



101  
UNIVERSITY

We Are Open  
During Renovation.  
Please Visit Our  
Temporary Office  
on the 2nd Floor.

A unique opportunity to lease at Cherry Creek's premier location



101 University boasts a prime location at the gateway to the Cherry Creek shopping and business district. This exceptional offering provides unparalleled convenience in access and parking, setting a standard unmatched within Cherry Creek. Additionally, it places occupants and visitors in close proximity to the lively Cherry Creek district, celebrated for its upscale shopping, dining, and cultural attractions. The landlord proudly acknowledges this connection to Cherry Creek as affirmation of its dedication to delivering a superior office experience for its valued customers.



Building Top  
Signage Available

52,067 SF

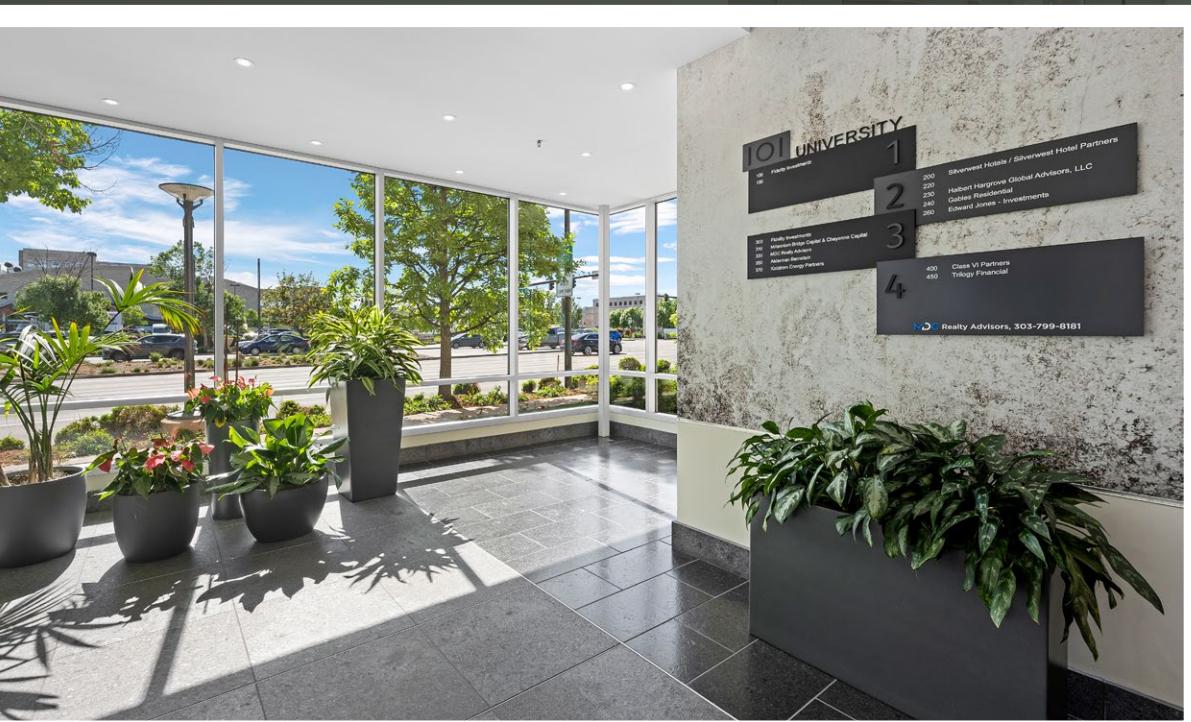
4 stories

3.2/1,000  
Parking Ratio

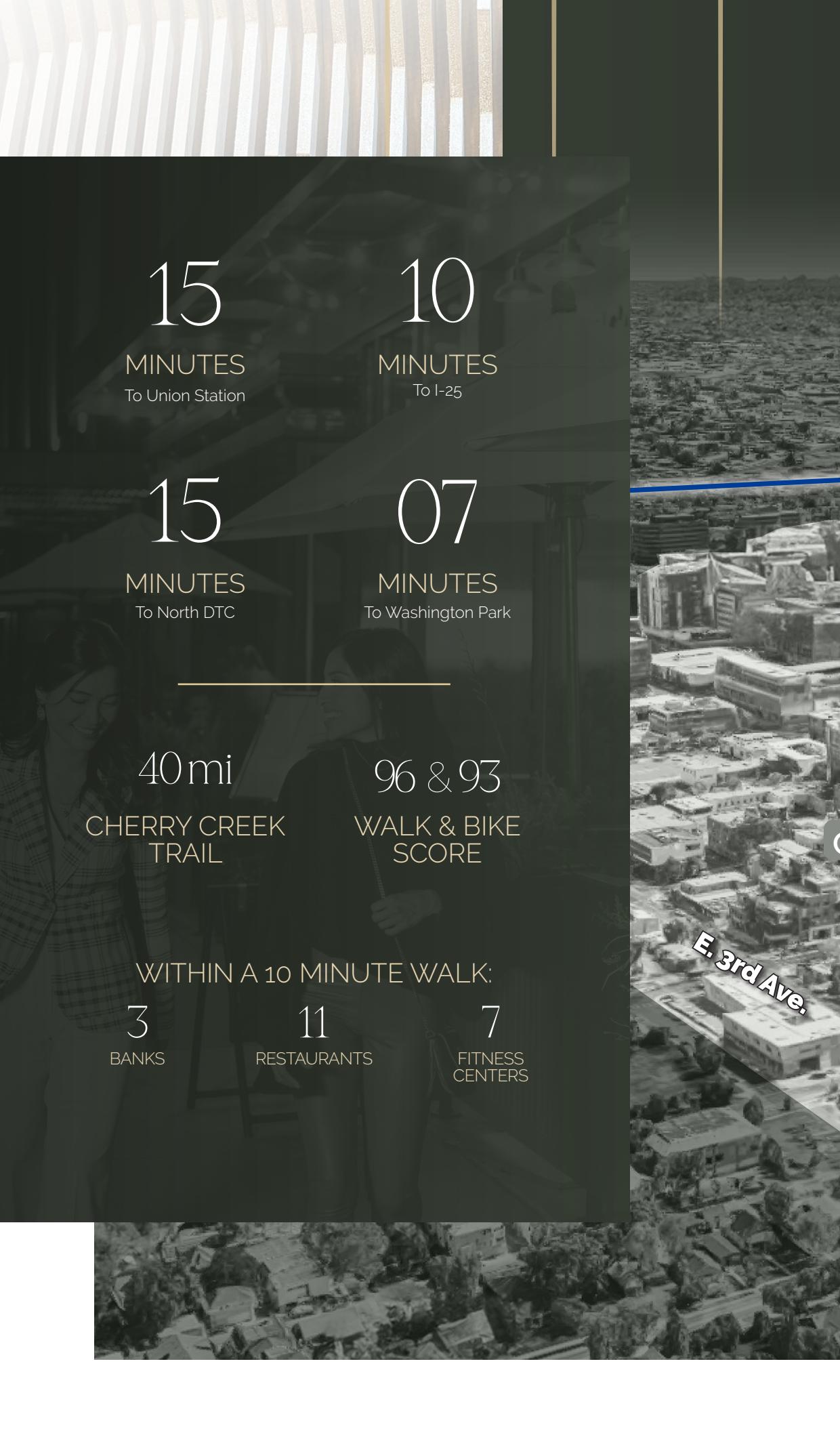
147 Parking Spaces  
(62 Structured)



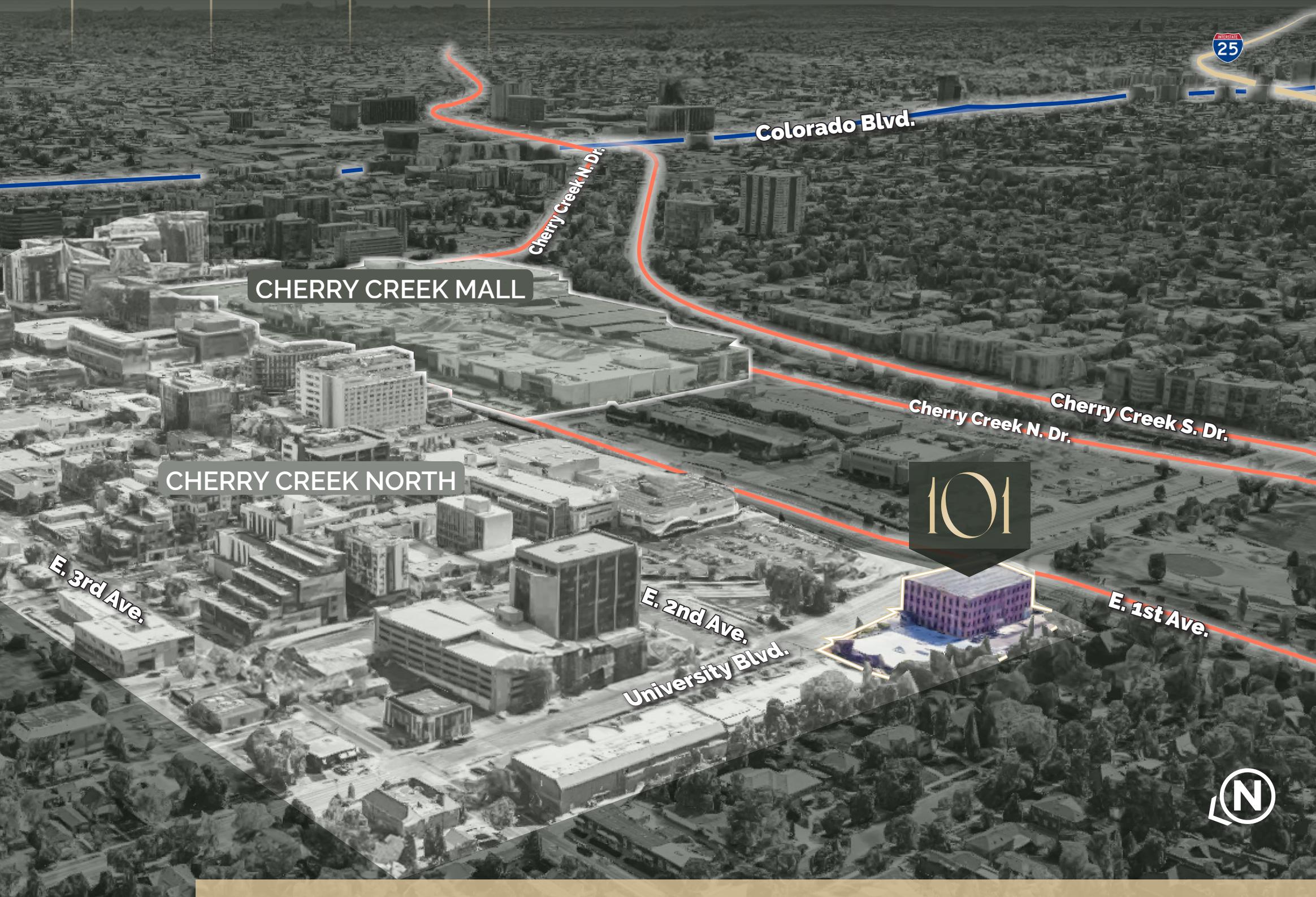
# Cherry Creek's Boutique



# Minutes Away



15	10
MINUTES	
To Union Station	
15	07
MINUTES	
To North DTC	
40mi	96 & 93
CHERRY CREEK TRAIL	WALK & BIKE SCORE
WITHIN A 10 MINUTE WALK:	
3 BANKS	11 RESTAURANTS
	7 FITNESS CENTERS



# Strength of Neighborhood



\$1,473,856

AVERAGE HOME VALUE

45.1%

% OF ADULTS WITH BACHELOR'S  
DEGREE OR HIGHER

43.8%

% OF ADULTS WITH GRADUATE  
DEGREE OR HIGHER

\$243,460

AVERAGE HOUSEHOLD INCOME

58%

OF HOUSEHOLDS WITH  
AN INCOME GREATER  
THAN \$150,000



# 101



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