

**FOR SALE**

**THE CHEROKEE BUILDING**  
**8389 Cherokee Street**  
**Denver, CO 80221**



541 Main Street, Suite B  
Longmont, CO 80501  
summitcommercial.net

**KIM RICCA**  
**BROKER**

**502-817-2911**

kimberly.ricca.cre@gmail.com

**CORNER LOCATION | VALUE-ADD OPPORTUNITY**  
**SUITE LEASING**

Located at the corner of 84th Avenue and Cherokee Street, this property offers excellent visibility and convenient access in the heart of Adams County. 8389 Cherokee Street presents a rare opportunity to acquire a recently renovated, small-format multi-tenant office asset.

Originally built in 1963 and fully remodeled in 2023, the property is configured for suite-style leasing, allowing for multiple income streams and flexible tenancy. The layout is ideal for small businesses and service-oriented users.

Individual office suites support diversified tenancy and premium per-suite rents. Recent improvements help minimize near-term capital needs and enhance tenant appeal. The property features a strong parking ratio of approximately 2.9 spaces per 1,000 SF and benefits from prominent corner frontage with excellent signage exposure.

8389 Cherokee Street combines modern updates, flexible design, and clear income upside in a well-located commercial asset.

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## BUILDING INFO

List Price \$930,000

Building Size 3100 SF

Zoning C-1 Adams County  
Colorado Enterprise Zone (EZ)

Configuration **1st Floor:** Reception, Conference Room, Seven (7) private suites, Two (2) ADA Restrooms  
**LL:** Three (3) additional large offices, Break Room, & IT Room

Parking 9 spaces + street parking on Cherokee

Built/Remodeled 1963/2023

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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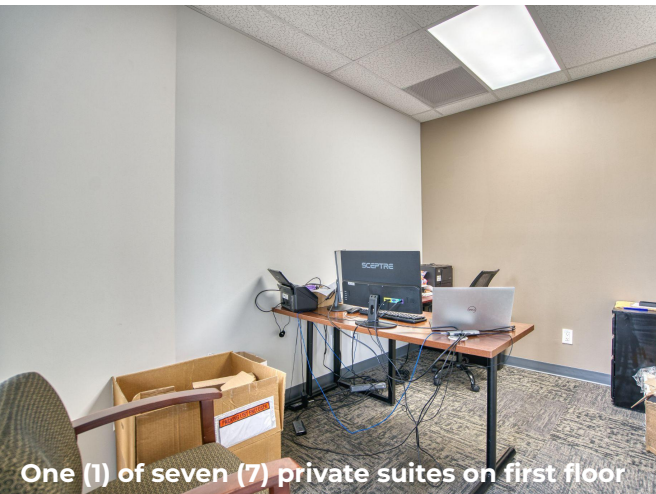
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**Front reception area**



**Conference room with natural light**



**One (1) of seven (7) private suites on first floor**



**Lower level break room**



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**First floor kitchenette**

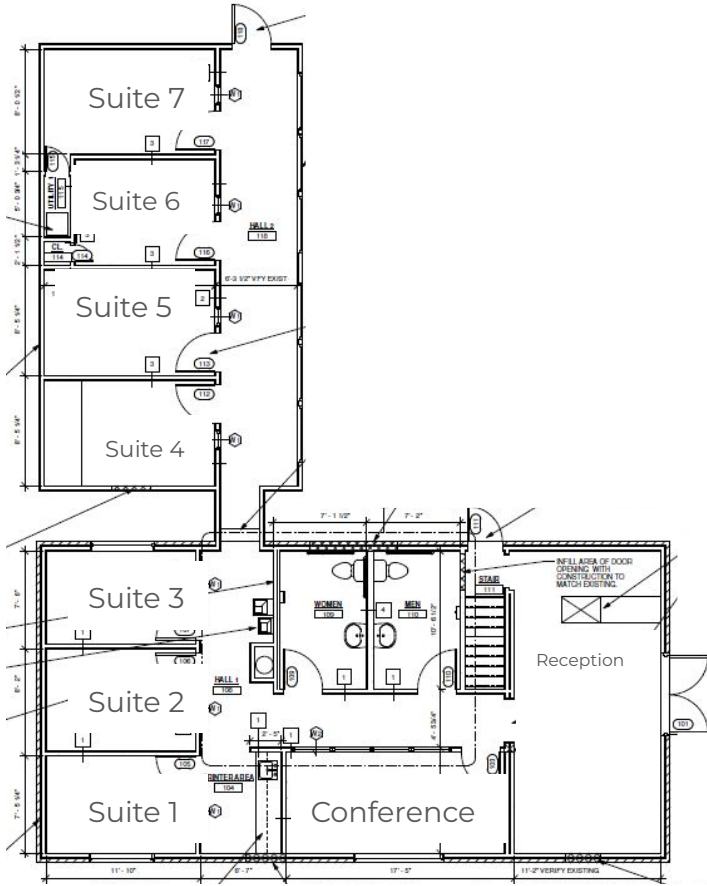
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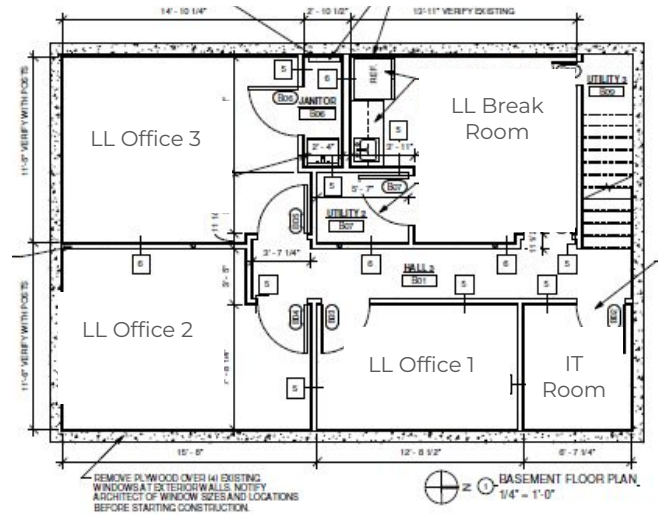
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## First Floor



## Lower Level



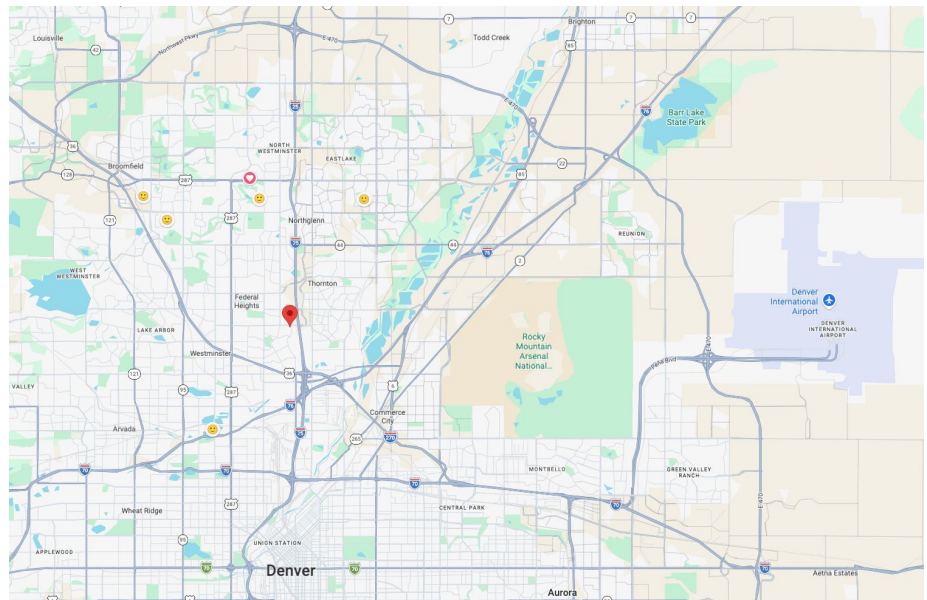
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COMMERCIAL BROKERS

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Boundaries are approximate.  
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