



FOR SALE

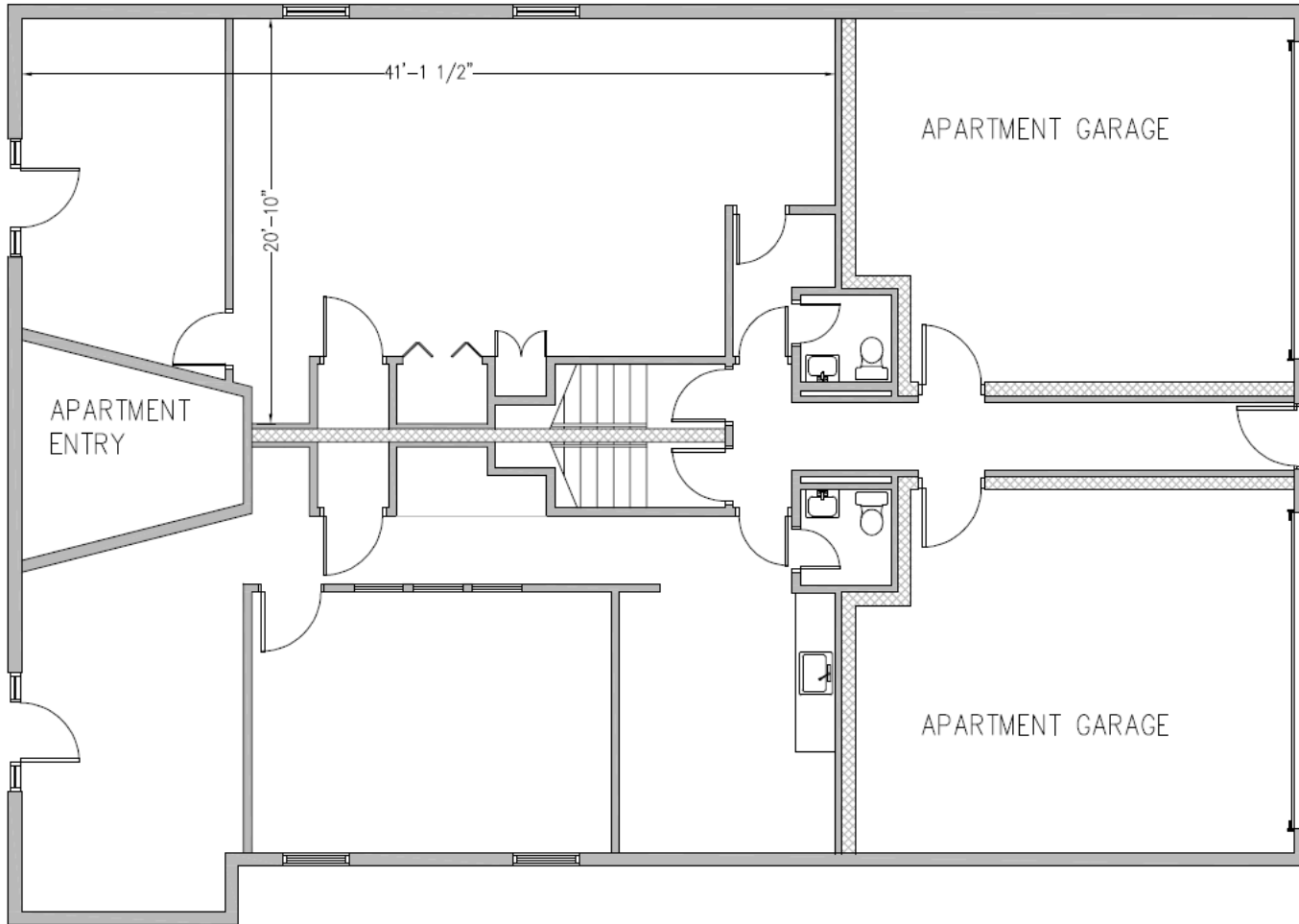
350 CLAYTON STREET, UNIT C
a cherry creek north property





Offering:

- Property: 350 Clayton St. Unit C, Denver, CO 80206 (3 story mixed use property with 2 Residential Units A and B upstairs).
- Zoning: PUD
- Building Size: 6,446 SF
- Unit Size: 1,628 SF (separated into 2 Units currently, Unit C @ 830 SF., which is vacant and Unit D @ 850 SF., which currently has MMWAIA Architect as tenant until May 2028, no renewal)
- Association Monthly Dues: \$623.00 Per Month. Includes Insurance, Snow Removal, Landscaping, Water, Sewer, etc.. Tax and Electric separate.
- Parking: 3 Reserved Surface Spaces





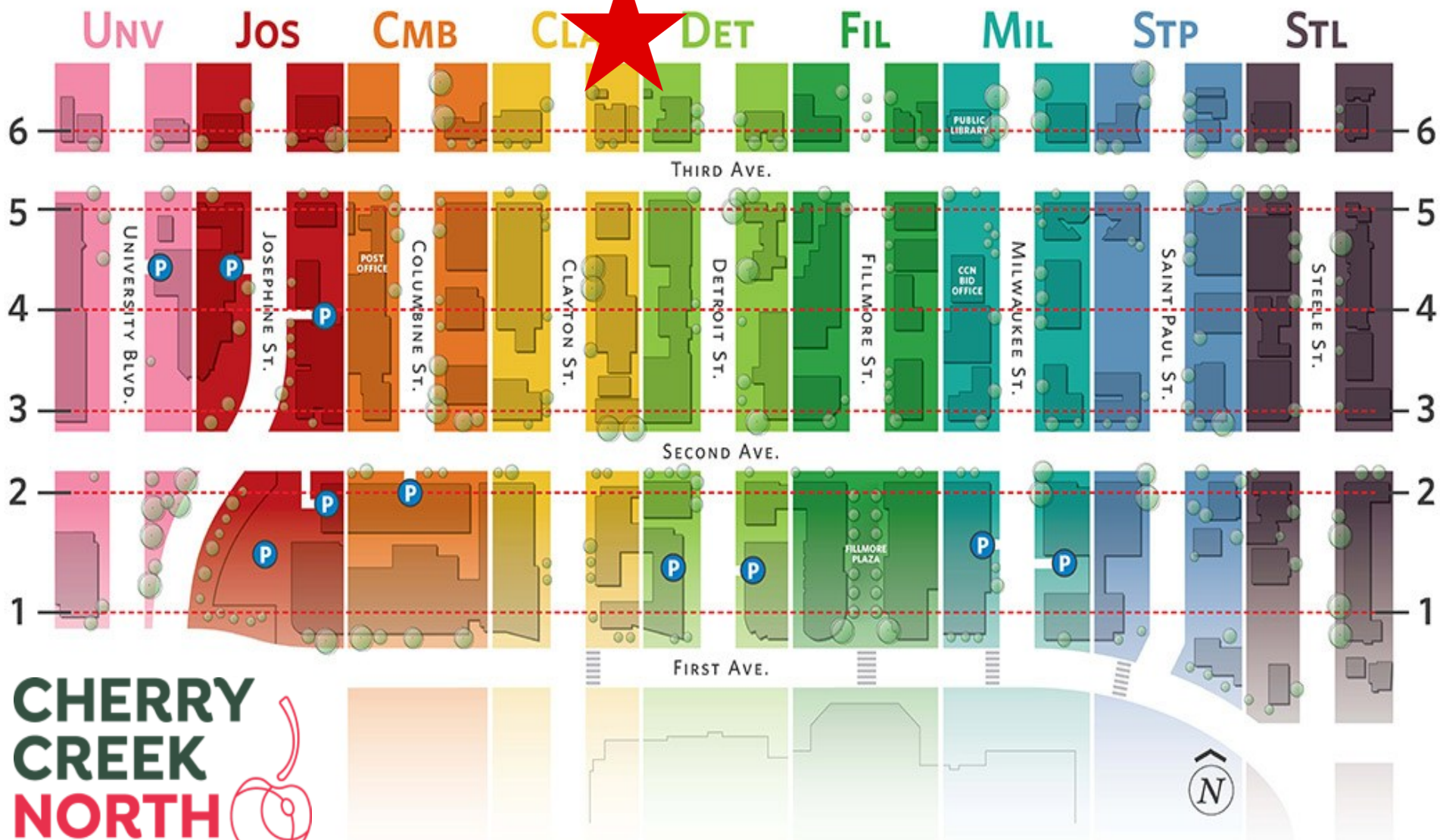
Cherry Creek North, the preeminent residential, retail and office district in Colorado and the Rocky Mountain region.

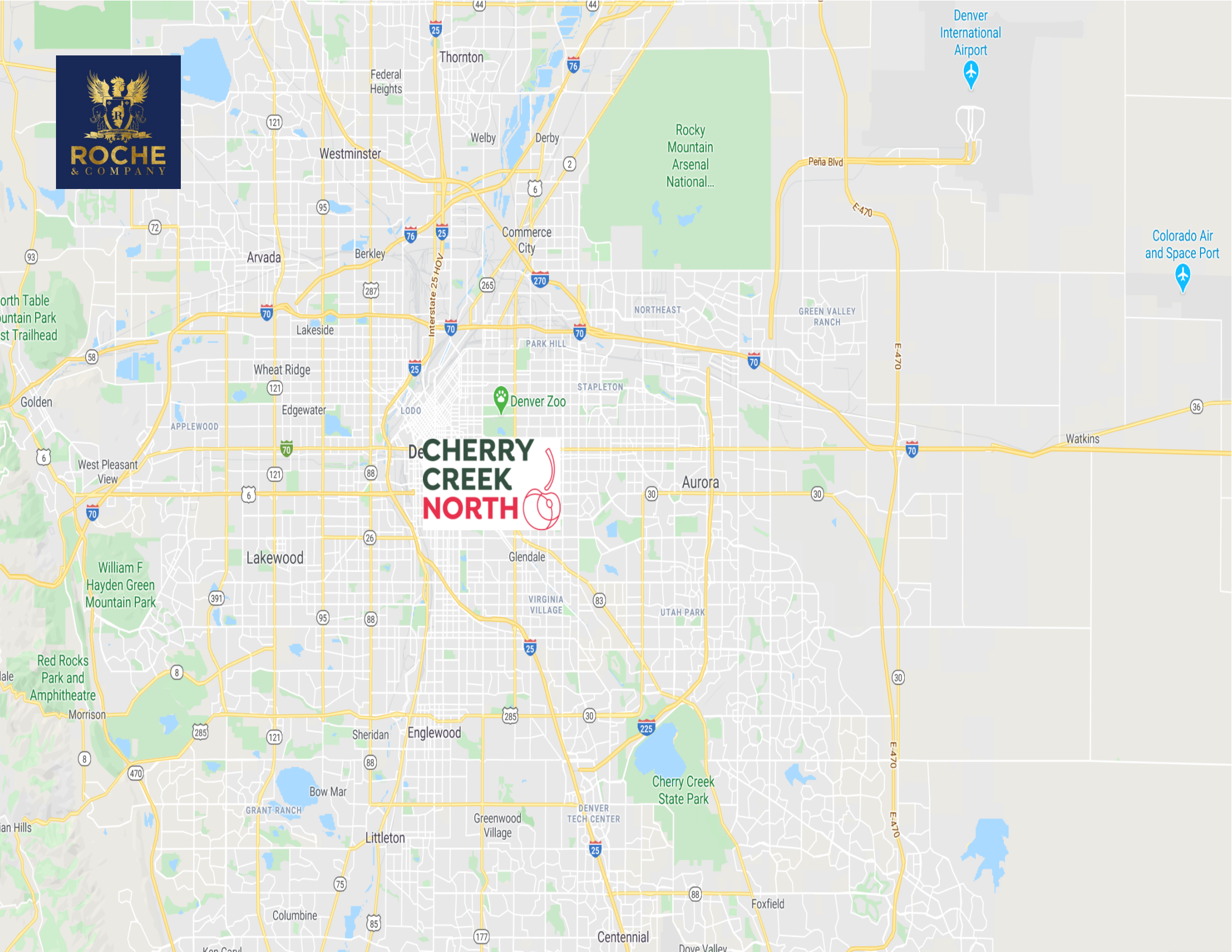
One hundred and forty years ago, Cherry Creek North was part of a small town called Harman. Since then, Cherry Creek North has emerged as a staple in the fabric of Denver and Colorado, blossoming into a very special mixed-use district.

Today, nearly 600 businesses make up the area's 16 walkable blocks, where you can find a variety of independent and international retailers featuring unique fashion, jewelry and home furnishing stores, spas, salons, art galleries, and restaurants.

Cherry Creek North's future is bright. More residential mid-rises, luxury hotels and state-of-the-art office buildings are developing throughout the district. In the last five years alone, residential units have increased 23%, hotel rooms have increased 69%, office space has increased 22% and retail space has increased 19%. The development has resulted in new, unique businesses opening their doors, treasured retailers expanding their spaces and more visitors dubbing Cherry Creek North their favorite destination.

With an exceptional mix of classic and contemporary retail and restaurants, a great lineup of events year round, and more grand openings on the way, Cherry Creek North has it all.





De**CHERRY**
CREEK
NORTH



Denver International Airport



Colorado Air and Space Port



Rocky Mountain Arsenal National...

Cherry Creek State Park

Thornton

Westminster

Arvada

Wheat Ridge

Lakewood

Sheridan

Littleton

Englewood

Greenwood Village

Glendale

Greenwood Village

Englewood

Virginia Village

Glendale

Park Hill

Commerce City

Derby

Thornton

Federal Heights

Westminster

Berkley

Lakeside

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