

2ND & JO

Where Location and Inspiration Intersect

201 COLUMBINE STREET
220 JOSEPHINE STREET
2401 EAST 2ND AVENUE
2415 EAST 2ND AVENUE
DENVER, COLORADO



LEASED BY

CBRE

OWNED BY

 **ALTUS**

2ND & JO

WHERE LOCATION AND INSPIRATION INTERSECT

Welcome to the premier lifestyle destination that is Cherry Creek North, Denver's most vibrant and sophisticated neighborhood. Comprising four buildings situated on half a city block, the 2nd & Jo campus features a diverse tenant mix of Class A office, high-end retail, and fine dining.



PROPERTY HIGHLIGHTS



4 BUILDING CAMPUS



DIVERSE TENANT MIX



86,063 SF OFFICE



22,240 SF RETAIL

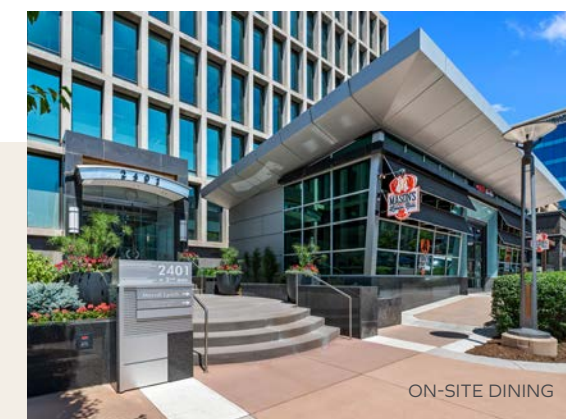


ON-SITE PARKING

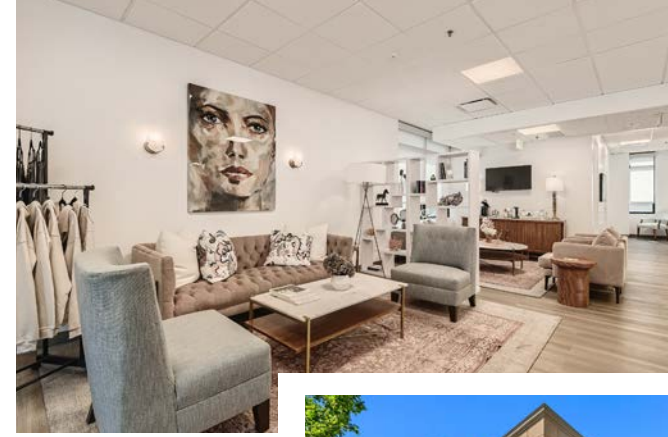
*Visitor Parking Available



HIGH VISIBILITY INTERSECTION



**4-BUILDING CAMPUS WITH
DIVERSE TENANT MIX**



BUILDING AMENITIES



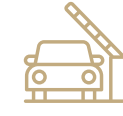
**ON-SITE CASUAL
& FINE DINING**



**LOCKER ROOMS &
SHOWER FACILITIES**



**PRIVATE PATIOS
FOR SELECT SUITES**



**TENANT & VISITOR
PARKING GARAGE**



**COMMON AREA
IMPROVEMENTS
ARRIVING 2024**





LOCATED IN CHERRY CREEK NORTH

Replete with upscale eateries, high-end hotels, and more than 300 retail shops, Cherry Creek North's amenity offering is second to none. The neighborhood features everything from big-box retail to one-of-a-kind art galleries, and plays host to the city's highest concentration of locally-owned stores. With dozens of fitness studios and spas to choose from, powering your day is no sweat, while a multitude of acclaimed dining options offer the perfect opportunity to unwind after the workday draws to a close.



**HIGHEST
CONCENTRATION
OF LOCALLY-OWNED STORES**



**90+
RESTAURANTS
AND CAFÉS**



**16
WALKABLE BLOCKS**



**25+
FITNESS STUDIOS**



**300+
RETAIL SHOPS**



**6
HOTELS**



SECOND TO NONE NEIGHBORHOOD AMENITIES

- FITNESS
- RESTAURANTS
- MULTIFAMILY
- HOTELS



CHERRY CREEK NORTH AT A GLANCE

Located at the intersection point of East Second Avenue and Josephine Street, 2nd & Jo offers a combination of premium Class A office space merged with highly visible street-level retail opportunities, all within reach to pedestrian-scaled neighborhood amenities.



AREA DEMOGRAPHICS



\$243,460
AVERAGE
HOUSEHOLD
INCOME



58%
OF HOUSEHOLDS WITH
AN INCOME GREATER
THAN \$150,000



800
ROOMS

at boutique hotels
in 6 block radius



4K
UNITS

apartments
within one mile



15K+
DAYTIME
POPULATION

Cherry Creek
North only



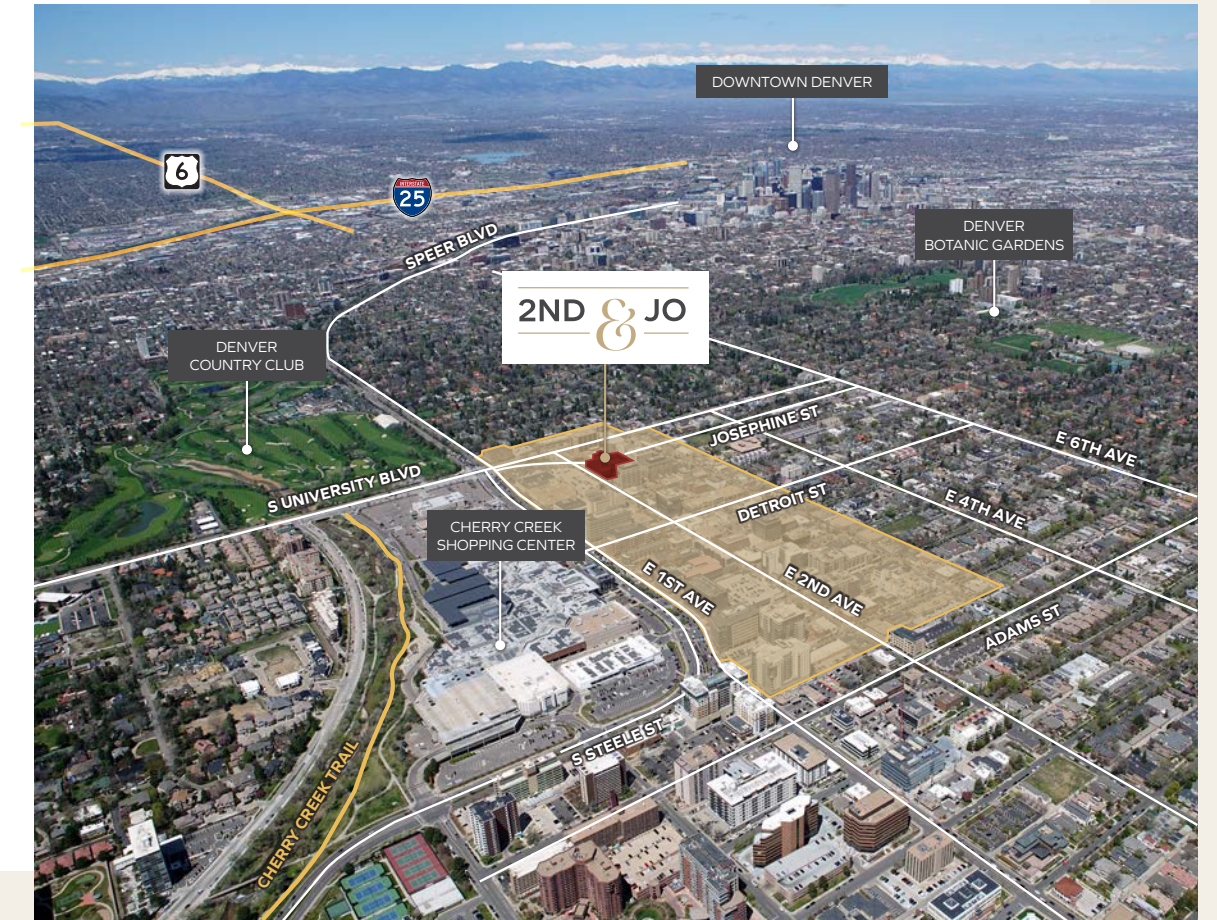
13.5K
RESIDENTS

in the Cherry Creek
North neighborhood



15.2M
ANNUAL
VISITORS

to Cherry Creek



UNRIVALED ACCESSIBILITY

Get ready to swap one set of wheels for another. Boasting a Bike Score of 93 and a Walk Score of 96, 2nd & Jo's Cherry Creek North location means daily errands can easily be accomplished on foot or bicycle. And when it's time to hop in the car, you'll enjoy quick drive times to many of the Denver Metro Area's top destinations, from Union Station to Boulder, and beyond.

DRIVE TIMES



15 min
NORTH DTC



15 min
UNION STATION



40 min
DENVER INTL
AIRPORT



45 min
BOULDER



93
BIKE SCORE

Biker's Paradise
Daily errands can be accomplished on a bike



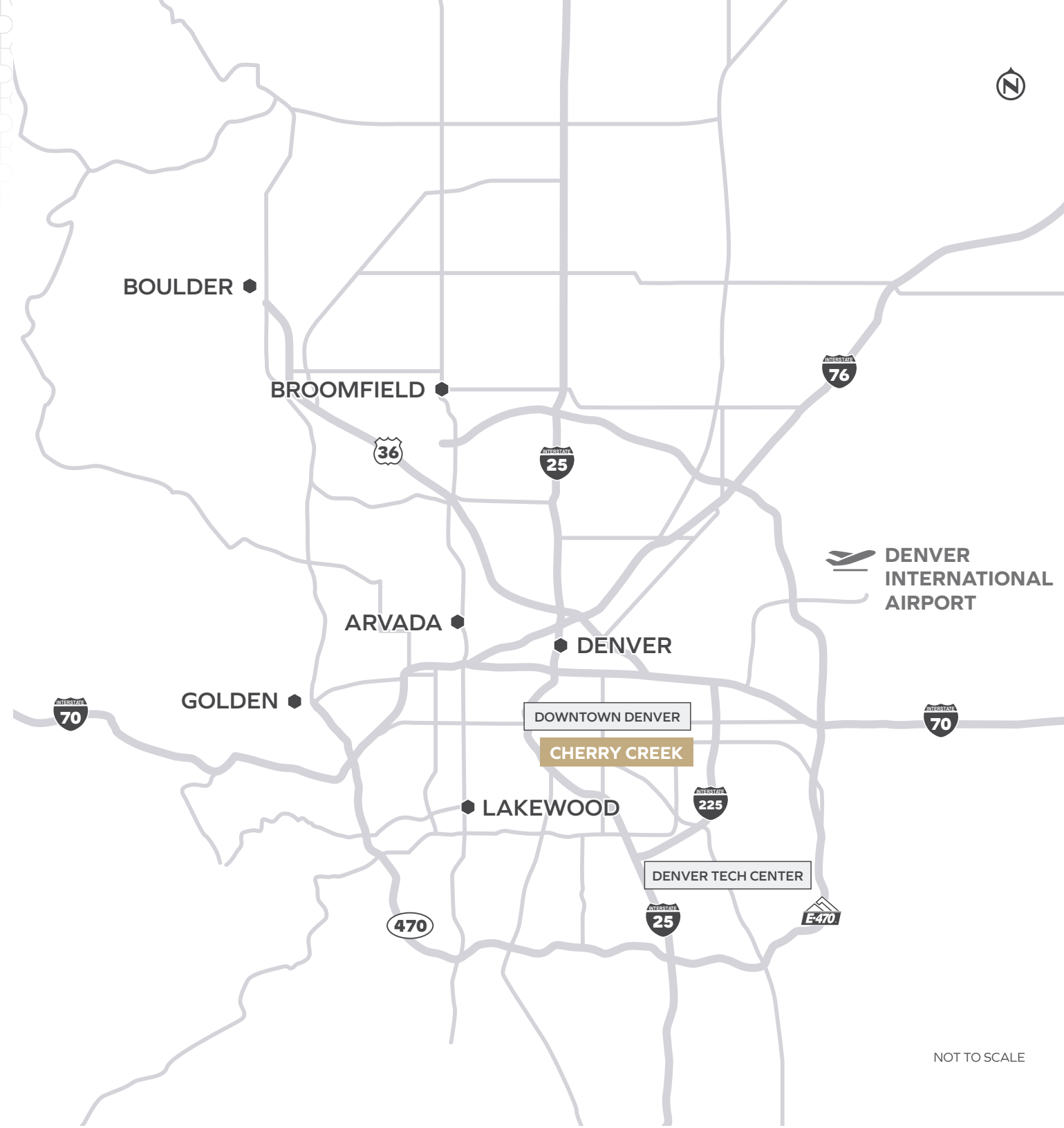
96
WALK SCORE

Walker's Paradise
Daily errands do not require a car

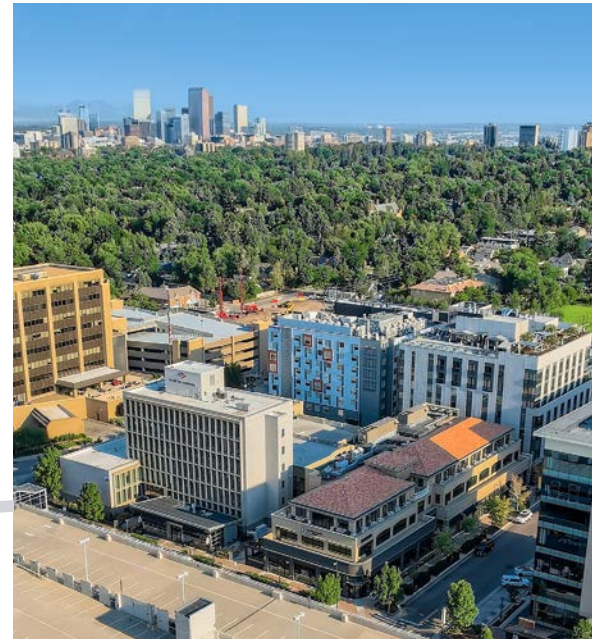


40 mi
CHERRY CREEK TRAIL

Connecting Denver metro residents with nature. Conveniently located 2 blocks from 2nd & Jo, Cherry Creek Trail features 40 miles of walkable and bikeable pathways along the Platte River.



NOT TO SCALE



2ND & JO

201 COLUMBINE STREET
220 JOSEPHINE STREET
2401 EAST 2ND AVENUE
2415 EAST 2ND AVENUE
DENVER, COLORADO



FOR MORE INFORMATION, PLEASE CONTACT:

Blake Holcomb

First Vice President
+1 303 583 2022
blake.holcomb@cbre.com

Brian Hutt

First Vice President
+1 303 583 2041
brian.hutt@cbre.com

LEASED BY

CBRE

OWNED BY

 **ALTUS**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2023