



A unique opportunity to lease at Cherry Creek's premier location



101 University boasts a prime location at the gateway to the Cherry Creek shopping and business district. This exceptional offering provides unparalleled convenience in access and parking, setting a standard unmatched within Cherry Creek. Additionally, it places occupants and visitors in close proximity to the lively Cherry Creek district, celebrated for its upscale shopping, dining, and cultural attractions. The landlord proudly acknowledges this connection to Cherry Creek as affirmation of its dedication to delivering a superior office experience for its valued customers.

Building Top
Signage Available

52,067_{SF}

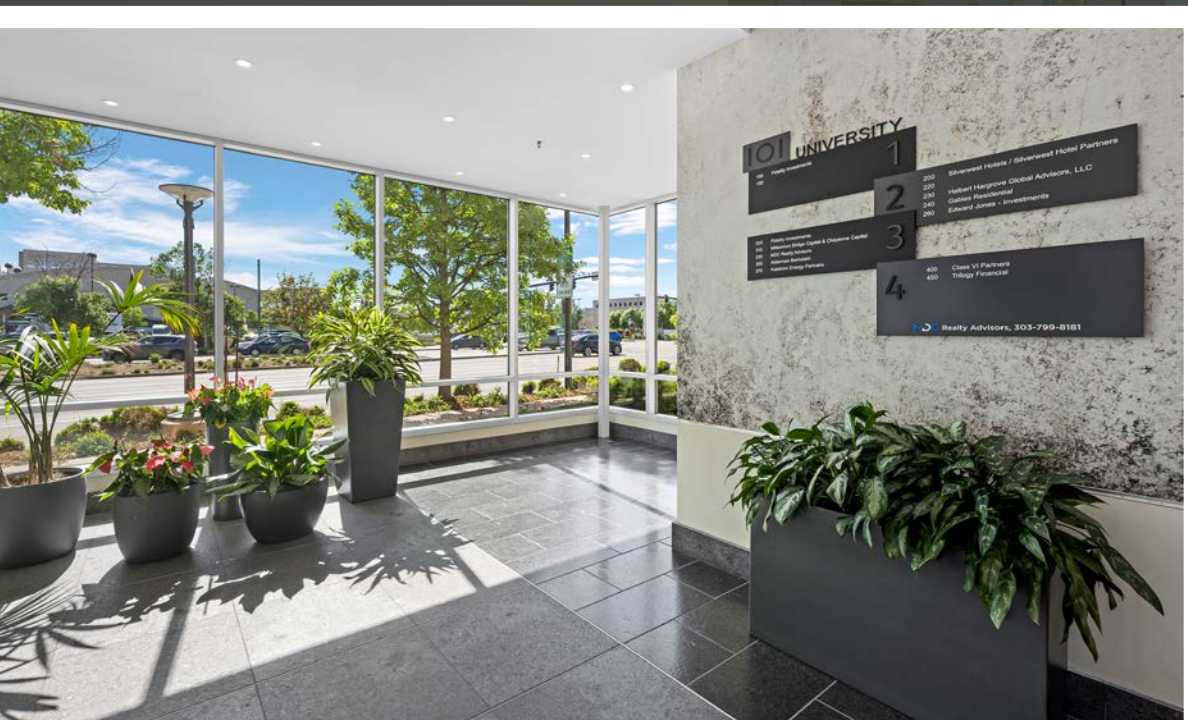
4 stories

3.2/1,000
Parking Ratio

147 Parking Spaces
(62 Structured)



Cherry Creek's Boutique



Newly refreshed
Lobby

More improvements
Coming soon



Minutes Away

15

MINUTES
To Union Station

10

MINUTES
To I-25

15

MINUTES
To North DTC

07

MINUTES
To Washington Park

40 mi

CHERRY CREEK TRAIL

96 & 93

WALK & BIKE SCORE

WITHIN A 10 MINUTE WALK:

3

BANKS

11

RESTAURANTS

7

FITNESS CENTERS





Strength of Neighborhood

\$1,473,856

AVERAGE HOME VALUE

45.1%

% OF ADULTS WITH BACHELOR'S
DEGREE OR HIGHER

43.8%

% OF ADULTS WITH GRADUATE
DEGREE OR HIGHER

\$243,460

AVERAGE HOUSEHOLD INCOME

58%

OF HOUSEHOLDS WITH
AN INCOME GREATER
THAN \$150,000



101



Robert Whittelsey

303 283 4581

robert.whittelsey@colliers.com

Abby Pattillo

303 283 4579

abby.pattillo@colliers.com

Daniel Krulig

303 283 4570

daniel.krulig@colliers.com

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WEALTH

MDC