

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	22,310 RSF	Full floor, panoramic views
Suite 1050	12,540 RSF	Elevator ID, western views, perimeter offices
Suite 300	6,554 RSF	Shell condition
Suite 325	5,983 RSF	Furnished space
Suite 525	4,879 RSF	Western views
Suite 870	4,407 RSF	NEW Spec Suite - 10 offices on the glass, conference room and break room
Suite 220	4,429 RSF	Spec Suite – Fully Furnished with access to private tenant lounge.
Suite 650	2,788 RSF	New Spec Suite – 5 offices, conference room and kitchen
Suite 610	2,290 RSF	
Suite 450	2,068 RSF	
Suite 660	1,992 RSF	Spec Suite – Available 6/1/25 – 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	
Suite 910	1,663 RSF	Furnished Spec Suite
Suite 1090	1,108 RSF	
Suite 1010	475 RSF	

Lease Rate: \$32.00 34.00 / RSF
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
Free top deck parking

Features:

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

For additional information, please contact:
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