



425

S CHERRY STREET, STE 160
THE FORUM AT CHERRY CREEK

Kentwood

Commercial

FOR SUBLEASE

Office Space
Available in Glendale



Available for Sublease at The Forum at Cherry Creek

Available for sublease in Glendale, this recently renovated 1,233 SF first-floor office suite offers a highly functional and professional layout. The space includes a welcoming reception area, four private offices, and a convenient break area—ideal for a variety of office users seeking efficiency, flexibility, and comfort. Its first-floor location allows for easy access for both employees and clients. Located within The Forum at Cherry Creek, tenants benefit from on-site amenities including two conference rooms, stunning views in all directions, free visitor parking, covered employee parking, and additional storage. The building is well-maintained and provides a professional environment suited for a range of businesses. The property is surrounded by an abundance of amenities, including an upscale King Soopers, Life Time Athletic Club, Super Target, and CitySet, offering convenient access to dining, fitness, and retail options. Just minutes from Cherry Creek Mall and the Cherry Creek North shopping district, this location provides excellent connectivity and a vibrant, amenity-rich setting that enhances both employee experience and client convenience.

Property Details

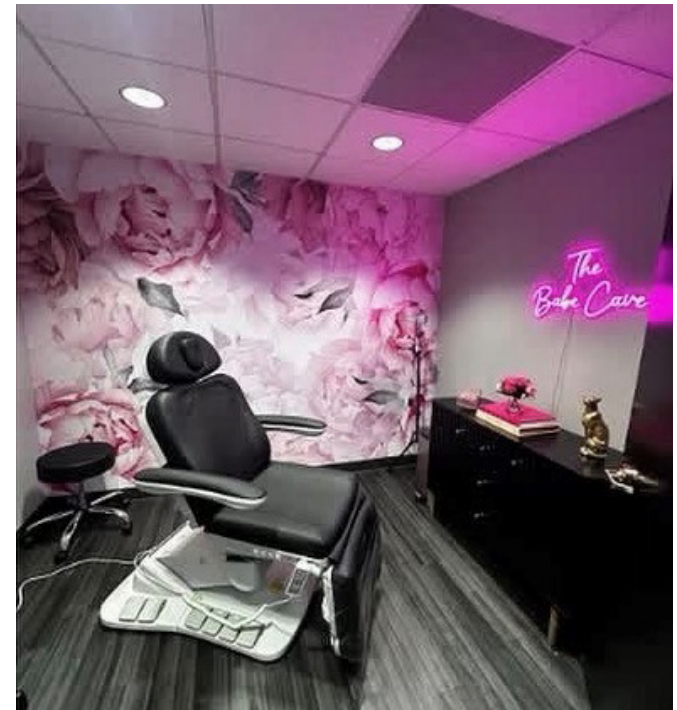
SUBLEASE RATE	\$30.00/SF FSG
SPACE AVAILABLE	1,233 SF
TERM	July 31, 2027
PROPERTY TYPE	Office
CLASS	A
BUILDING STORIES	10
YEAR BUILT	1983/2020 (Renovated)
SUBMARKET	Glendale
PARKING	4 Unreserved Spaces

BUILDING HIGHLIGHTS

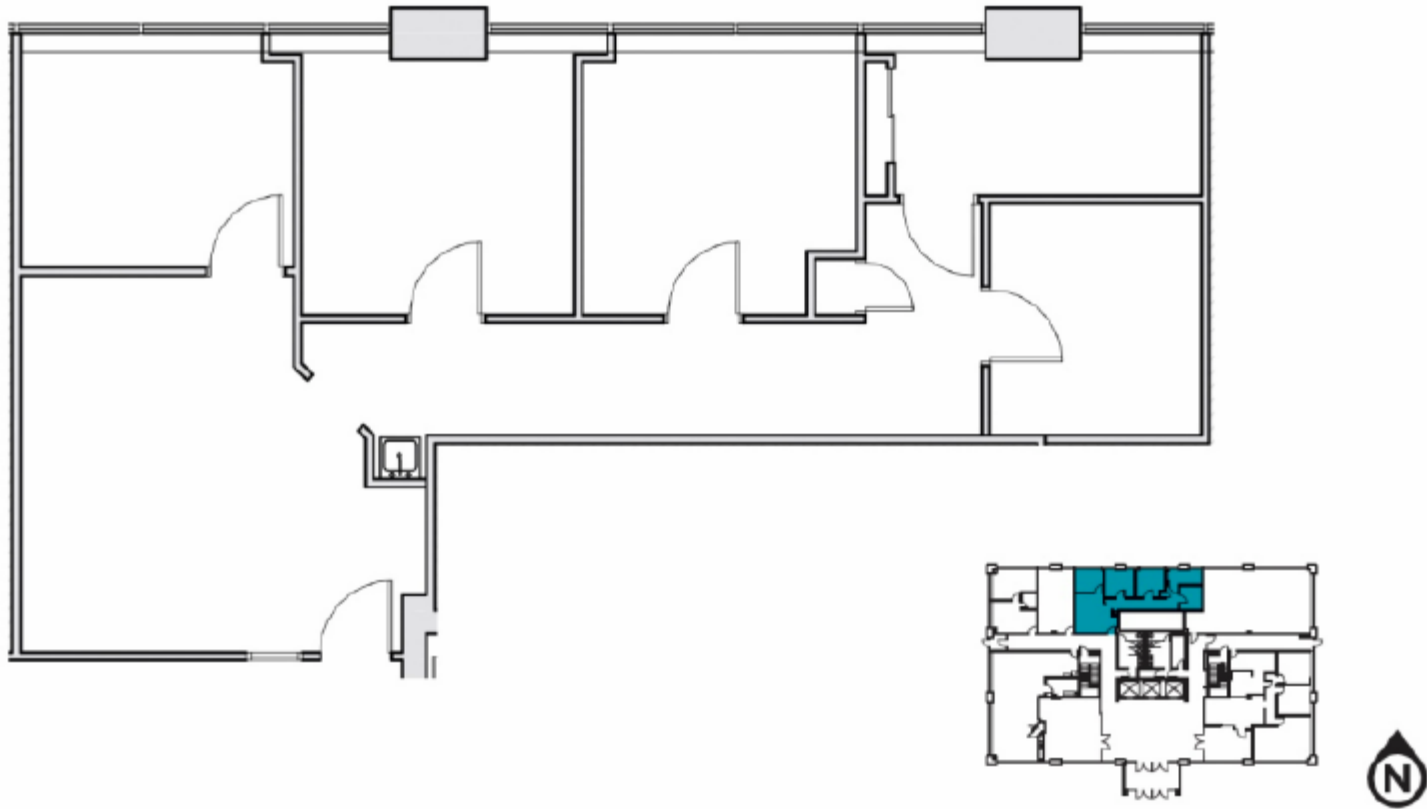
- Recently Renovated Office Space
- 4 Private Offices
- Break Area
- Welcoming Reception/Lobby Area
- Convenient 1st Floor Location
- Central Denver Location with Easy Access to Downtown Cherry Creek, Colorado Boulevard and I-25.
- Building Amenities include: Two Conference Rooms, Stunning Views in All Directions, Free Visitor Parking, Covered Employee Parking, and Additional Storage.

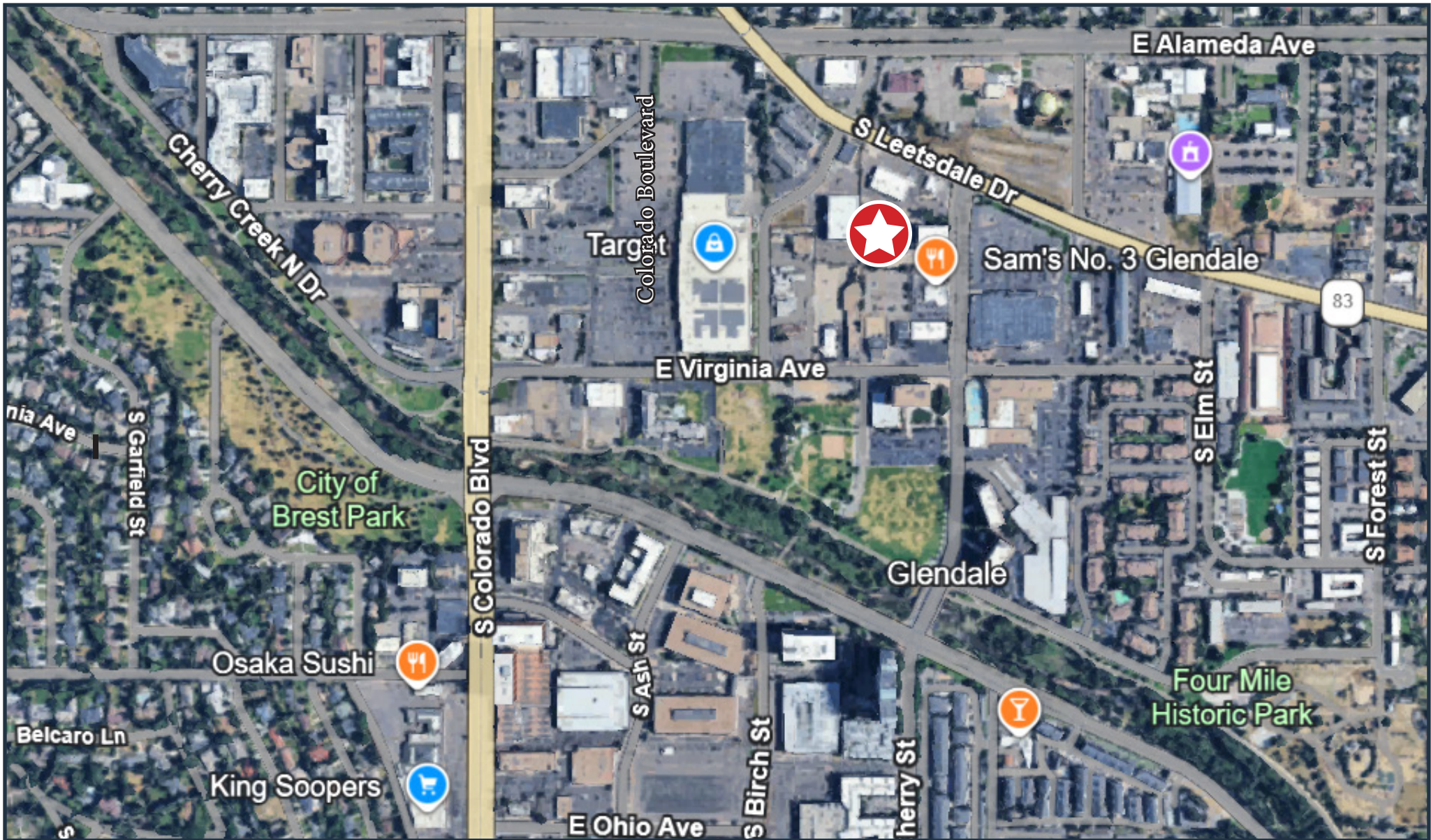


PROPERTY PHOTOS



SPACE PLAN





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