ONE CHERRY CENTER

501 S CHERRY STREET, DENVER, CO 80246



W. Ryan Stout
303.886.3327
ryan.stout@cushwake.com

Zachary T. Williams
303.813.6474
zach.williams@cushwake.com

Brian Hutt
303.349.3460
brian.hutt@cushwake.com

CUSHMAN & WAKEFIELD

EMPOWERING YOUR
BEST WORK

One Cherry Center is strategically located in the Glendale submarket, just south of Denver's Cherry Creek. Recently renovated, the project now proudly offers a newly established conference center, a new tenant lounge, an updated fitness center, and an outdoor pavilion for tenants to enjoy and make the best of their workday.

RECENTLY RENOVATED AMENITY SPACES









PROPERTY HIGHLIGHTS

155,984 RSF

SPEC SUITES AVAILABLE

3/1,000 PARKING RATIO

RENOVATED FITNESS FACILITY WITH SHOWERS & LOCKERS

BRAND NEW CONFERENCE CENTER & TENANT LOUNGE

ON-SITE ENGINEERING STAFF & SECURITY TEAM

EXACTLY WHERE YOU WANT TO BE

One Cherry Center's prime location offers immediate connection to Cherry Creek, the Central Business District, and I-25. Glendale boasts countless convenient amenities and is home to prominent attractions such as CitySet and Infinity Park. The city is also known to be one of the most business-friendly municipalities in Colorado.










DOWNTOWN DENVER
Cherry Creek Mall
amc THEATRES
macy's
WELLS FARGO
THE BODY SHOP
The Container Store
RESTORATION HARDWARE
TIFFANY & CO.
ELWAY'S
WHOLE FOODS MARKET
Cherry Creek Drive South
KFC
SUBWAY
24 FITNESS
RITE AID
Vitamin Shoppe
Chick-fil-A
Holiday Inn
TARGET
NATURAL GROCERS
Alameda Avenue
extended STAY AMERICA
noodles & company
Cafe Rio MEXICAN GRILL
Cherry Creek Bike Path
CHERRY CREEK ATHLETIC CLUB
KING Soopers
LIFE TIME HEALTHY WAY OF LIFE
10MIN WALK TO CitySet
STAY·PLAY·SHOP·DINE
NATIVE FOODS CAFE
SUSHI KAI
Jax FISH HOUSE & OYSTER BAR
ILLEGAL BURGER
CUBA CUBA
GLENDALE 180 - Future Riverwalk Development
ONE CHERRY CENTER
N

FOUR MILE DISTRICT

THE FOUR MILE DISTRICT IS COLORADO'S NEWEST ENTERTAINMENT DESTINATION



1. Rest/Retail
2. Restaurant
3. Parking Structure
4. Theatre
5. Rest/Retail/Office
6. Restaurant
7. Hotel
8. Parking Structure
9. Restaurant

NIGHT LIFE

A one-stop destination to meet with friends and family, take a date, or just relax at the adjacent resort hotel. Coloradoans and visitors can spend their days and evenings strolling down tree-lined streets, enjoy the many shops, take a break in the beautifully landscaped outdoor plazas, or visit one of the fine dining options.

CONVENIENCE

535,000 residents can get to Glendale by car within a 15-minute drive time. There will be 990 structured parking spaces on site and designated shared ride drop off/pick up areas. Glendale is also serviced by RTD bus service.

DENSITY

Nearby neighborhoods include Cherry Creek, Denver Country Club, the Polo Club, Belcaro, Hilltop, and Crestmoor. More than 550,000 residents live within a five-mile radius of the site. Household incomes over









#3

DENVER IS THIRD BEST PLACES TO WIN

3.2 M

RESIDENTS

#1

FOR MILLENIALS

VISIBILITY

Large, eye-catching, functional art signs, with a combination of bold digital and static displays, will be located at Colorado Blvd and East Virginia. 55,000 cars that pass this corner each day.

CONNECTION

The Cherry Creek Trail which runs along the South side of the Four Mile District.

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