

1 CHERRY CENTER

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CUSHMAN & WAKEFIELD

501

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.



155,984 RSF



SPEC SUITES AVAILABLE



3/1,000 PARKING RATIO



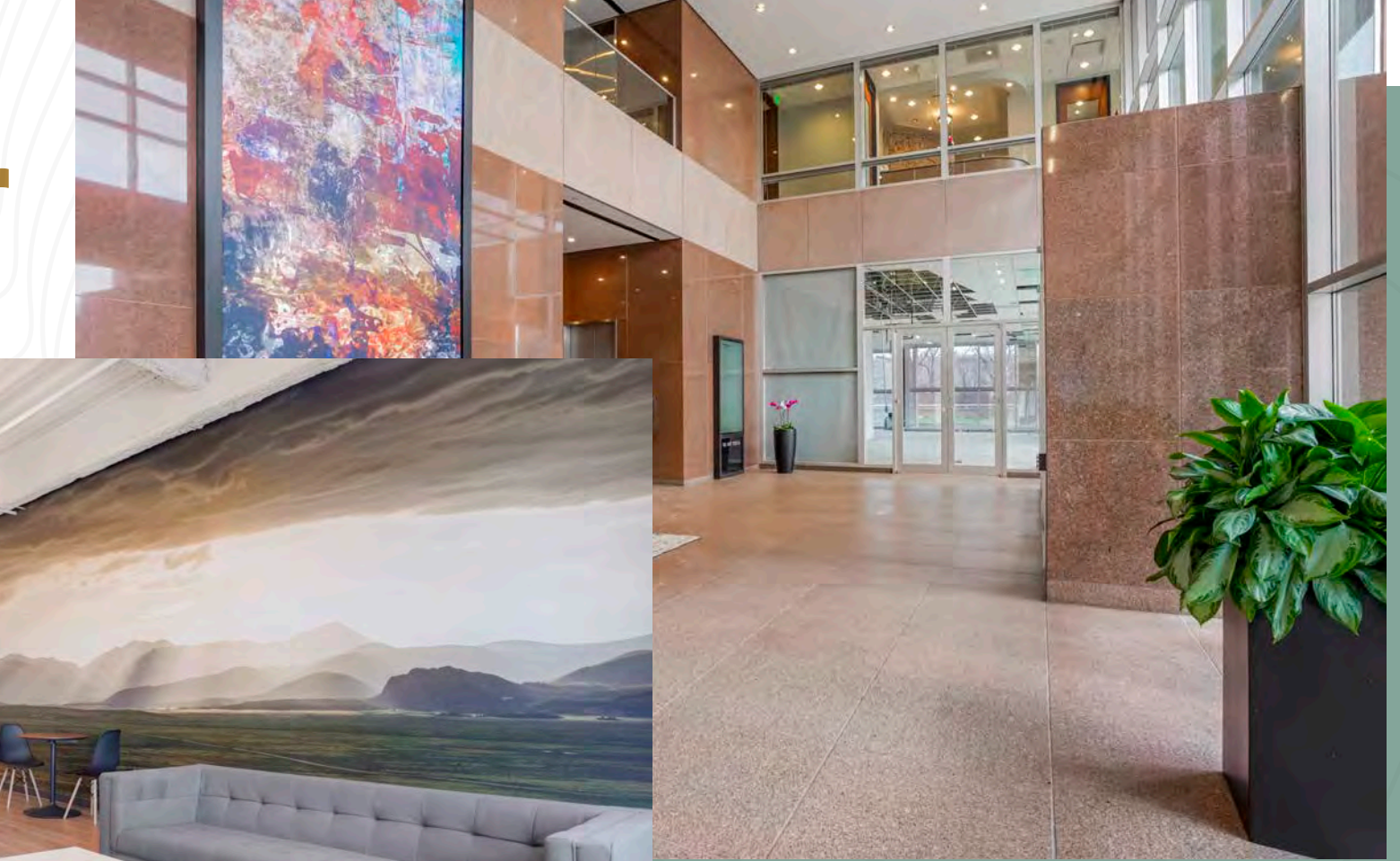
RENOVATED FITNESS
FACILITY WITH SHOWERS
& LOCKERS

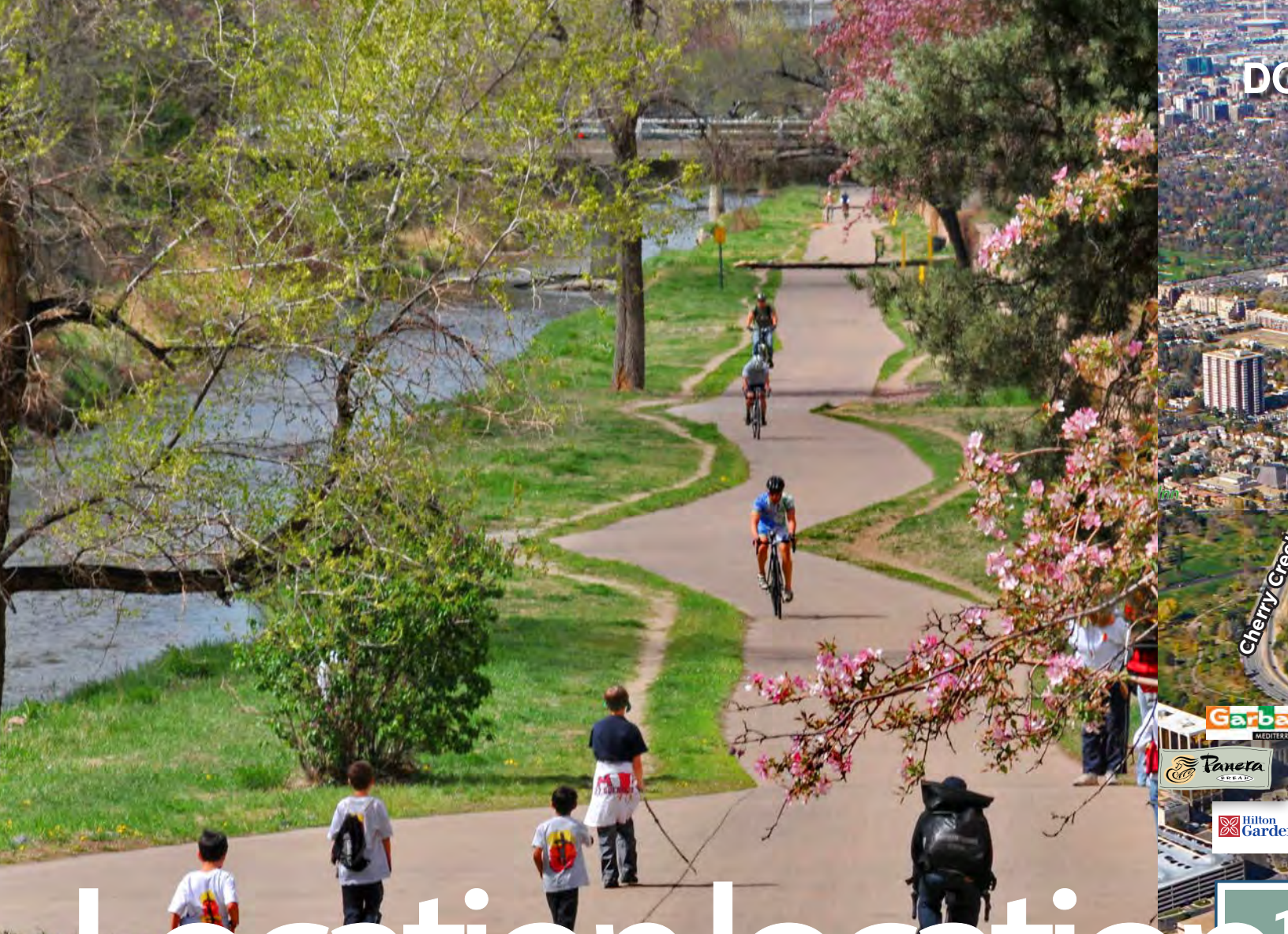


BRAND NEW
CONFERENCE CENTER AND
TENANT LOUNGE



ON-SITE ENGINEERING
STAFF AND
SECURITY TEAM





Location, location, location!

LOCATION

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 ★ macys

WELLS FARGO

THE BODY SHOP The Container Store

RESTORATION TIFANY & CO. ELWAY'S WHOLE FOODS

10 MIN WALK TO
CitySet
STAY · PLAY · SHOP · DINE

VE FOODS CAFE

SUSU KAI

MAX OYSTER BAR

URBAN BURGER

CUBA CUBA

GLENDALE 180 - Future Riverwalk Development



1 CHERRY CENTER



FOUR MILE DISTRICT

THE FOUR MILE DISTRICT IS COLORADO'S NEWEST ENTERTAINMENT DESTINATION



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

NightLife

A one-stop destination to meet with friends and family, take a date, or just relax at the adjacent resort hotel. Coloradans 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.

Visibility

Large, eye-catching, functional art signs, with a combination of bold digital and static displays, will be located on the corner of Colorado Blvd and East Virginia and will be seen by more than 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.

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 MILLENNIALS



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