

IOI UNIVERSITY

DENVER



THE GATEWAY TO CHERRY CREEK

AVISON
YOUNG

MDC



PROPERTY HIGHLIGHTS:



EXCELLENT ACCESS AND VISIBILITY



ON-SITE PROPERTY MANAGEMENT



RENOVATED LOBBY, ELEVATOR, COMMON CORRIDORS



SURFACE AND COVERED PARKING

PROPERTY INFORMATION:

BUILDING SF: 50,418 SF

FLOORS: 4

LEASE RATE: \$23.00/NNN

EXPENSES: \$16.85/SF

PARKING: 3.00:1,000 SF

PARKING COST:

Covered/ Reserved: \$100

Covered/Unreserved: \$85.00

Surface: \$65.00

Visitor: 33 Spaces free - 2 hr Limit





RESTAURANTS

- 1 Little Ollie's/Obar
- 2 Hillstone
- 3 Sol Mexican Cocina
- 4 801 Chophouse
- 5 Elways
- 6 Brio
- 7 North Italia



RETAIL & AMENITIES

- 1 Whole Foods Market
- 2 Cherry Creek Shopping Center
- 3 Barry's Bootcamp
- 4 Pure Barre
- 5 Denver Country Club
- 6 Aviano Coffee
- 7 Ink Coffee!



HOTELS

- 1 Moxy Denver Cherry Creek
- 2 Halcyon
- 3 JW Marriott Denver
- 4 The Jacquard Hotel & Rooftop

PROPERTY INFORMATION:

Building SF: 50,418 SF
 Floors: 4
 Lease Rate: \$23.00/NNN
 Expenses: \$16.85/ SF
 Parking: 3.00:1,000 SF

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