
3Q 2024

Cherry Creek Market Overview

NEWMARK



Cherry Creek Construction

New supply continues with more office, residential and retail projects in the pipeline.



OFFICE SPACE
800,000 SF

UNDER CONSTRUCTION/PLANNED

RETAIL SPACE
100,000 SF

UNDER CONSTRUCTION/PLANNED

APARTMENT/CONDO
600+ UNITS

PLANNED

Cherry Creek Supply Line

NEW OFFICE CONSTRUCTION



1

59,713 SF Office - 100% Leased

300 UNIVERSITY (COMPLETED)

- 4 Stories, office above retail
- Developer: Elevation Development Group
- Parking: 116 Spaces
\$275 unreserved, \$450 reserved



2

46,962 SF Office

263 JOSEPHINE (PLANNED)

- 4 Stories, office above retail
- 54,662 SF
- Developer: Corum
- Architect: Tryba
- Delivery : TBD



3

97,000 SF Office

• 2645 E 2ND AVENUE (PLANNED)

- 8 Story office above retail
- Floorplates: 12,500 SF approx.
- Developer: Alpine Investments
- Architect: Tryba
- Delivery: 2027 est.



4

174,914 SF Office

250 CLAYTON (PLANNED)

- 8 Stories
- 174,914 SF
- Floorplates: 29,762 SF Floors 2-5
21,750 SF Floors 6-7
- Developer: Broe Group
- Delivery: 4Q 2026 est.

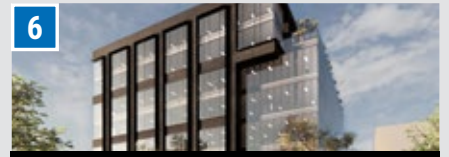


5

147,080 SF Office/Retail - 100% Leased

201 FILLMORE (UNDER CONSTRUCTION)

- 8 Stories
- Floorplates: 18,955 SF
- 5 levels of below grade parking
- Developer: Schnitzer West
- Tenant: Antero Resources
- Delivery: 3Q 2025



6

101,200 SF Office - 100% Leased

THE FILLMORE BUILDING 255 FILLMORE (COMPLETED)

- 7 Stories, office above retail
- Floorplates: 15,668 SF
- Developer: BMC
- Architect: 4240 Architecture



7

58,270 SF Office - 100% Leased

320 FILLMORE (COMPLETED)

- 4 Stories, office above retail
- Developer: Midwest Property Group
- Architect: 4240 Architecture
- Parking: 89 Spaces



8

94,260 SF Office

242 MILWAUKEE MILWAUKEE PLACE (PLANNED)

- 7 Stories, office above retail
- Floorplates: 15,150 SF
- Developer: BMC
- Architect: 4240 Architecture
- Delivery: 2Q 2026 est.



9

100,202 SF Office

3250 E 2ND AVENUE (UNDER CONSTRUCTION)

- 5-story office above retail
- Floorplates: 20,439 SF
- 9,297 SF Ground floor retail
- Developer: Magnetic Capital
- Delivery: 1Q 2026

MULTIFAMILY CONSTRUCTION



1

430 Units

CHERRY LANE REDEVELOPMENT (PLANNED)

- 8 Stories, 430 Multi-Family Units
- 100,000 SF of Retail
- Developer: BMC/Invesco
- Architect: Tryba
- General Contractor: PCL
- Break Ground: YE 2024



2

156 Units

299 MILWAUKEE - BMC/ ROCKPOINT (PLANNED)

- 8 Stories, 156 Apartment Units
- 30,000 SF of Retail
- Developer: BMC
- Architect: Shears Adkins Rockmore
- General Contractor: Haselden
- Break Ground: 4Q 2024



103

1.5 Million SF Mixed Use

CHERRY CREEK WEST (PLANNED)

- 13 Acre, mixed-use, seven buildings
- 825 residential units
- 600,000 SF of office space
- 100,000 SF of retail space
- Over 2,000 parking spaces
- Developer: East West Partners
- Break Ground: 4Q 2026

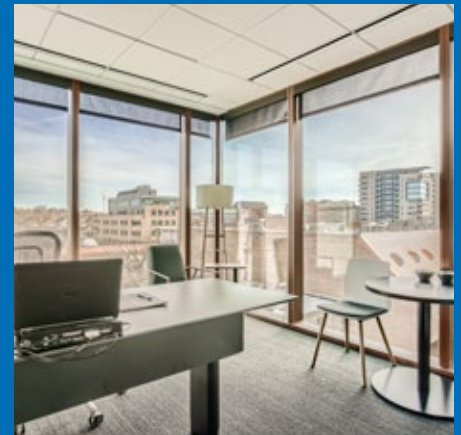
Competitive Set - Recent Construction (2018-2023)

					
PROPERTY NAME/ PROPERTY ADDRESS	CIVICA 250 FILLMORE YOC 2018	FINANCIAL HOUSE 205 DETROIT YOC 2019	260 N. JOSEPHINE ST. YOC 2019	240 ST. PAUL YOC 2021	200 CLAYTON ST. YOC 2023
RBA SF	117,235 SF	74,085 SF	66,000 SF	79,646 SF	76,715 SF
FLOORPLATES SF	21,000 SF	9,750 SF	5,000 to 16,000 SF	13,274 SF	10,173 SF
% OFFICE AVAILABLE	0%	0%	0%	0%	13%
ASKING RATES - DIRECT	N/A	N/A	N/A	N/A	\$54.00/RSF NNN
OPERATING EXPENSES	\$42.77 ^{2024 Est.}	\$39.50 ^{2024 Est.} (\$17.73-Taxes)	\$30.14 ^{2024 Est.} (\$12.62-Taxes)	\$44.60 ^{2024 Est.} (\$25.54-Taxes)	\$24.00 ^{2024 Est.}
PARKING RATIO	2.25:1,000 SF	1.5:1,000 SF	2.0:1,000 SF	2.4:1,000 SF	2.0:1,000 SF
STRUCTURED PARKING	4-level underground \$250 unreserved \$300 reserved	Underground/Valet \$200 unreserved \$250 reserved	3-level underground \$250 unreserved	Underground/Valet \$250 unreserved	Underground \$250 Unreserved \$275 Reserved
COFFEE/DELI ON-SITE	Nearby	Nearby	Shake Shack	Nearby	Nearby
CONFERENCE CENTER	Yes	No	No	No	No
FITNESS CENTER	Lockers & Showers	No	Barry's Boot Camp On-Site	No	No

Competitive Set - CLASS A

						
PROPERTY NAME/ PROPERTY ADDRESS	200 COLUMBINE YOC 2015	100 ST. PAUL YOC 2015	FILLMORE PLAZA 100 FILLMORE ST. YOC 1982	ANB 3033 E. 1ST AVENUE YOC 1982	101 UNIVERSITY BLVD YOC 1970	2ND & JOSEPHINE 201 COLUMBINE YOC 1965
RBA SF	89,195 SF	147,938 SF	92,217	136,883	50,418	104,797
FLOORPLATES SF	12,752 SF	19,500 SF	15,000	16,787	12,250	8,494
% OFFICE AVAILABLE	17.5%	0%	0%	3.5%	16.5%	12.8%
ASKING RATES - DIRECT	\$55.00/RSF NNN	N/A	\$58.00/RSF FSG	\$65.00/RSF FSG	\$39.00/RSF NNN	\$44.00/RSF NNN
OPERATING EXPENSES	\$28.32 ^{2024 Est.}	\$32.00 ^{2024 Est.}	\$27.50 ^{2023 Est.}	\$22.52 ^{2023 Est.}	\$23.90 ^{2024 Est.}	\$23.08 ^{2024 Est.}
PARKING RATIO	1.25:1,000 SF	3.00:1,000 SF	2.6/1,000 SF	3.0/1,000 SF	2.5/1,000 SF	2.5/1,000 SF
STRUCTURED PARKING	2-level underground \$175 unreserved \$275 reserved	Underground \$175 unreserved \$250 reserved \$300 exclusive reserved	Covered unreserved spaces @ \$135/month, covered reserved spaces @ \$200/ month	Covered reserved @ \$300/month, covered unreserved underground @ \$200/ month, unreserved in upper levels @ \$170/ month	Covered reserved spaces @ \$100/ month, \$85/month unreserved \$65.00/month surface	Covered Reserved Spaces @ \$200/ month, \$175/month unreserved
COFFEE/DELI ON-SITE	Starbucks SOL Mexican Cocina	Del Friscos Restaurant	Nearby	Grab-N-Go	No	Nearby
CONFERENCE CENTER	No	No	No	No	No	No
FITNESS CENTER	No	Lockers & Showers	Yes	No	No	Lockers & Showers

With new buildings delivered in Cherry Creek, over 82,000 SF of office was absorbed in 3Q. Occupancy of class A office space in Cherry Creek is over 94%. Median full-service lease rates for Class A space increased from \$62.00/SF to \$67.85. The robust demand for new Cherry Creek office may be tapering. Preleasing activity for the planned office projects has slowed, possibly due to the election and/or concerns about the economy.



 THE CITADEL 3200 CHERRY CREEK S DRIVE YOC 1987	 U.S. BANK 210 UNIVERSITY YOC 1985	 44 COOK ST. YOC 1982	 55 MADISON ST. YOC 1982	 158 FILLMORE STREET YOC 1982	 ONE FILLMORE PLAZA 2955 E 1ST AVE. YOC 1982
130,652	140,832	124,174	137,716	29,910	38,913
18,665	15,648	12,417	17,147	6,866	9,728
4.6%	5.5%	10.5%	1.4%	0%	0%
\$40.00/RSF NNN	\$42.50/RSF NNN	\$37.00/RSF NNN	\$37.00/RSF NNN	\$44.00/RSF FSG	\$39.00/RSF NNN
\$19.45/SF ^{2024 Est.}	\$22.21/SF ^{2024 Est.}	\$19.52/SF ^{2024 Est.}	\$19.52/SF ^{2024 Est.}	\$17.51/SF ^{2021 Est.}	\$18.50 ^{2022 Est.}
2.75/1,000 SF	3.0/1,000 SF	3.00/1,000 SF	3.00/1,000 SF	2.60/1,000 SF	3.00/1,000 SF
Covered spaces @ \$110/month unreserved, \$150/month reserved	Covered reserved spaces @ \$195/month, \$175/month unreserved	Reserved spaces @ \$250/month, 200 covered spaces @ \$125/month	Reserved spaces @ \$250/month, 200 covered spaces @ \$125/month	Reserved spaces @ \$200/month, covered spaces @ \$135/month	Covered reserved space @ \$200/month, covered spaces @ \$135/month
Food Trucks On-site Coffee	Nearby	Food Trucks	Food Trucks	Nearby	Nearby
Yes	Yes	Yes	Yes	No	No
Yes Bike Storage	Yes Bike Storage	Lockers & Showers Bike Storage	Lockers & Showers Bike Storage	No	No

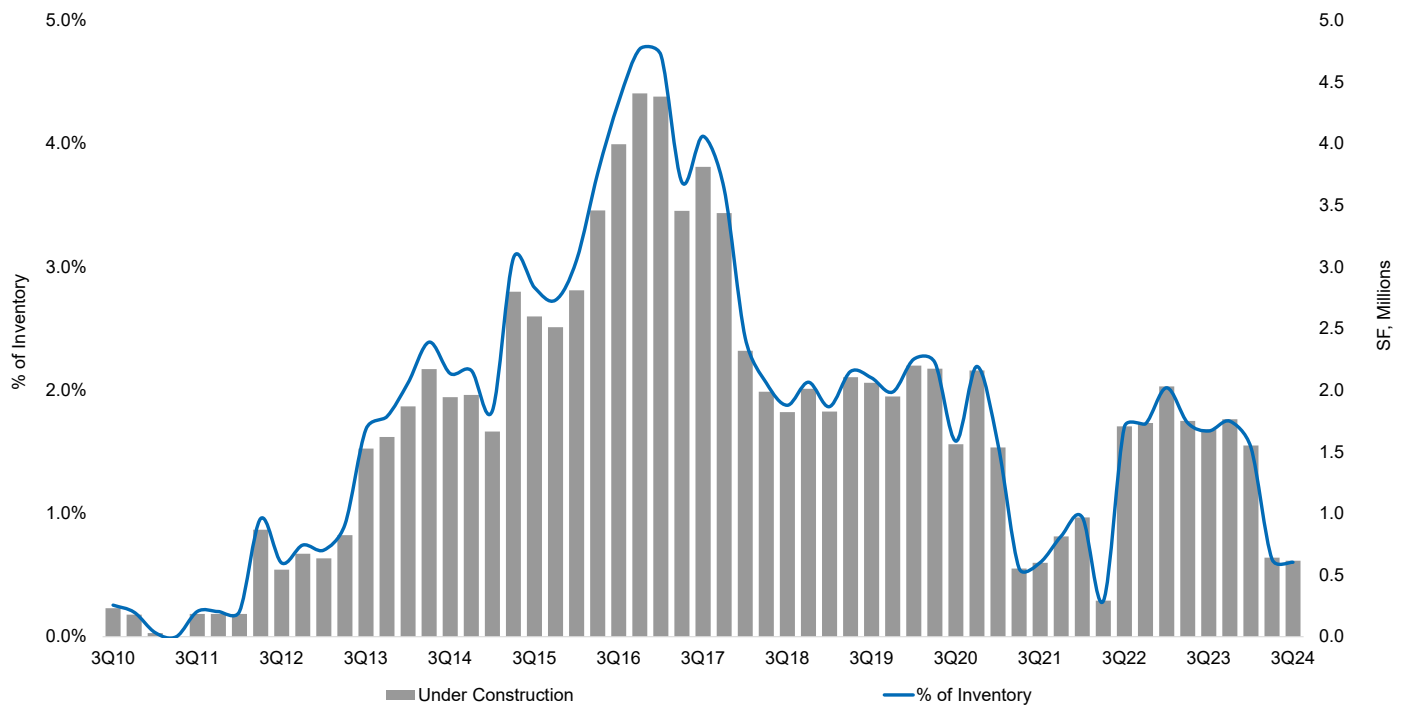
Denver Market Fundamentals

High Vacancy and No Capital Keeps Pipeline Limited



Financing remains functionally impossible without a tenant willing to commit to pre-leasing more than half of the project before construction begins. Because of this, the Cherry Creek neighborhood, with low vacancy and the highest and most reliable demand in the market, is the only market expected to see new projects break ground for the foreseeable future.

Office Under Construction and % of Inventory

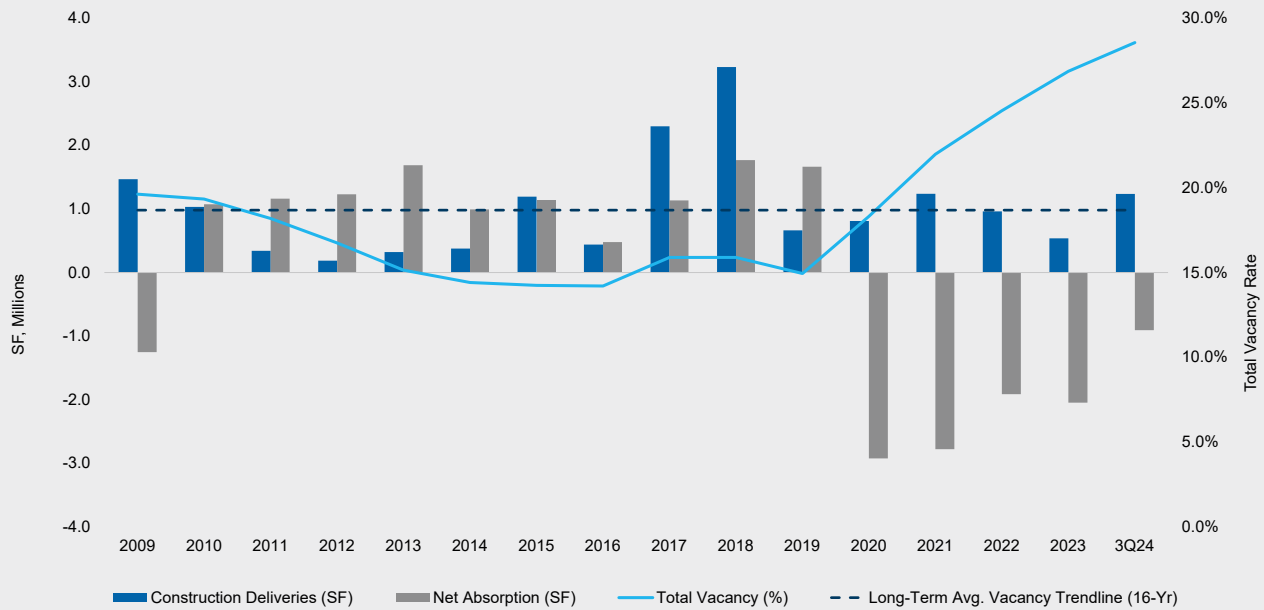


Source: Newmark Research

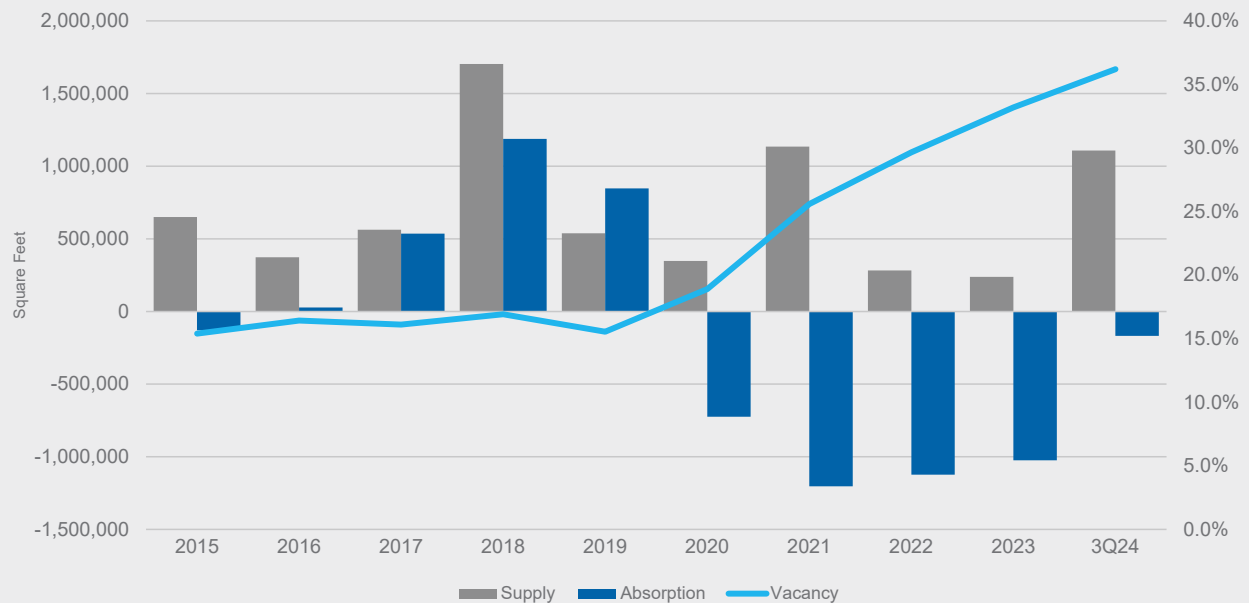
An Uneven Recovery Begins to Show

The third quarter illustrated the continuation of the bifurcated market. Two large tenant downsizes pulled quarterly absorption into the red, but they were partially offset by a major new tenant occupying nearly 120,000 SF of top-quality space. Class A recorded year-to-date absorption of 416,000 SF. The rate of climb for vacancy has slowed, rising to 28.6% in the third quarter of 2024.

Historical Construction Deliveries, Net Absorption, and Vacancy



Downtown Office Market Balance



Source: Newmark Research



Cherry Creek is one of metro Denver’s most sought after submarkets.

With its unrivaled urban location in central Denver, approximately 4 miles from downtown, Cherry Creek provides a prominent address for businesses and offers a confluence of exceptional conveniences including world-class dining, retail, hotels and professional amenities, coupled with easy access through the metro area.

Surrounded by the most exclusive and affluent residential neighborhoods in Denver, Cherry Creek’s increasing demand and relative insulation from “down” economic cycles creates a recession-proof submarket that provides savvy investors with unmatched stability.

Cherry Creek consists of 1,770 businesses and draws over 14 million visitors annually. It is Denver’s premier shopping destination and the #1 tourist attraction in the state. * According to Visit Denver Inc. (Source: Cherry Creek Alliance)



Cherry Creek consists of two distinct neighborhoods:

- Cherry Creek Shopping Center has over 160 shops – home to brands such as Apple, Louis Vuitton, Tiffany & Co, Nordstrom, Neiman Marcus, Burberry, Restoration Hardware, and more.
- 16-block Cherry Creek North (CCN) is the city’s premier outdoor boutique retail district with hotels, restaurants, galleries, couture retailers, boutiques, and salons/spas . One of Denver’s most walkable areas, CCN is home to the largest collection of independently owned shops in the region – of over 400 businesses. (source: Cherry Creek North Business Improvement District)



The Cherry Creek office market continues to increase, growing to over 2.6 million SF with new buildings under construction and/or planned several will deliver in 2024. (source: Newmark Cherry Creek Market Update)

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With over 26 years of experience, and consistently completing a high volume of transactions, Mr. Staab delivers personalized client service resulting in the establishment of long term relationships. As a testament to his business practices, he is typically recognized as a top producer at the firm and in the Denver office market. He regularly collaborates with industry experts and colleagues to bring together valuable information, providing his clients with strategic insight and advantages.

- Office Leasing and Sales
- Landlord and Tenant Representation
- New Construction Development
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