

250 CLAYTON

DENVER • COLORADO

LOCATED IN THE HEART OF
CHERRY CREEK NORTH



Owned by:

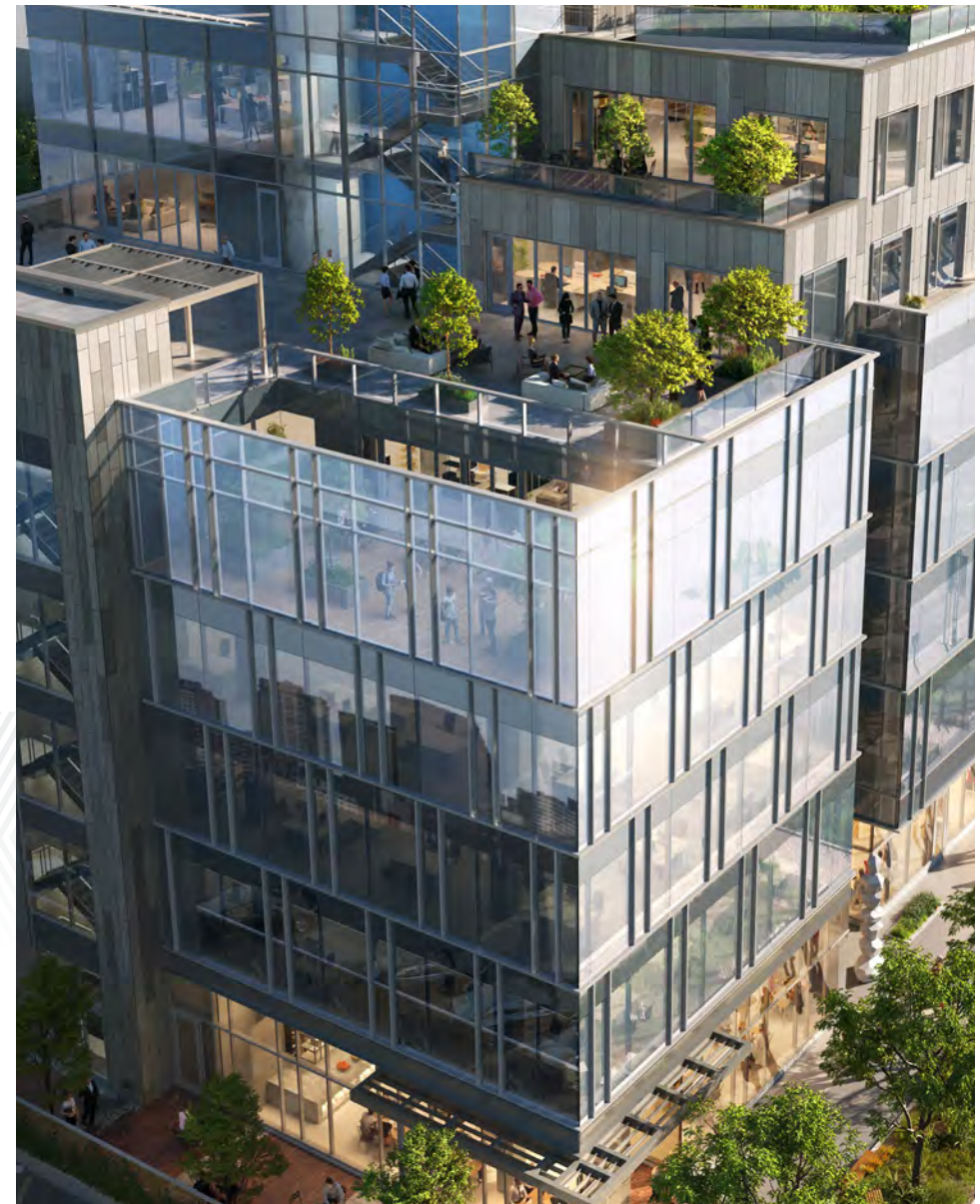
Broe
Real Estate Group

Leased by:

CBRE

THE PREMIER OFFICE OPPORTUNITY

In the heart of Cherry Creek North — an affluent residential district and a vibrant shopping scene — sits 250 Clayton. The upscale, Class AA office building is surrounded by fashion boutiques, chic cocktail lounges, high-end fitness clubs, relaxed cafes and eclectic eateries, ideal for tenants of the property. Over the past few years, several new office, hotel, condominium and multi-family buildings have been developed in the neighborhood. Financial services firms dominate the employment scene, including investment companies, private equity funds, real estate investors and wealth management firms.



CLASS AA OFFICE SPACE

PROJECT VIDEO:



Q1 2027

ESTIMATED CORE AND SHELL DELIVERY

PROPERTY HIGHLIGHTS



174,914 SF
Building Size



Eight (8) stories
Stories



Floor 2: 29,492 SF
Floors 3-4: 29,762 SF
Floor 5: 29,716 SF
Floor 6: 20,778 SF
Floor 7: 21,750 SF
Typical Floorplates



4 Level
Parking Garage



Outstanding Cherry Creek North location



Building signage opportunities

BUILDING AMENITIES

- ✓ Private outdoor terraces on floors 5, 6 & 7
- ✓ Indoor/Outdoor Experience
- ✓ 6th floor common tenant lounge
- ✓ 4,500 SF common tenant terrace with views
- ✓ Bike storage
- ✓ Ground floor tenant lounge
- ✓ 7,000 SF of ground floor retail
- ✓ Fitness center with showers and lockers



PEDESTRIAN PLAZA / AUTOCOURT



GROUND FLOOR RETAIL /
MAIN LOBBY ENTRANCE



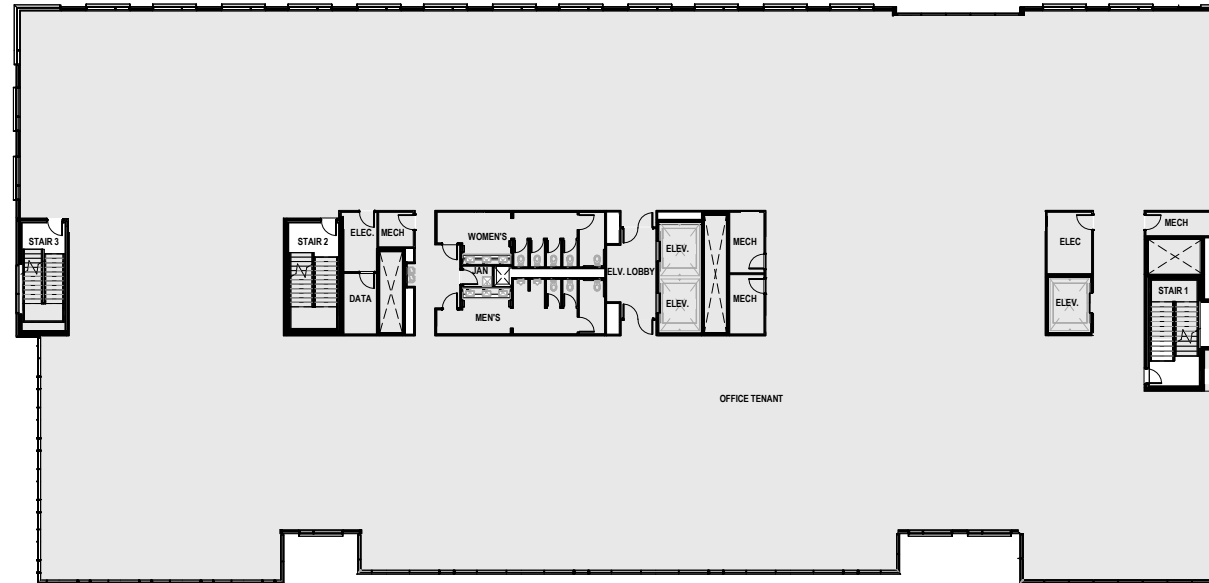
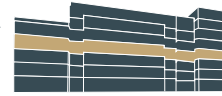
TENANT LOUNGE / GYM



6TH FLOOR TENANT LOUNGE AND OUTDOOR TERRACE

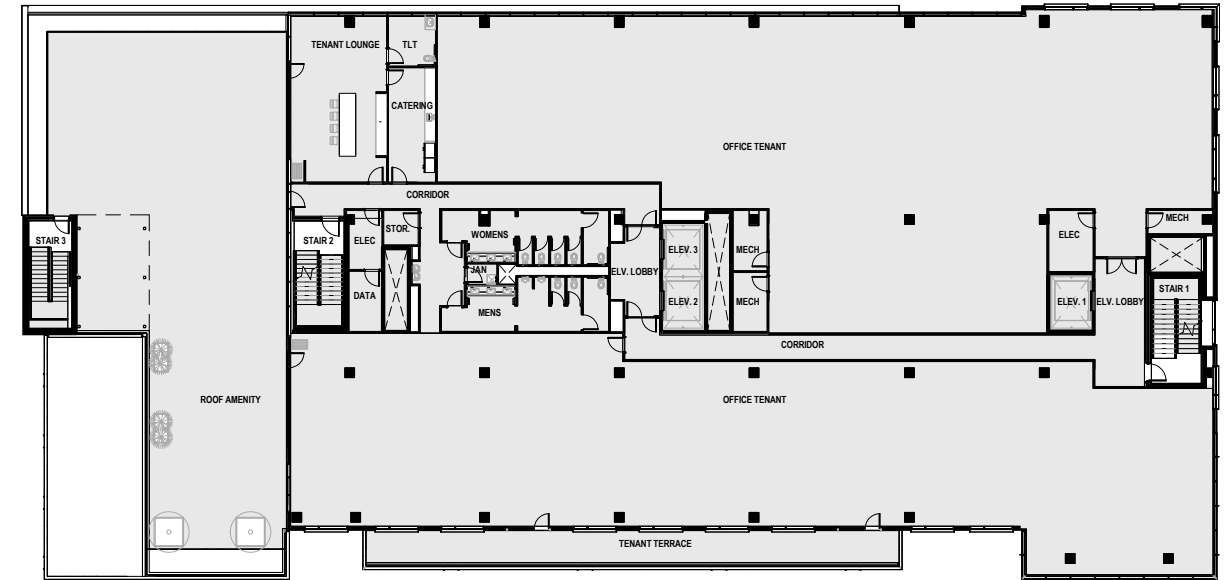
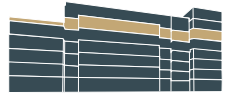
FLOOR PLATES

3RD - 4TH FLOOR
29,762 SF

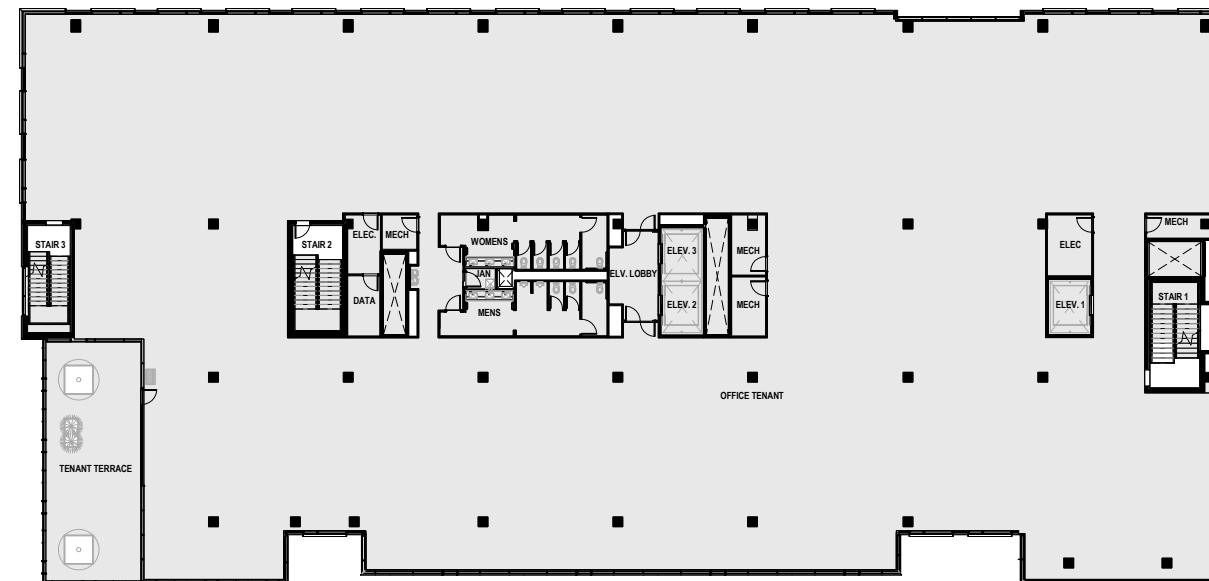
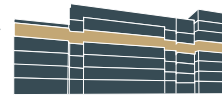


FLOOR PLATES

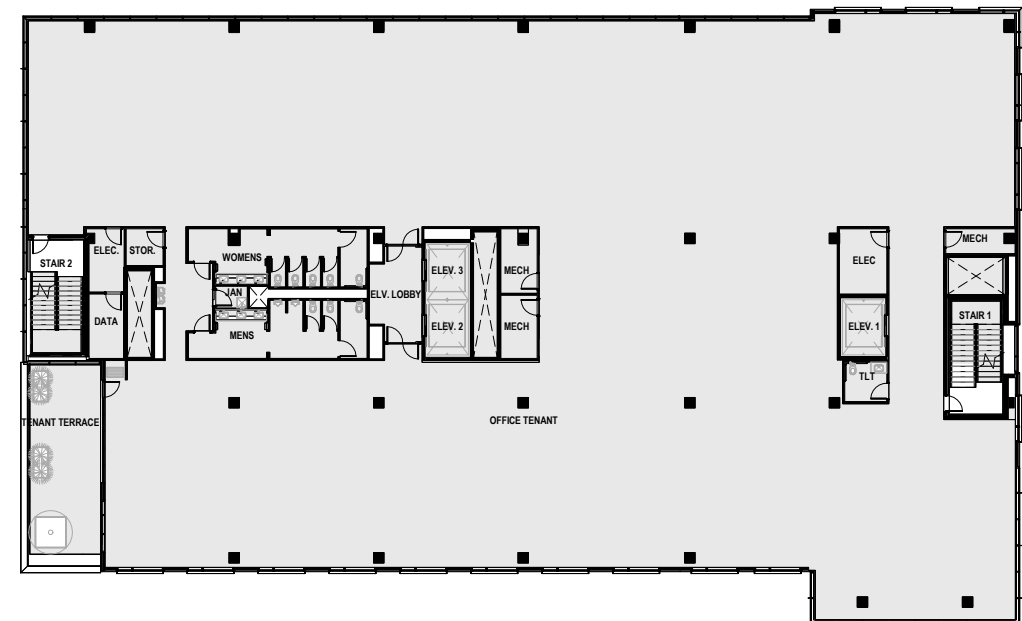
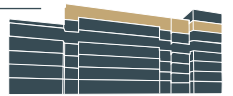
6TH FLOOR
20,778 SF



5TH FLOOR
29,716 SF



7TH FLOOR
21,750 SF



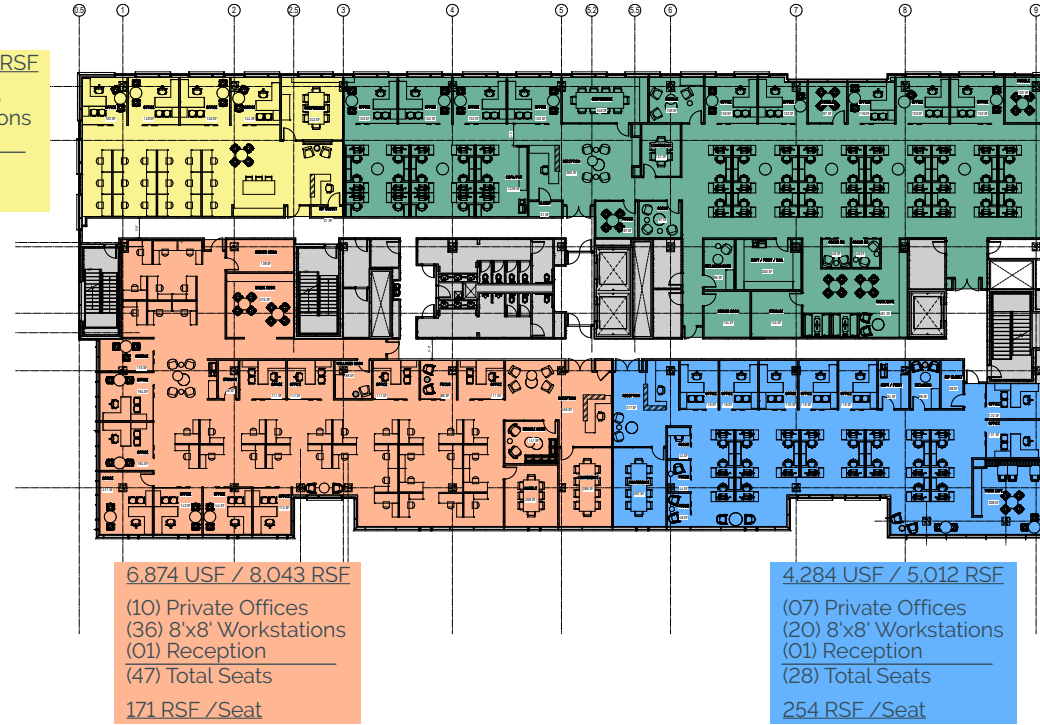
HYPOTHETICAL PLANS

HYPOTHETICAL PLANS

LEVEL 3
29,762 SF

Four Tenant Floor

2,310 USF / 2,703 RSF
(04) Private Offices
(18) 8'x8' Workstations
(01) Reception
(23) Total Seats
118 RSF /Seat



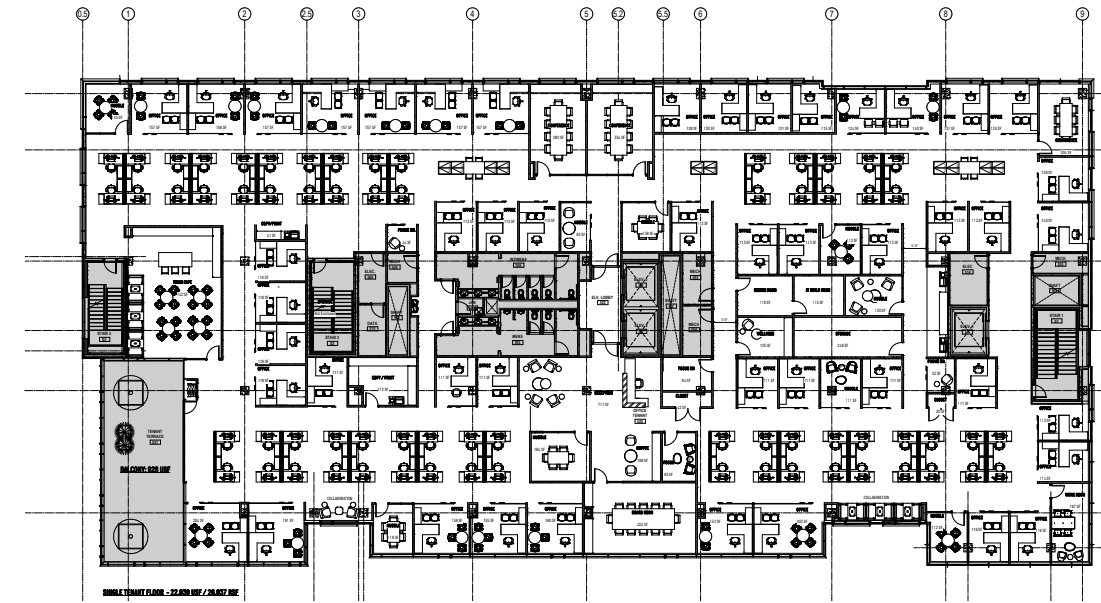
8,308 USF / 9,720 RSF
(09) Private Offices
(45) 8'x8' Workstations
(01) Reception
(55) Total Seats
177 RSF /Seat

6,874 USF / 8,043 RSF
(10) Private Offices
(36) 8'x8' Workstations
(01) Reception
(47) Total Seats
171 RSF /Seat

4,284 USF / 5,012 RSF
(07) Private Offices
(20) 8'x8' Workstations
(01) Reception
(28) Total Seats
254 RSF /Seat

LEVEL 5
29,716 SF

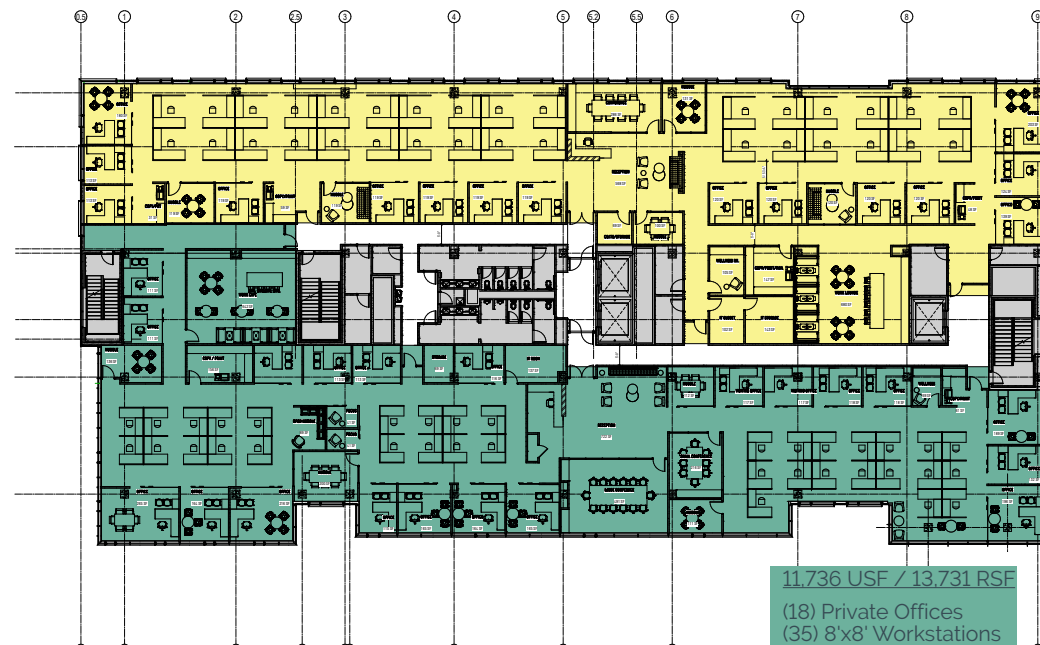
Single Tenant Floor



22,938 USF / 26,837 RSF
(48) Private Offices
(68) 8'x8' Workstations
(01) Reception
(115) Total Seats
233 RSF /Seat

LEVEL 4
29,762 SF

Two Tenant Floor



10,626 USF / 12,432 RSF
(14) Private Offices
(32) 8'x8' Workstations
(01) Reception
(47) Total Seats
265 RSF /Seat

11,736 USF / 13,731 RSF
(18) Private Offices
(35) 8'x8' Workstations
(01) Reception
(54) Total Seats
254 RSF /Seat



7TH FLOOR PRIVATE OUTDOOR PATIO



WHY CHERRY CREEK?

Join Charles Schwab, Aon, Walker & Dunlop and others in

THE FINANCIAL SERVICES HUB OF DENVER



AMENITIES

RESTAURANTS

- Aviano Coffee
- Bad Daddy's Burger Bar
- Barry's Denver Fuel Bar
- Blue Island Oyster Bar & Seafood
- Cherry Creek Beer Garden
- Cherry Creek Grill
- Chipotle
- Cioccolatier
- Clean Juice
- Crepes 'n Crepes
- Cucina Colore
- Del Frisco's Grille
- Derecho Cocktail & Wine Bar
- Elevated Rooftop Bar
- Enstrom Candies
- Five Nines
- Forget Me Not
- Fortune Wok to Table
- Gyu-Kaku Japanese BBQ
- Hapa Sushi
- Hasu Sushi & Grill
- Heaven Artisan Creamery
- Hillstone
- Kisbee on the Roof
- Kobe An
- La Merise French Cuisine
- Le Bilboquet
- Little Ollie's
- Local Jones
- Machete Tequila & Tacos
- Matsuhisa Denver
- Mason's Famous Lobster Rolls
- Mehak India's Aroma
- Milwaukee Street Tavern
- MyFitFoods
- North Italia
- Of a Kind
- Poke Moke
- Pure Green Juice and Smoothies
- Quality Italian
- Shake Shack
- SOL Mexican Cocina
- Starbucks
- Sweet Ginger Asian Bistro & Sushi
- Sweetgreen
- Syrup

- Teaura
- The Cherry Cricket
- The Pasty Republic
- Toro Latin Kitchen & Lounge
- True Food Kitchen
- Urban Egg

HOTELS

- Clayton Members Club & Hotel
- HALCYON, a hotel in Cherry Creek
- Hotel Clio, A Luxury Collection Hotel
- The Jacquard Hotel & Rooftop
- Moxy Denver Cherry Creek

MULTIFAMILY

- 250 Columbine
- Clayton Lane Cherry Creek
- Northcreek Residential
- The Residence at Fillmore Place
- St Paul Collection
- Laurel Cherry Creek
- Coda

FITNESS

- Barry's Bootcamp
- Kinetic Fitness Studio
- SoulCycle
- AKT
- Ballroom & Beyond
- Belly Bliss
- Cherry Creek Dance
- Club Pilates
- Krystallos Movement
- Lagree Luxe Fitness
- Orangetheory Fitness
- Pure Barre
- Rumble Boxing Cherry Creek
- Shari Barta Wellness
- StretchLab Cherry Creek
- The Studio Cherry Creek
- Studio CLMBR

CHERRY CREEK NORTH

– DENVER'S
VIBRANT LIFESTYLE
NEIGHBORHOOD

 **94**
Walker's
Paradise

 **89**
Very
Bikeable



16 BLOCK URBAN ENVIRONMENT



Over
800
Hotel Rooms



Over
5,000
Residential Units



Over
2,000,000 SF of
Office Space



Over
1,500,000 SF of
Retail Space



Average Annual Salary
of office worker in
Cherry Creek North
\$180,000



Average Household Income
in Cherry Creek North
\$280,000



86% of Residents
in Cherry Creek North
have a bachelor's degree
or higher



DRIVE TIMES/DISTANCE

Denver Int'l
Airport **37 min** I-70 &
Colorado Blvd **14 min**

Union Station **15 min** Boulder
45 min

North DTC
19 min



THE BECK GROUP

The Beck Group, a regional and international design firm, focuses on identifying innovative ways to help clients get thoughtful and cost-effective solutions without compromising design aesthetic, function or performance. Headquartered in Cherry Creek North, calling the Mile High City home for more than three decades, Beck has extensive knowledge of the front range office/mixed-use and retail markets. Our team's experience is built on programmatic innovation, design excellence, and our collaborative process. As one of the top green design, accredited WELL Building, and LEED Building Design firms, Beck helps also helps clients achieve their sustainability goals. Beck's team of architects, planners, engineers and estimators provide a dynamic, comprehensive, and collaborative approach to developing projects that lead our clients to solutions that meet both short-term and long-term goals.

From redefining Denver's skyline at 1401 Lawrence, being at the forefront of the redevelopment of River North District (RiNo) at Catalyst, to infilling of the urban block in the most recent office/mixed-use project at 1701 Platte Street, Beck is leading efforts to shape Denver's urban landscape. Collaboration and partnering is in our culture and we are proud of our relationship with Broe Real Estate Group and CBRE on this opportunity to thoughtfully position 200 Clayton in the Cherry Creek North Neighborhood.

BROE REAL ESTATE GROUP

Broe Real Estate Group, together with its affiliates ("BREG") is a Denver-based, real estate investor that has been focused on acquiring and developing real estate assets in the Western United States for over 45 years.



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720.780.7095

The Seasons of Cherry Creek

The Seasons proudly boasts nearly 20,000 square feet of Cherry Creek's most luxurious spaces. Designed with elegance in mind, our community sets the stage for refined living. Our thoughtfully designed amenity package offers a uniquely curated experience for our residents. Living at The Seasons is an experience - an invitation to live gracefully only steps from Cherry Creek's best restaurants, bars & shopping.

303.398.0398





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