

# Office Space for Lease

501 S CHERRY STREET, DENVER, CO 80246



## Overview

Hoff and Leigh is proud to offer a 4,121 SF office space for sublease at One Cherry Center. The space is complete with reception, conference room, kitchen and multiple private offices. This building is located off of Colorado Boulevard and Cherry Creek Drive South in Glendale. This property location provides direct access to Cherry Creek, the Central Business District, and I -25. Glendale is the home of many new and exciting businesses and developments. Sublease will end May 31st, 2025. Call us today to schedule a private showing.

## Highlights

- Newly Renovated
- Conference Room
- Ample Parking
- Assigned Indoor/Outdoor Parking Available
- Sublease Ends May 31, 2025

## Property Details



**Lease Rate**  
\$31.50 SF/YR  
(Full Service)



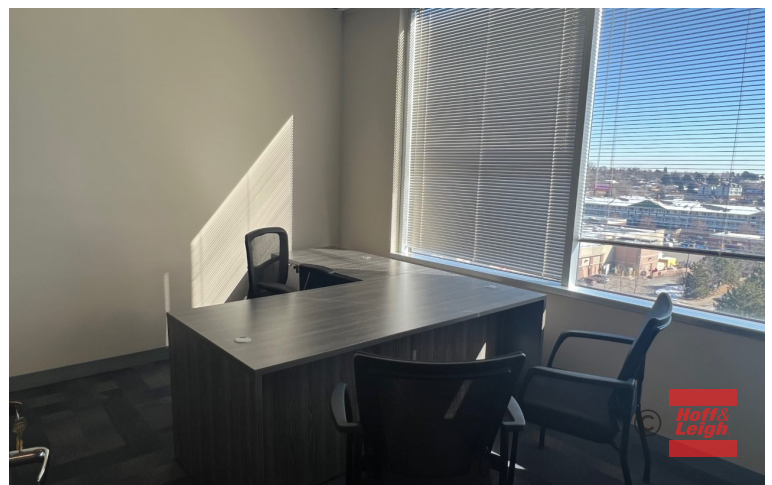
**Space Available**  
4,121 SF

Rev: March 9, 2023



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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

## Brandon Langiewicz, SIOR

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## Lisa Langiewicz

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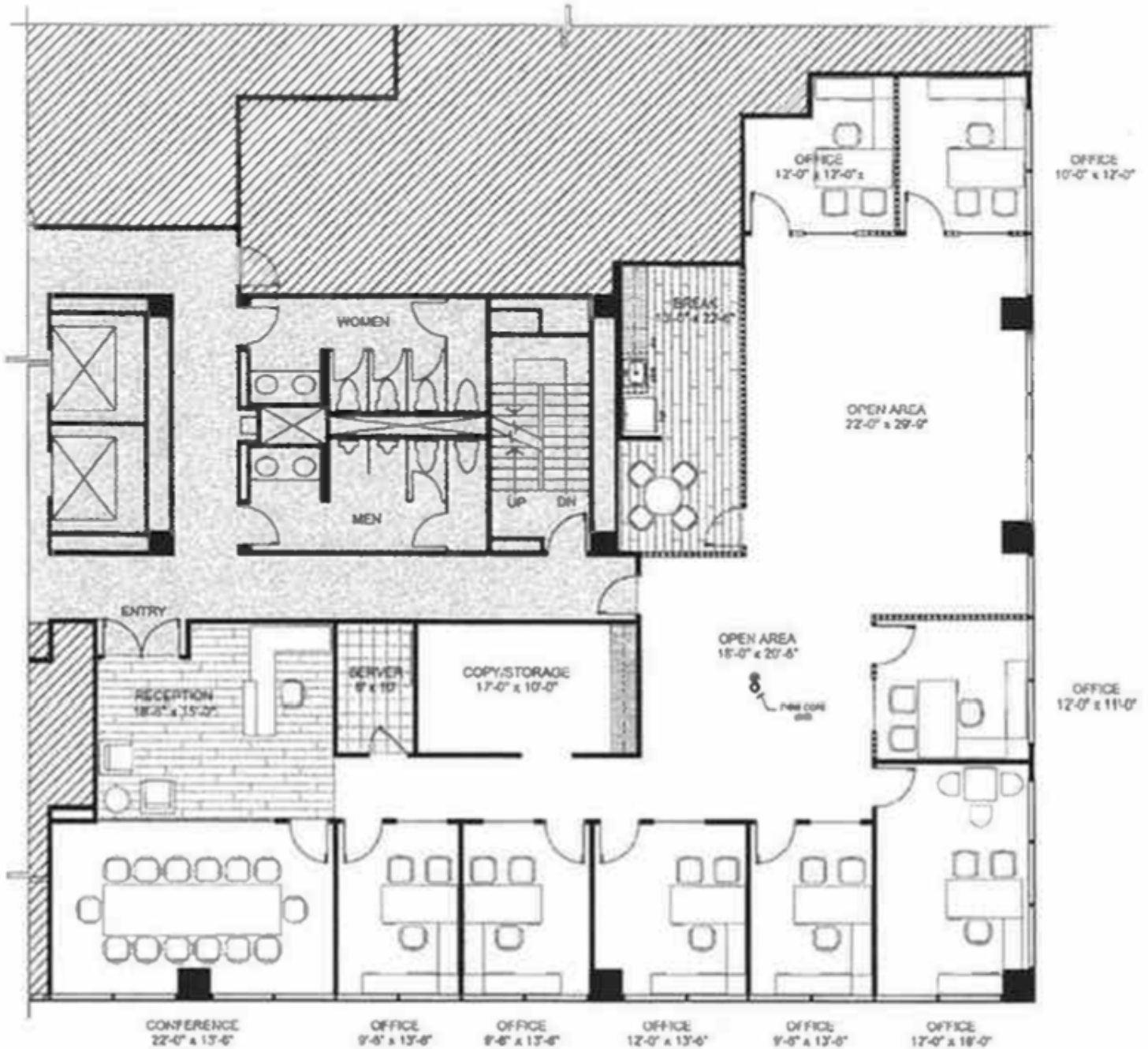
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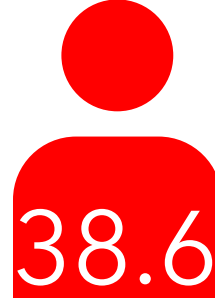
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## DEMOGRAPHICS



221,167  
Population



38.6  
Median Age



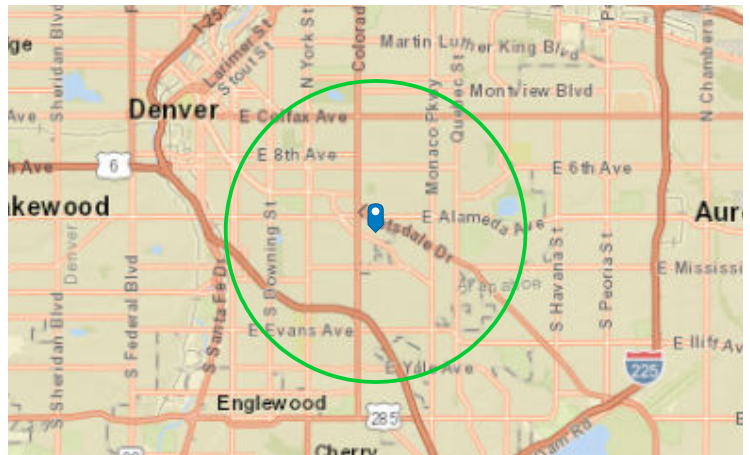
1.9  
Average  
Household Size



\$88,434  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
S Cherry St	9,300	0.0
E Virginia Ave	21,242	0.0
E Virginia Ave	10,550	0.0
S Cherry St	3,990	0.1
E Exposition Ave	19,750	0.1



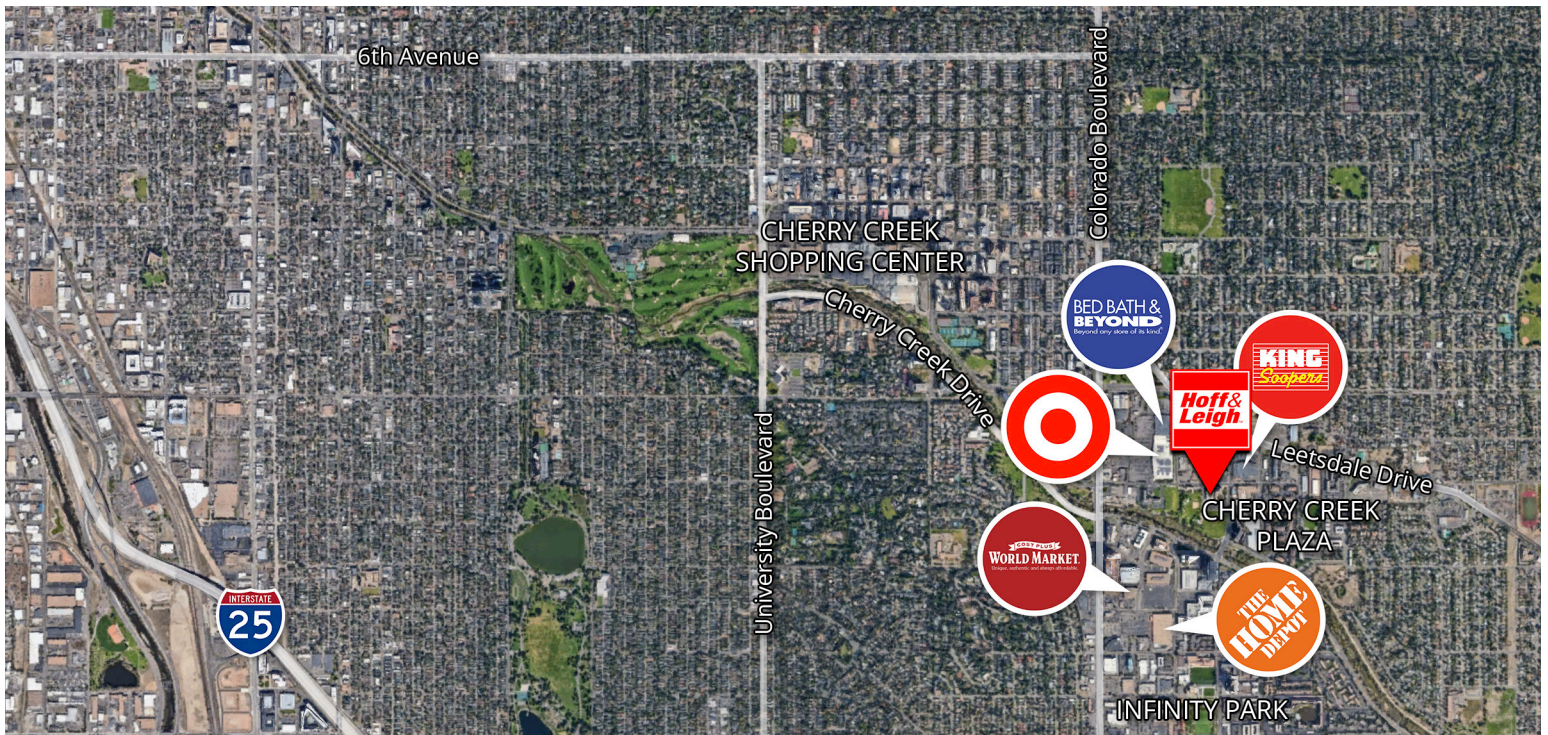
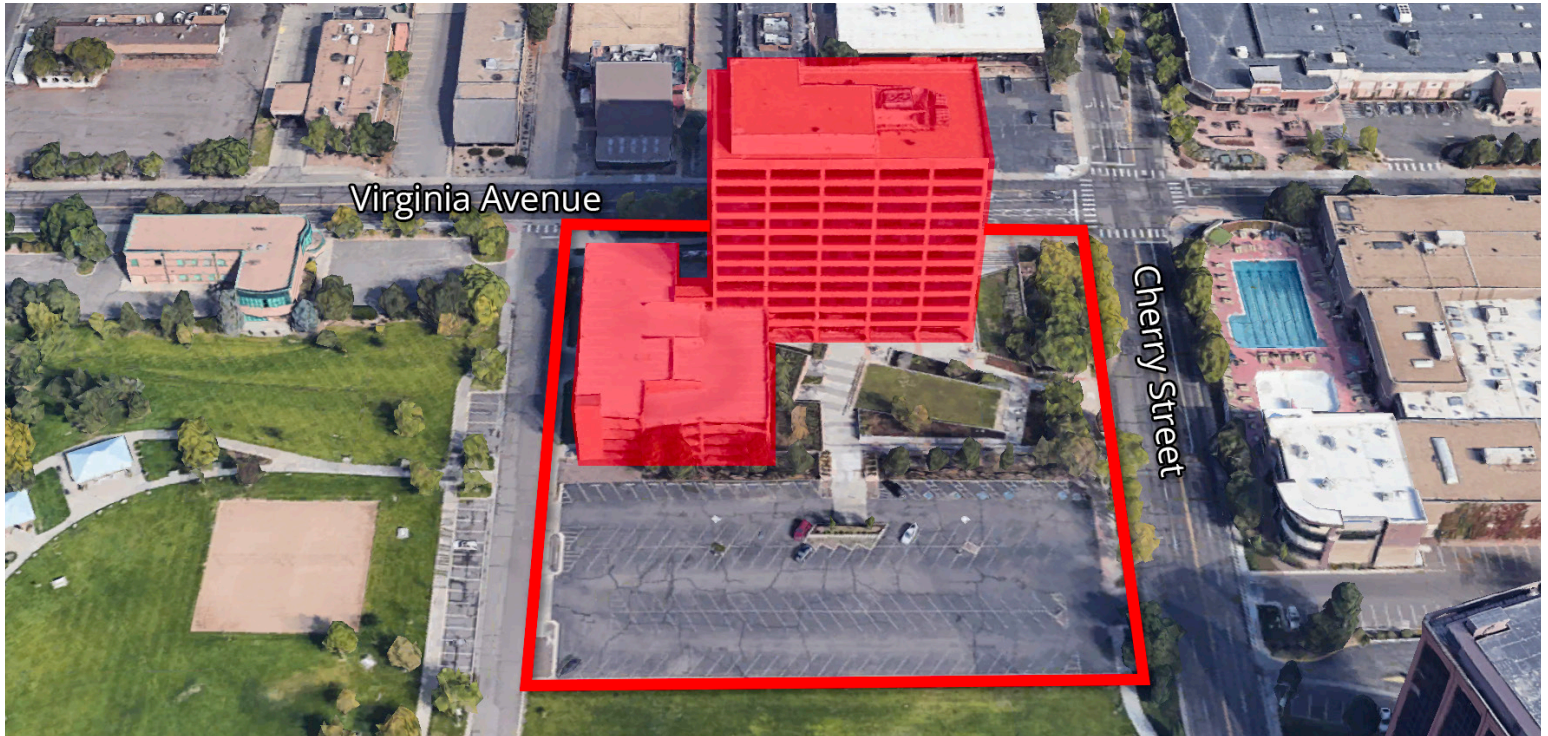
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