



MADISON EXCHANGE BUILDING

100 & 110 S. MADISON STREET, DENVER, COLORADO 80209

CONTACT:

TREVOR BROWN

Managing Director

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PROPERTY OVERVIEW

Gross SF Building	11,349
Net Rentable SF	9,838
Floors	3
Garden Level SF	3,236
1st Floor	3,236
2nd Floor	4,876
Land SF	12,500
Zoning	C-MX-3
Year of Construction	1970 (with many improvements over time)
Roof Replacement	2019
Mechanical Equipment	3 rooftop units, 1 replaced in 2019 (components replaced over time)
Number of Tenants	19
Taxes (2025)	\$44,650
Address # on Madison	100 (the Building) 110 (the Parking Lot)
Assessed Value – Land	\$345,070 \$353,720
Assessed Value – Building	\$280
Asking Price	Call Broker



LOCATION AND MARKET

100-110 S. Madison is the key intersection of the Cherry Creek East neighborhood and is one of only 4 commercial corners in the heart of the area. The property has been well cared for over the 25 years of ownership with many upgrades both structurally and cosmetically. It is currently occupied by relatively small retail and office tenants, offering one of the most affordable places in the greater Cherry Creek area. There is abundant parking of 29 total, on-site spaces, with 10 partially covered spaces. Parking in the immediate area on-street is also available. Combined, they are a nice alternative to Cherry Creek North.

Of the 19 tenants, 9 are retail tenants and 10 are office tenants. The average tenant size is 529 SF which allows for higher rents per space. Leases are currently structured as full service excluding janitorial service in each suite. A new owner may want to consider renewing leases on a triple net basis which should allow for growth in net revenue for the property.

Of course, underlying it is the land, 12,500 SF which is zoned C-MX-3 which allows for both residential and commercial uses. Eventually the site could be redeveloped into a mixed-use retail/residential building. Consequently, the property could be considered a “covered land play” wherein the investor earns a return during the holding period until redevelopment occurs.

This property could also be considered an owner/user opportunity for either retail or office users as several leases are short-term, allowing for immediate occupancy by a buyer.

Properties like this are rare in the Cherry Creek area.

For further information on the property, please contact:

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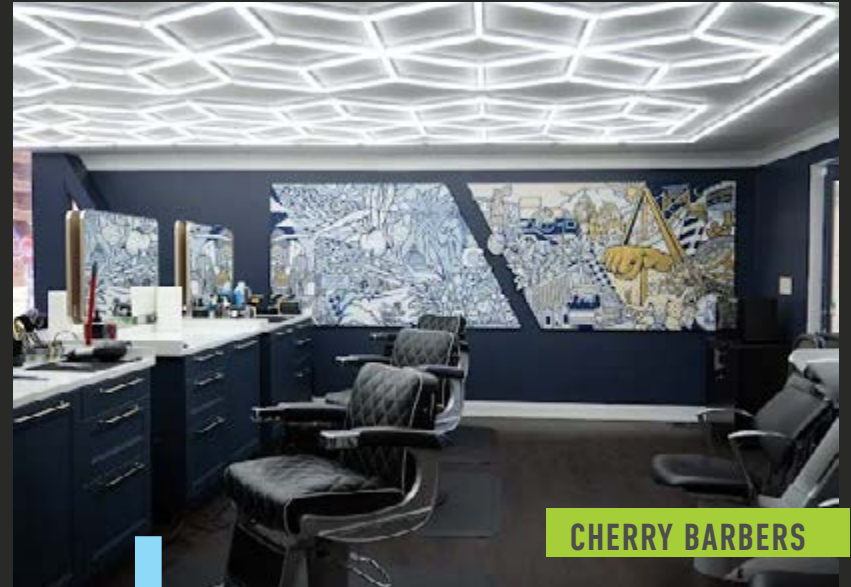
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PILATES INFUSION



CHERRY BARBERS



BILLY'S SALON



SKIN ESSENTIALS

AERIAL MAP



AERIAL MAP



CHERRY CREEK MALL

S STEELE ST

E ELLSWORTH AVE

THE SEASONS

S MADISON ST

MADISON EXCHANGE BUILDING

E BAYAUD AVENUE

GATES TENNIS CENTER



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