

4500 Cherry Creek

Leasing Information

Address: 4500 Cherry Creek Drive S.
Denver, Colorado 80246

Building Size: 248,645 RSF
Number of Floors: 12
Floorplate size: Approximately 22,310 Rentable Square Feet
Year Built: 1973, renovated 2019

Available Square Feet:

Suite	Size	Comments
Suite 1100	10,506 RSF	Western views, elevator ID and Building Signage available
Suite 300	6,554 RSF	Shell condition
Suite 325	5,983 RSF	Furnished space
Suite 525	4,879 RSF	Western views
Suite 220	4,429 RSF	Spec Suite – Fully Furnished with access to private tenant lounge.
Suite 1030	3,980 RSF	Available 6/1/2026. Southwestern views, heavy office buildout. Contiguous to Suite 101 and 1090 for 5,563 RSF
Suite 200	3,698 RSF	Spec Suite – Fully Furnished Three offices , conference room and open area for cubes. Access to private Tenant lounge
Suite 1040	3,603 RSF	Northeast corner suite, large break area and meeting spaces
Suite 650	2,788 RSF	New Spec Suite – 5 offices, conference room and kitchen
Suite 580	2,768 RSF	2 private offices and open space for workstations
Suite 860	2,760 RSF	6 perimeter offices, conference room and break area, contiguous to Suite 875 for a total of 4,525 RSF
Suite 610	2,290 RSF	Needs full build out
Suite 450	2,068 RSF	Needs full build out
Suite 660	1,992 RSF	Spec Suite – 2 offices, open area, conference room, kitchen, break area and reception
Suite 950	1,897 RSF	New Spec Suite – Lobby ID, 4 offices, conf, break and file room
Suite 875	1,745 RSF	Four offices and conference room
Suite 910	1,663 RSF	Furnished Spec Suite
Suite 1090	1,108 RSF	Elevator ID
Suite 1010	475 RSF	Single Office

Lease Rate: \$32.00 - 34.00 / RSF Full Service
Operating Expenses: 2025 Base Year Estimated \$14.41

Parking: Approx. 3.5:1,000
\$150.00 Under Building Covered
\$85.00 Covered Unreserved
\$110.00 Covered reserved

Features:

- Common Area Remodel in 2019
- Fitness Center with Showers & Lockers, bike lockers
- Training Room and Cafe
- Walkable amenities
- On-site property management

For additional information, please contact:

Lindsay Gilbert *Megan Strauss* *Mitch Bradley*
(720) 528-6360 (720)244-5837 (720)528-6311