



CHERRY  
TOWER

CLASS A OFFICE FOR LEASE

950 S CHERRY STREET, DENVER, CO



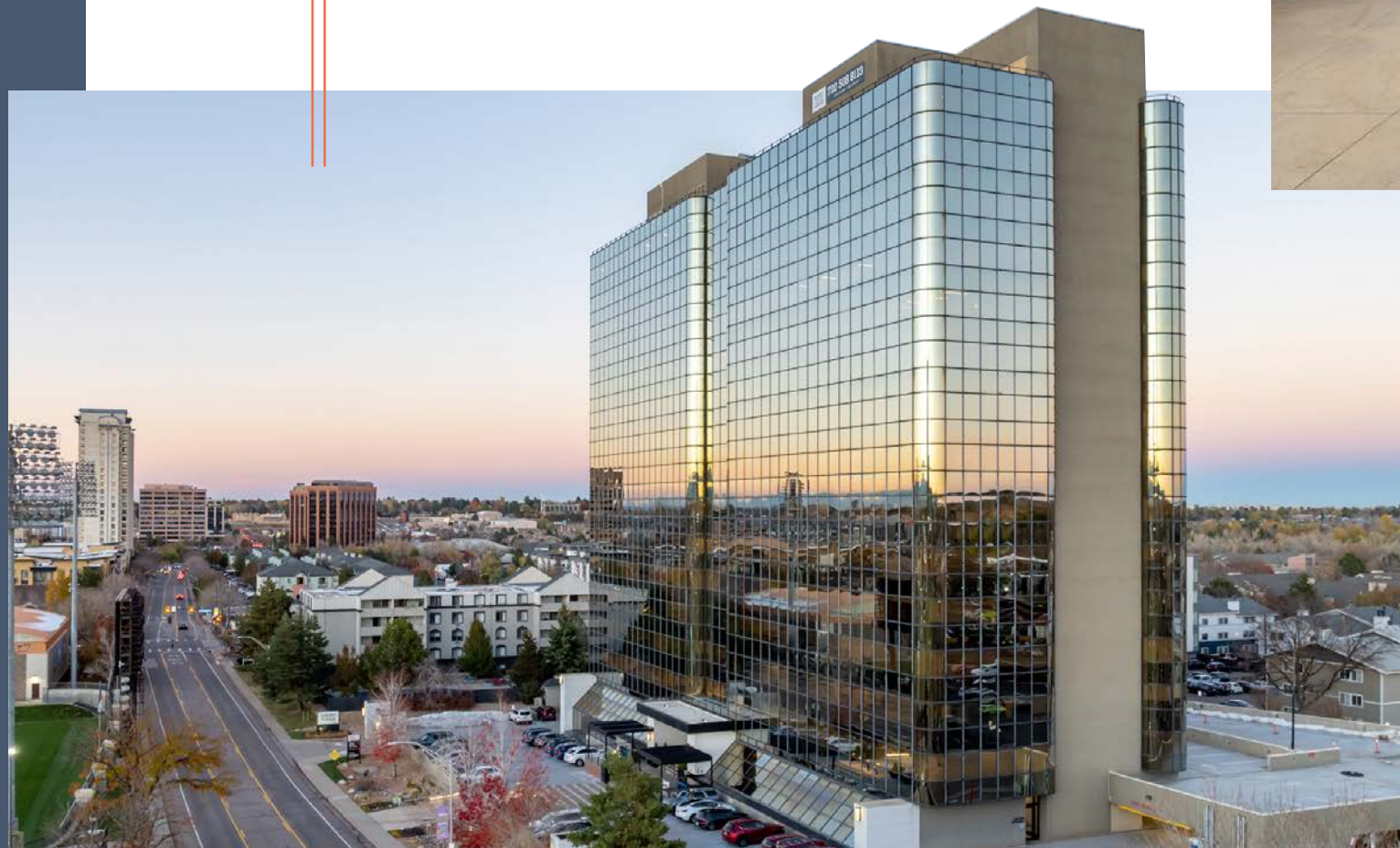
Your Office.  
Your Advantage.



# POSITION YOUR BUSINESS FOR SUCCESS.

Experience Cherry Tower — a thoughtfully upgraded 16-story office tower. With modernized systems, flexible space options, and over \$6 million invested in tenant-focused amenities, Cherry Tower offers a workplace experience defined by convenience, service, and access.

**CHARGING STATIONS & UPGRADED FITNESS EQUIPMENT COMING SOON!**



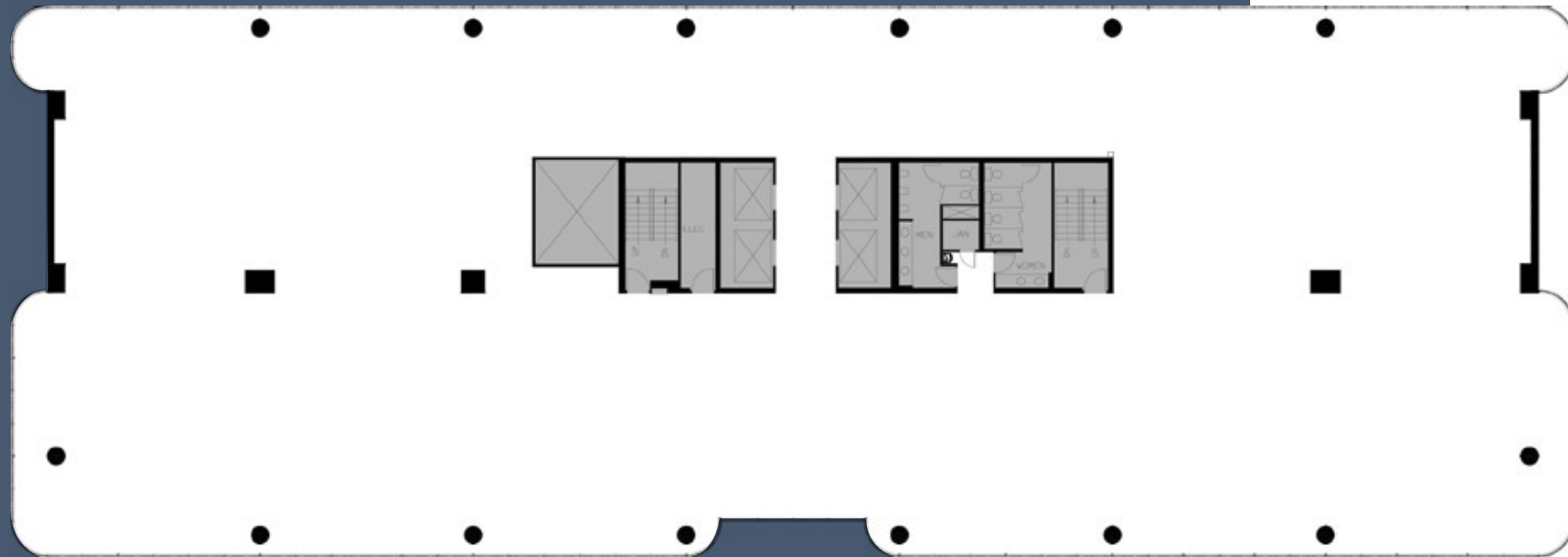
## PROPERTY FEATURES

-  FULL-SERVICE CAFÉ
-  TENANT FITNESS FACILITY WITH SHOWERS & LOCKER ROOMS
-  BIKE AND BUILDING STORAGE
-  ON-SITE SECURITY/CONCIERGE
-  ON-SITE MANAGEMENT & OWNERSHIP
-  EFFICIENT FLOORPLATES
-  VIEWS FROM ALL FOUR CORNERS OF BUILDING

A Workplace Experience Defined by Convenience Service and **ACCESS.**



EFFICIENT RECTANGULAR FLOOR PLATES  
DEMISABLE TO SUIT YOUR NEEDS



ALL FOUR CORNERS HAVE WESTERN FACING VIEWS

# IT'S ALL IN THE DETAILS

Building Size: 226,195 SF

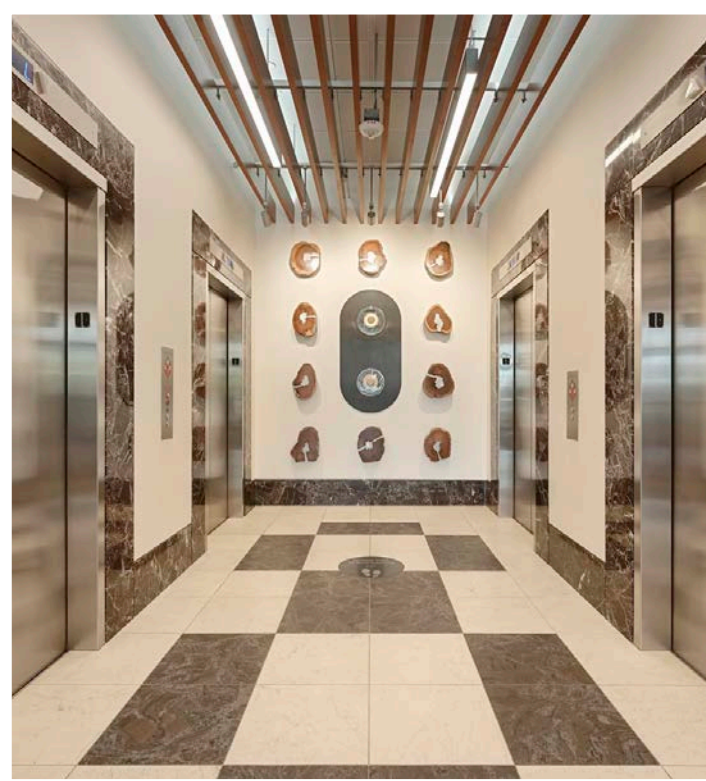
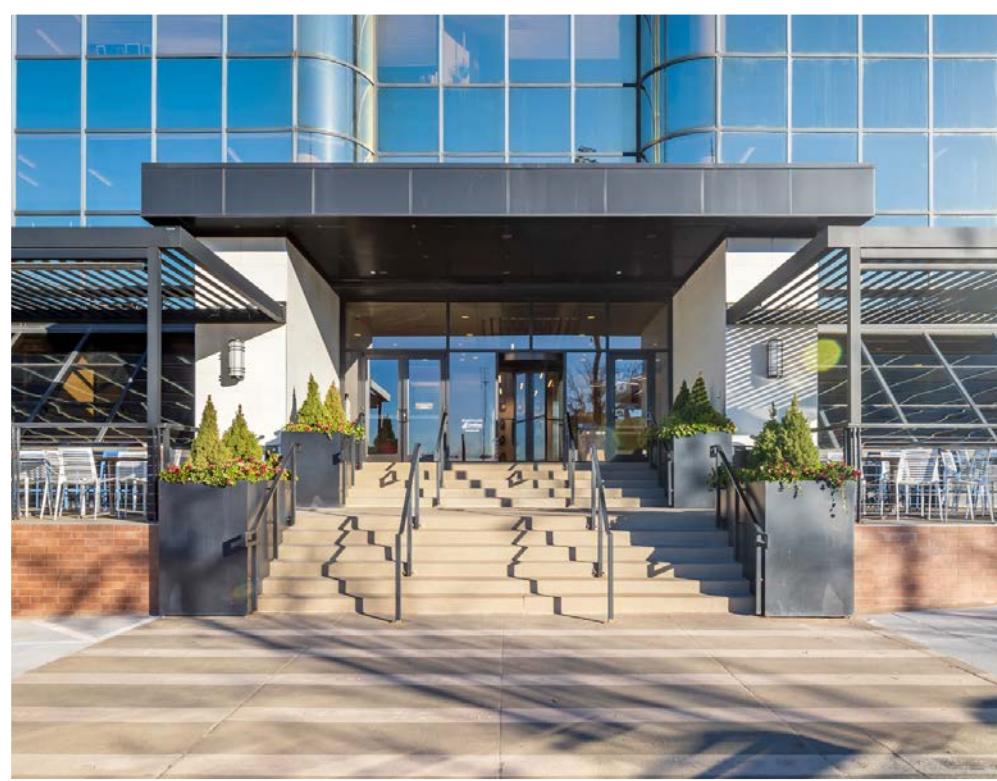
Floors: 16

Lease Rate: 26.00-29.00 SF FSG

Parking Ratio: 2.8/1,000 SF

Unreserved Parking: \$65.00

Reserved Parking: \$85.00



FLEXIBLE AND EFFICIENT FLOOR PLATES



FULL FLOOR AND MULTIPLE FLOOR OPTIONS



RECENTLY RENOVATED DDC CONTROLS FOR TENANT COMFORT



BUILDING TOP SIGNAGE AVAILABLE FOR FULL FLOOR TENANTS  
(VISIBLE FROM COLORADO BLVD.)



ABUNDANT PARKING OPTIONS  
(COVERED, STRUCTURED, EXECUTIVE & VISITOR)



LIGHTING CONTROLS



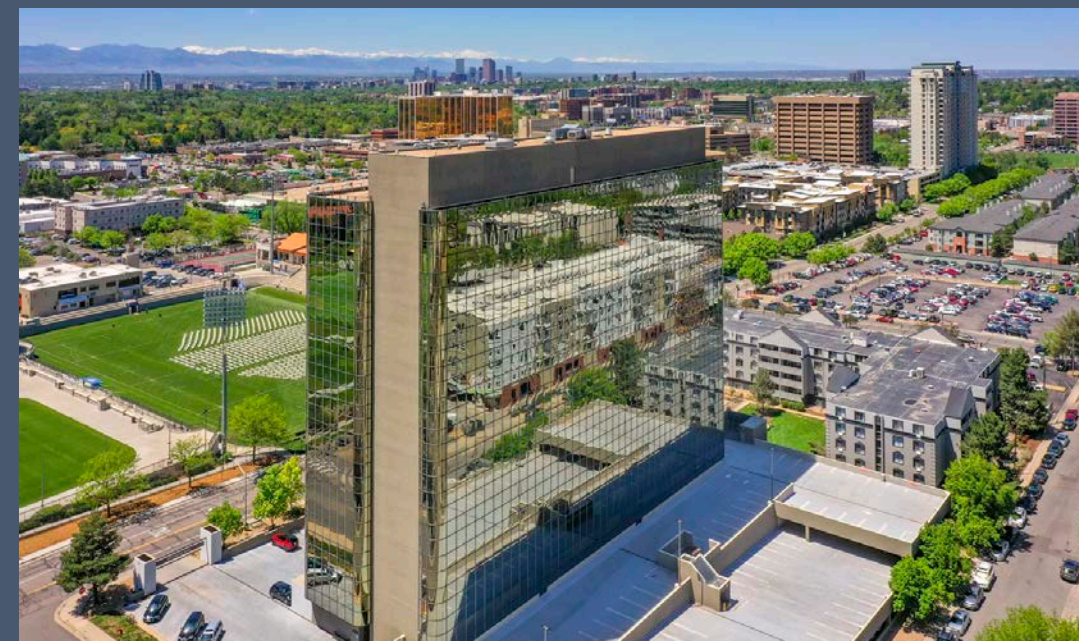
FOCUS ON SUSTAINABILITY



OPERATED & LOCALLY OWNED BY GOODMAN REALTY GROUP

# UPGRADED SPACES. ELEVATED STANDARDS.

CHERRY TOWER HAS UNDERGONE OVER 6 MILLION IN UPGRADES REIMAGINING THE OFFICE EXPERIENCE WITH A FOCUS ON COMFORT, FUNCTIONALITY AND MODERN TENANT NEEDS.



## A View That Inspires

Expansive window lines and abundant natural light define the workspace, with approximately 60% of each floor offering unobstructed Rocky Mountain views — a stunning daily backdrop that supports focus, well-being, and a more inspired workday.



# WHERE WORK MEETS LIFESTYLE

Just outside the building, Infinity Park offers 16-acre of multi-use indoor-outdoor entertainment space, an event and recreation destination for the entire Denver metro area.



WALKING PATHS AND  
DOG PARK

RUGBY STADIUM  
WITH YEAR-ROUND  
PROGRAMMING

EVENT AND  
ENTERTAINMENT VENUES

LIGHTED TURF FIELD  
FOR SPORTS AND  
OUTDOOR ACTIVITIES

PUBLIC FITNESS CENTER

AMPLE GREEN SPACE  
AND COMMUNITY  
GATHERING AREAS



## FOUR MILE DISTRICT

The planned Four Mile District will bring a vibrant mix of dining, shopping, live music, and nightlife to Glendale. This 10-acre development will create a dynamic new destination that enhances the energy of the surrounding area.



# EVERYTHING WITHIN REACH

Cherry Tower is surrounded by a wide variety of dining, retail, grocery, and hotel options — all within walking distance. Whether you're grabbing coffee, meeting a client, or heading out after hours, everything you need is just steps away.

## WITHIN 1 MI RADIUS

- 3 FINE DINING
- 9 HOTELS
- 38 RESTAURANTS
- 4 GROCERY



## Popular Nearby Amenities





# CONNECTED FROM EVERY DIRECTION

Cherry Tower's central Denver address with convenience of Glendale/Colorado Boulevard offers quick, convenient access to major business hubs across Metro Denver. With direct routes in every direction, your team stays connected to where it matters most.

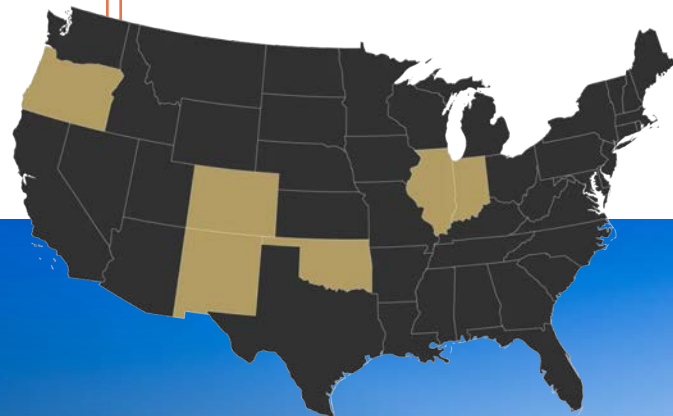
## DRIVE TIMES

- 7 min  
I-25 North and South
- 8 min  
Cherry Creek
- 15 min  
Denver Tech Center
- 20 min  
Denver CBD
- 40 min  
Denver International Airport



# BUILT ON RELATIONSHIPS. HANDS-ON MANAGEMENT.

As a family-owned company with over 60 years of experience, Goodman Realty Group brings a people-first approach to commercial real estate. Their long-term ownership of Cherry Tower reflects a commitment to quality, sustainability, and tenant success — with hands-on management and a track record of investment that sets them apart.



## BACKED BY EXPERIENCE. TRUSTED FOR 3 GENERATIONS.

### THE GOODMAN ADVANTAGE

- OVER \$6 MILLION INVESTED IN RECENT BUILDING UPGRADES
- ON-SITE, RESPONSIVE PROPERTY MANAGEMENT TEAM
- FAMILY-OWNED & OPERATED — FAST DECISION-MAKING, LONG-TERM STABILITY
- FOCUS ON SUSTAINABILITY AND TENANT SATISFACTION
- PROVEN TRACK RECORD OF STRONG TENANT RELATIONSHIPS
- NATIONAL EXPERIENCE WITH A LOCAL, SERVICE-DRIVEN MINDSET
- EXPERIENCED DEVELOPER, INVESTOR, MANAGER

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CHERRY  
TOWER

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