

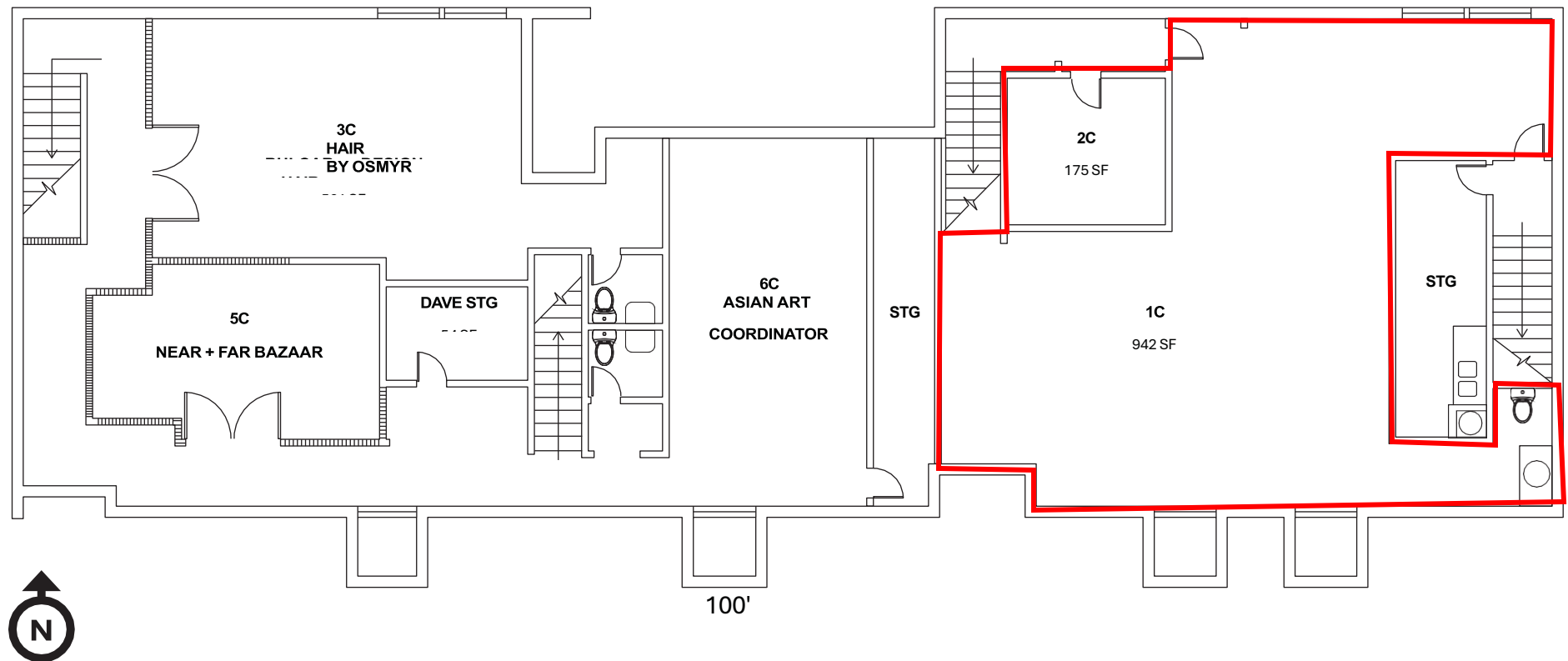
Madison Exchange, 100-110 S. Madison St., Denver, CO 80206



The Madison Exchange Building is located in the heart of Cherry Creek East, adjacent to Gates Tennis Center, just south of Choppers Restaurant/Music Venue and east of the Cherry Creek Shopping Mall. The property is one of the only four commercially zoned corners at the intersection of S. Madison and Bayaud Streets in that neighborhood. Avoid the congestion and difficult parking of Cherry Creek North and enjoy the ease of accessing and parking at this location. Join the interesting collection of 15 other retail and office tenants in this building.

Two spaces are available, but also adjacent to one another. 2C is 942 SF, and 2C is 175 SF. Combined, they could be 1,117 SF. Parking on-site is also available with both reserved and unreserved spaces for 29 spaces. Reserved parking is \$95/month, unreserved \$85/month; free street parking is readily available. Rent is \$30/SF/Yr gross adjusted annually for 1) increases in actual expenses for building operations and 2) \$1/SF for inflation.

The building has three levels, one garden level, a main floor and a second floor. Entrance to these two spaces is from the parking lot.



LOWER LEVEL PLAN

For additional information, contact Trevor Brown at 303-312-4208 office, 303-489-6800 cell or trevor.brown@cushwake.com

