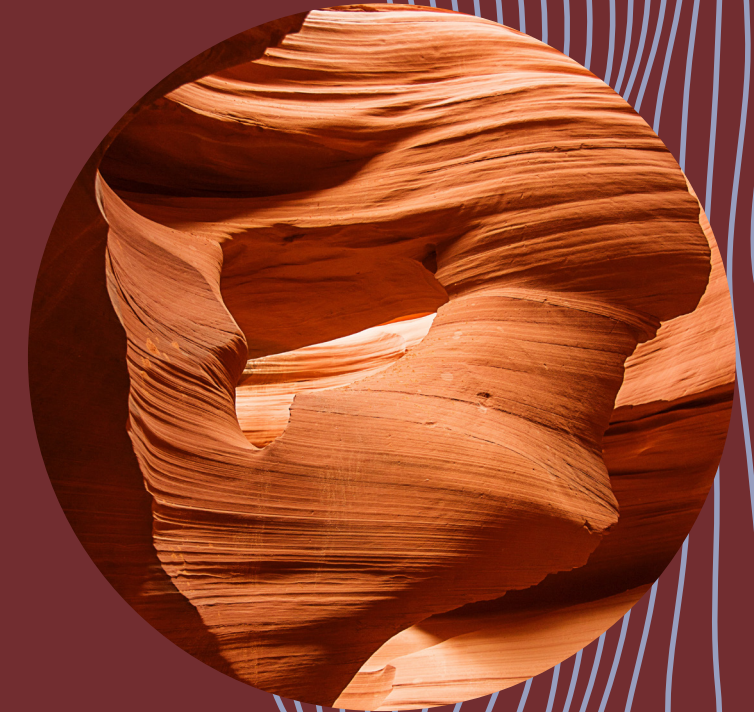
SOUTHEAST DENVER'S MOST CONVENIENT OFFICE CAMPUS

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GET IN TOUCH

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WELCOME TO **cherry creek place**

A.K.A

CCP

CHERRY CREEK STATE PARK

CCP is a traditional and highly efficient office campus at the doorstep of Cherry Creek State Park, Colorado.

Cherry Creek Place was originally built by notable Denver developer, Bill Walters. Since their acquisition in 2018, Pennybacker Capital has significantly renovated and repositioned the three CCP office buildings as a healthy, inspiring environment.

At CCP, your office is more than just a place to work. Specially curated amenities create a flexible workspace that attracts new corporate leaders. CCP is a place for modern technology, strong sustainability and interaction.

We offer fiber connectivity, fitness centers, tenant amenity lounges, a robust trail system and a pond-side gazebo for relaxation.

Don't simply take our word for it, our tenants thrive at CCP: Colorado Technical University, US Passport Agency and Regus Office Space, to name a few!

In 1950, Cherry Creek Reservoir was built by the US Army Corps of Engineers. Today, the reservoir is the center of recreation, like camping, bird watching, cross country skiing, boating and horseback riding. Where else can you paddleboard in the morning and be at work by 9 am? CCP.



ccp I

3131 SOUTH VAUGHN WAY

- / Typical floor plate: 34,806 RSF
- / Tenant lounge and game room
- / Training room that seats up to 42
- / Executive conference room
- / New gym with yoga room
- / Bike storage

ccp II

3190 SOUTH VAUGHN WAY

- / Typical floor plate: 34,979 RSF
- / Loading dock with freight elevator
- / Covered / uncovered parking garage
- / Backup generator available
- / Building signage
- / FF&E available

ccp III

3151 SOUTH VAUGHN WAY

- / Typical floor plate: 19,019 RSF
- / New restrooms
- / Adjacent to Radisson Hotel with shuttle service
- / 217 Covered parking spaces available
- / New asphalt parking lot
- / Building signage available facing I-225

CAMPUS-WIDE NEEDLEPOINT BIPOLAR IONIZATION



Actively eliminates airborne pollutants and has been proven to kill the common cold, seasonal flu, and Covid-19 pathogens.



AMENITIES

cherry creek place



INDOOR-OUTDOOR COMMUNITY



Cherry Creek State Park



Covered & Uncovered Parking



Outdoor Pavilion



Building Signage



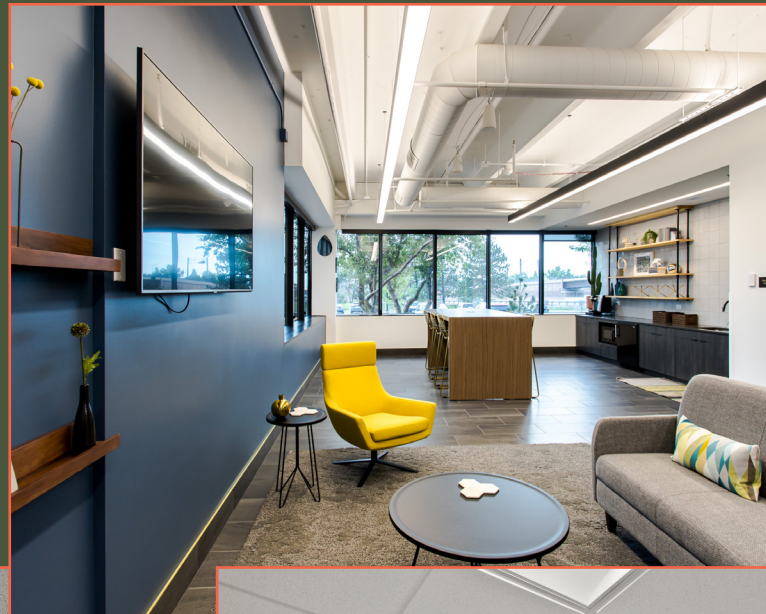
Food Trucks



Mountain & State Park Views

AMENITIES

cherry creek place



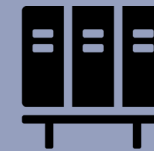
DESTINATION OFFICE



2 Fitness Centers



Mountain Views



Showers and Lockers



Conference Centers



Food Service & The Mera Cafe



Onsite Property Management & Engineering

1,500 RESIDENTIAL UNITS



Cherry Creek Place

- A** Cherry Creek Place I
Fitness Center + Conference Room + Game Room
- B** Cherry Creek Place II
Amenity Food Service Concepts + Covered Parking
- C** Cherry Creek Place III
Covered Parking

Transit

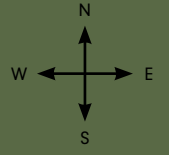
- D** Nine Mile Lightrail Station

Recreation

- E** Cherry Creek State Park
- F** John F Kennedy Park + Golf Course
- G** Heather Gardens Golf Club
- H** Golf Club at Heather Ridge

Retail

- I** The Point at Nine Mile Station:
King Soopers, Key Bank, 9 Mile Pho
- J** Starbucks Coffee
- K** Wendy's, The Beauty Bar, Sonada's Sushi
- L** Shoppes at Parker:
H Mart, New Canton BBQ, The Face Shop, Bicycle Village, Chutney Indian Cuisine, The Juicy Seafood



WHY

cherry creek place



LEVEL UP YOUR OFFICE

- / Total RBA 520,019
- / 9-Foot ceiling heights + open plenum design
- / 4+:1,000 RSF parking ratio
- / Tremendous mountain views
- / Expansion opportunities available
- / Light Rail accessible
- / Large spec suites available
- / Illuminated wayfinding signage throughout the campus
- / NPBI cleans indoor air + destroys contaminants, like viruses



Pennybacker
Capital

Innovating real estate investing.

