



A unique opportunity to lease at Cherry Creek's premier location



101 University boasts a prime location at the gateway to the Cherry Creek shopping and business district. This exceptional offering provides unparalleled convenience in access and parking, setting a standard unmatched within Cherry Creek. Additionally, it places occupants and visitors in close proximity to the lively Cherry Creek district, celebrated for its upscale shopping, dining, and cultural attractions. The landlord proudly acknowledges this connection to Cherry Creek as affirmation of its dedication to delivering a superior office experience for its valued customers.



Building Top
Signage Available

52,067 SF

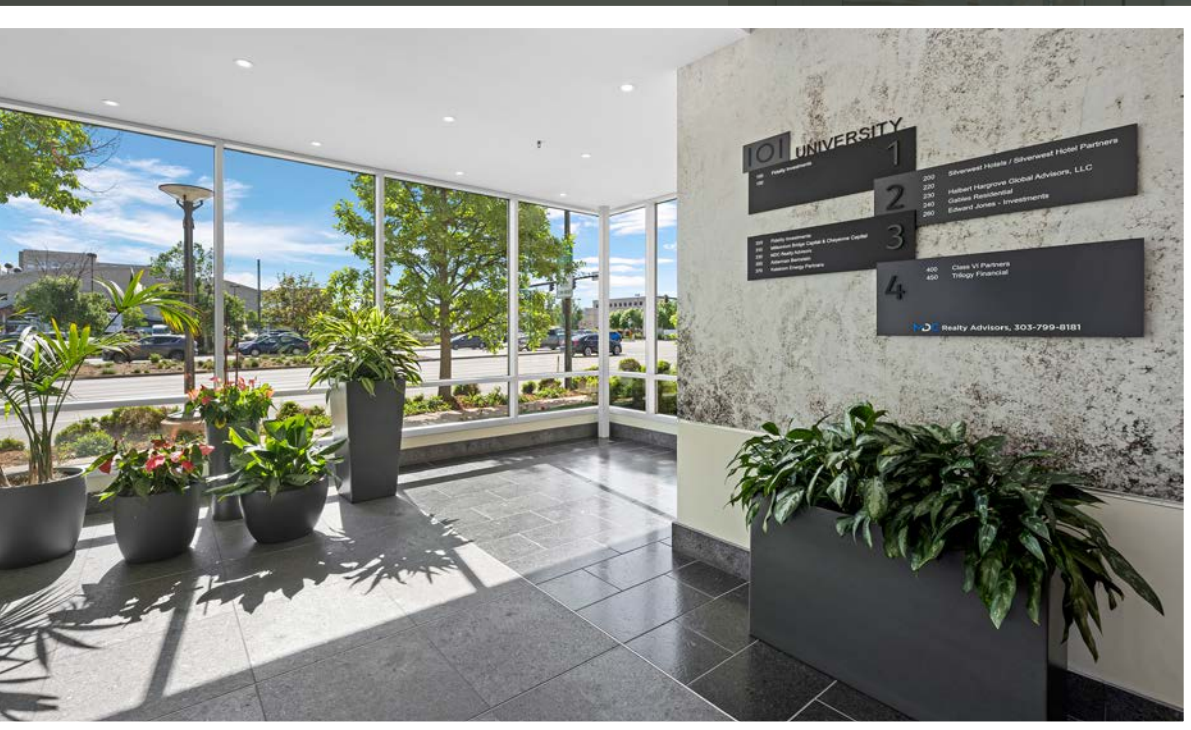
4 stories

3.2/1,000
Parking Ratio

147 Parking Spaces
(62 Structured)



Cherry Creek's Boutique



Newly refreshed
Lobby

More improvements
Coming soon



Minutes Away

15

MINUTES
To Union Station

10

MINUTES
To I-25

15

MINUTES
To North DTC

07

MINUTES
To Washington Park

40mi

CHERRY CREEK
TRAIL

96 & 93

WALK & BIKE
SCORE

WITHIN A 10 MINUTE WALK:

3

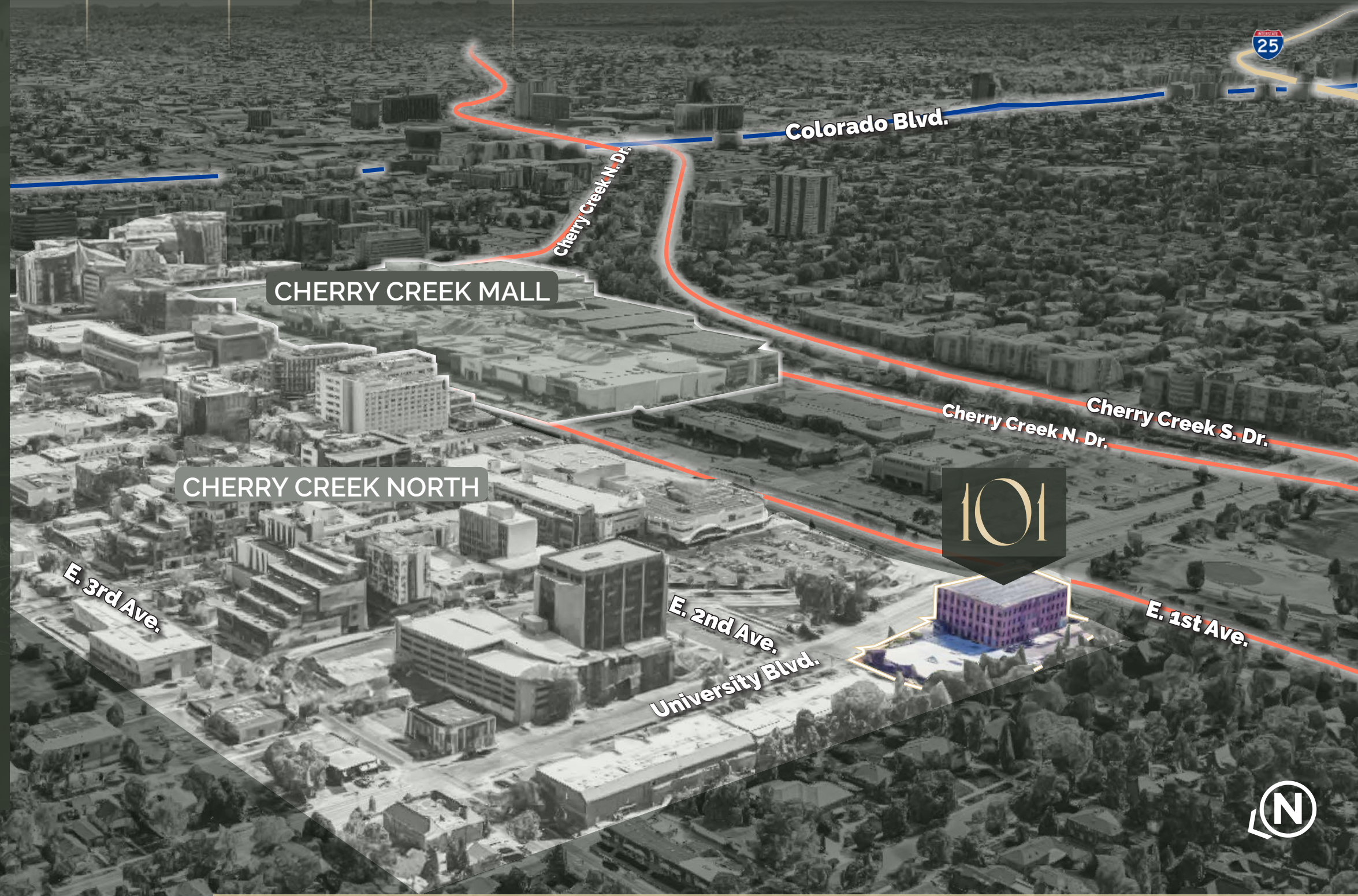
BANKS

11

RESTAURANTS

7

FITNESS
CENTERS





Strength of Neighborhood

\$1,473,856
AVERAGE HOME VALUE

45.1%
% OF ADULTS WITH BACHELOR'S DEGREE OR HIGHER

43.8%
% OF ADULTS WITH GRADUATE DEGREE OR HIGHER

\$243,460
AVERAGE HOUSEHOLD INCOME

58%
OF HOUSEHOLDS WITH AN INCOME GREATER THAN \$150,000



101



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