

FOR LEASE - 250 STEELE



**BUELL**

**250**  
**STEELE**



© Kristopher Lewis Photography

250 Steele Street, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or [roche@buellco.com](mailto:roche@buellco.com)

BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209



**The Promenade** is situated in prestigious and vibrant Cherry Creek North and is within the Cherry Creek North Business Improvement District (“BID”), the most affluent shopping and residential neighborhood in Denver, Colorado.

Cherry Creek North has long been regarded as the premier retail destination in the Denver Area and with its recent transformation is now a true mixed use location attracting an increasingly affluent population for its live, work and play appeal in addition to the upscale retail experience. Cherry Creek’s current development projects are transforming the shopping district in particular with an influx of new residential, office, retail, and hotel projects. The current development projects alone will contribute approximately 1,500 new residences to Cherry Creek and an approximate 15% increase in office space and a 5% increase in retail inventory and an escalating prosperity with an exponential influx of highly educated and young professionals. Cherry Creek’s allure to the most desirable of this demographic population in terms of household income is well beyond a retail destination incorporating a life quality that will continue to fuel Cherry Creek’s growth and popularity resulting increasing demand. Location, Location, Location, the property that fits all the requirements of desirability in Denver.

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## Premium location in Cherry Creek North

- PROPERTY ADDRESS: 250 Steele Street, Denver, CO 80206
- PROPERTY TYPES: Retail and Office
- SUITE/SIZE: Suite 206 - 1,832 RSF 2nd Floor / Retail  
Suite 350 - 2,648 RSF 3rd Floor / Office  
Suite 375 - 2,540 RSF 3rd Floor / Office
- RETAIL RENT: \$38.00 PSF BASE / \$12.20 PSF NNN
- OFFICE RENT: \$38.00 PSF Full Service Gross
- LEASE TERM: 3+ Years
- Private off street parking available for Employees and Guests.
- Responsive, Local Management.

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# EXTERIOR IMAGES



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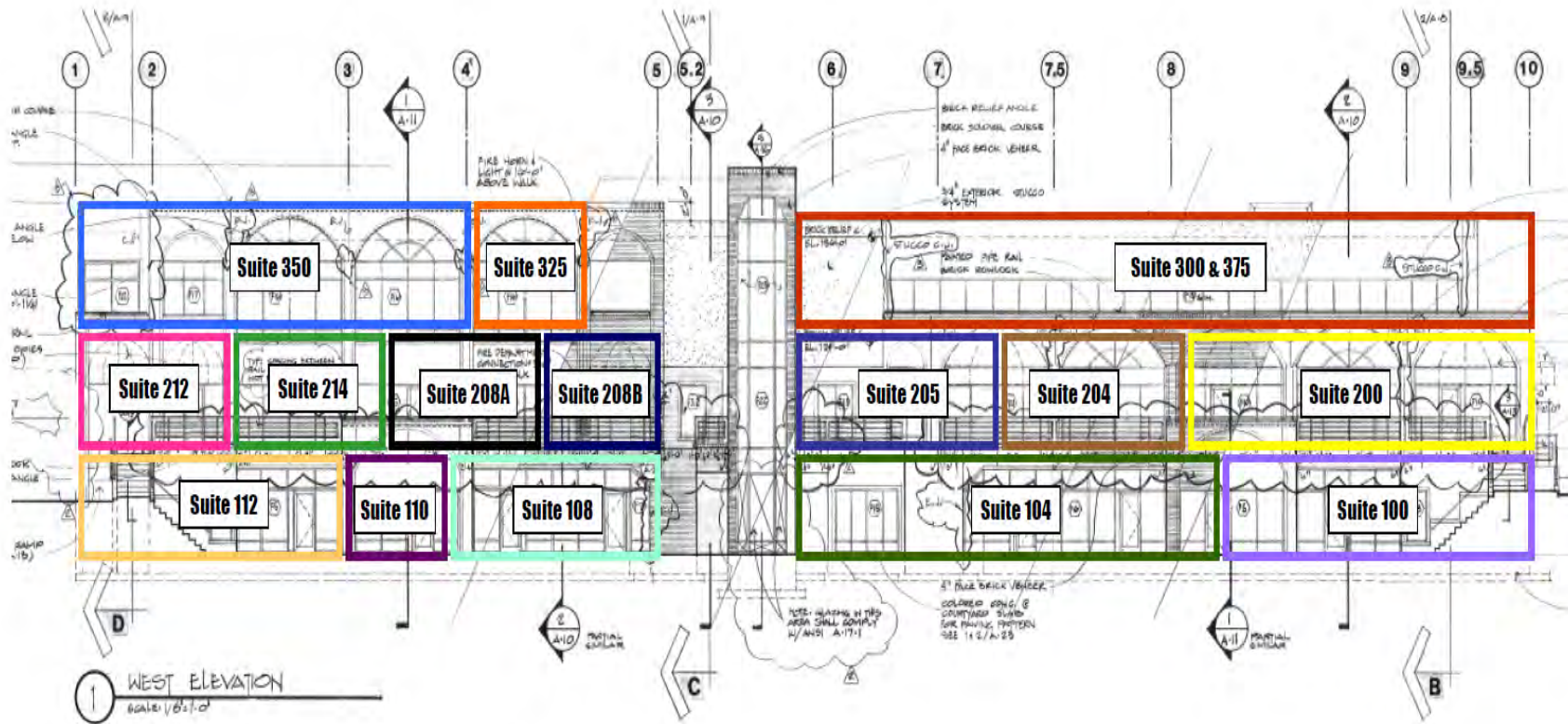
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# TENANT LAYOUT PLAN



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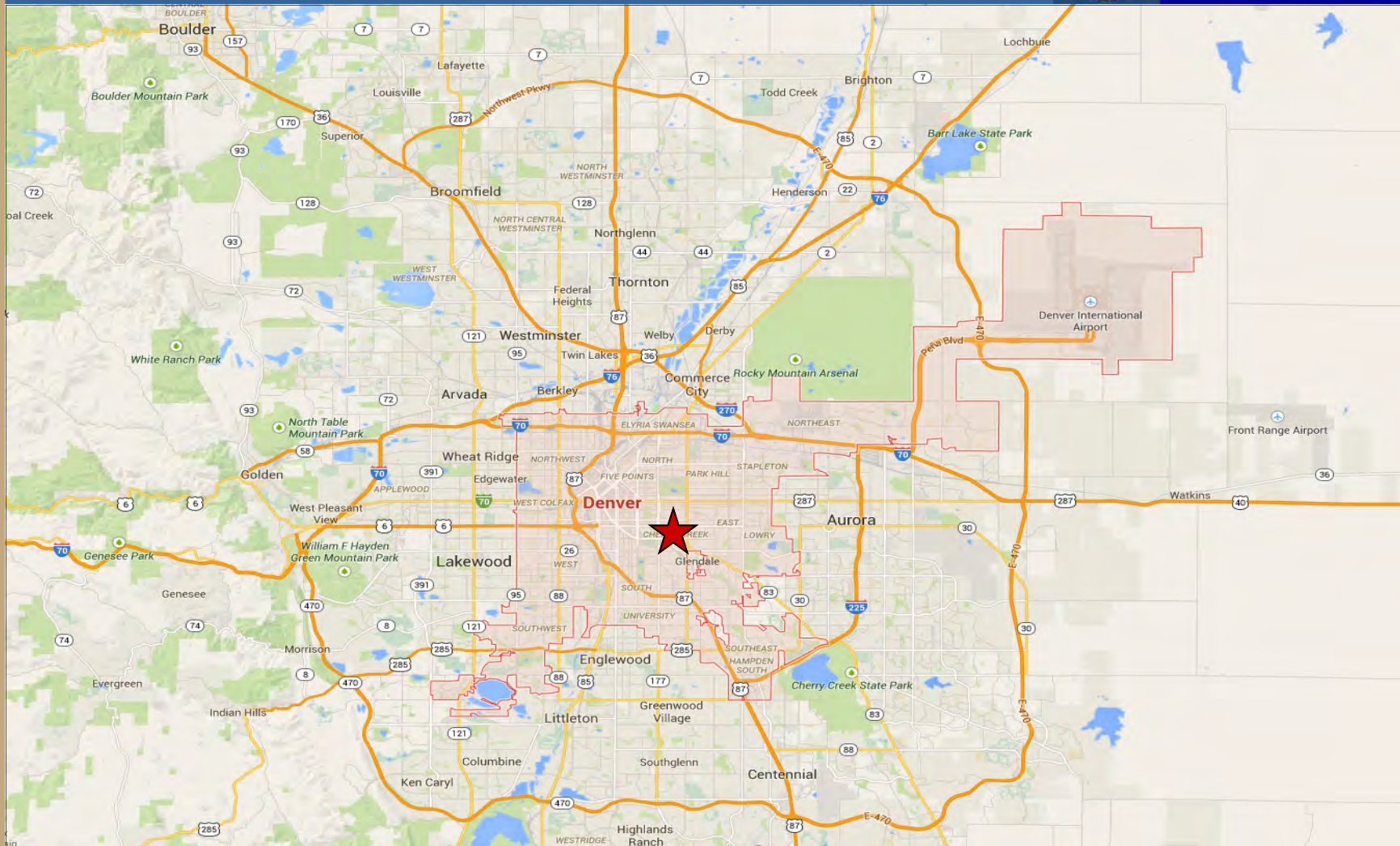
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# DENVER METRO LOCATION MAP



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# AERIAL SITE MAP



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