

SUBLEASE

Nº 240 ST PAUL

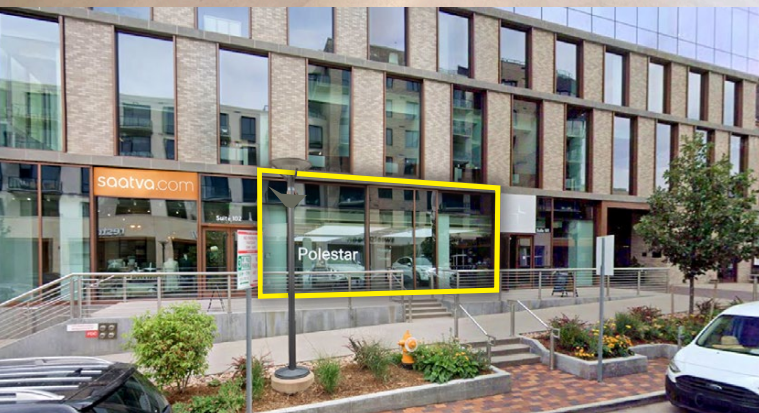
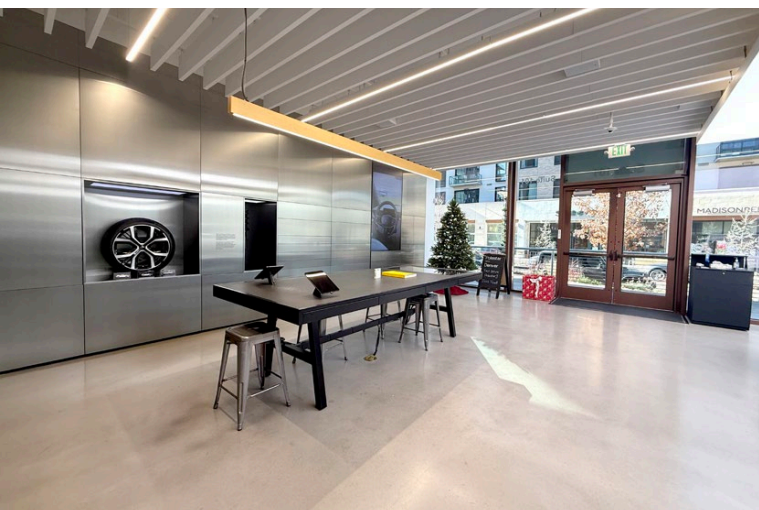
240 ST. PAUL STREET

SUITE 101 | DENVER, CO

SUBLEASE RATE: CONTACT BROKERS

SUBLEASE TERM: THROUGH 1/31/32

***Potential Direct Lease Available With Landlord**



3,450 USF

Premier Ground Floor Retail
in Cherry Creek North

Property Facts

Building	240 St. Paul
Building Size	76,108 SF
Square Footage	3,450 USF 3,620 RSF
Year Built	2021
Class A	A
Parking	Valet
Walk Score	90/100

ShamesMakovsky

Cory Dulberg

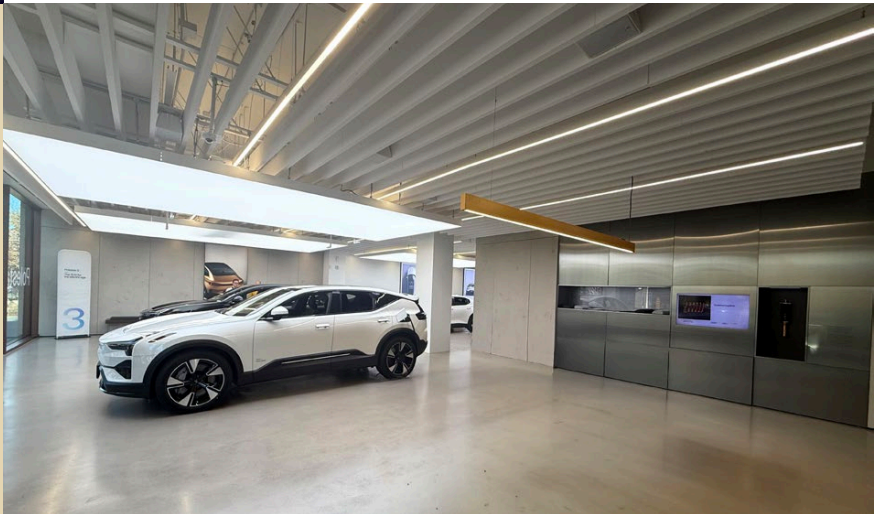
303.565.3039

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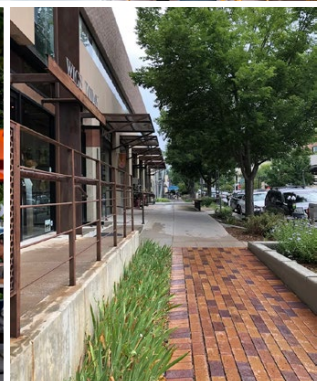
sfeld@shamesmakovsky.com





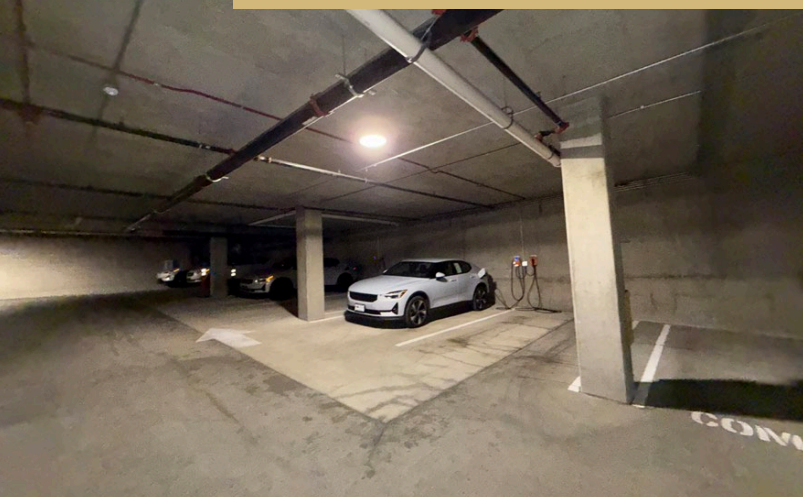
Located in the Heart of

**CHERRY
(CREEK
NORTH**

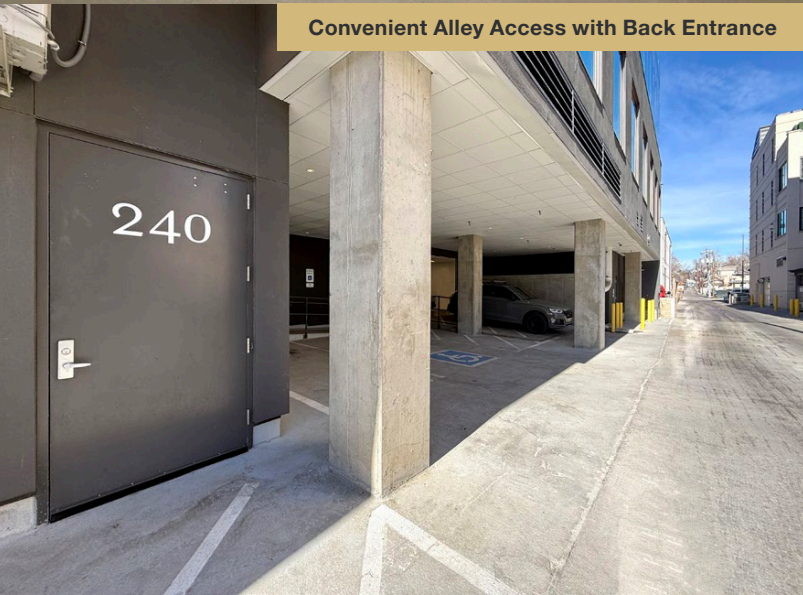




9 Underground Parking Spaces with EV Chargers



Convenient Alley Access with Back Entrance



Nº 240 ST PAUL

**CHERRY
(CREEK
NORTH**

240 ST. PAUL STREET • SUITE 101 • DENVER, CO



Demographics

	1 MILE	3 MILES	5 MILES
Population	20,009	228,637	549,040
Median Age	46	37.3	36.3
Bachelor's or Higher	78%	64%	52%
Households	10,518	119,328	258,417
Median HH Income	\$130,841	\$88,802	\$80,154
Average HH Income	\$159,177	\$119,787	\$110,017
Median Home Value	\$1,020,970	\$756,286	\$641,726
Daytime Employees	24,496	223,632	409,420

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