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

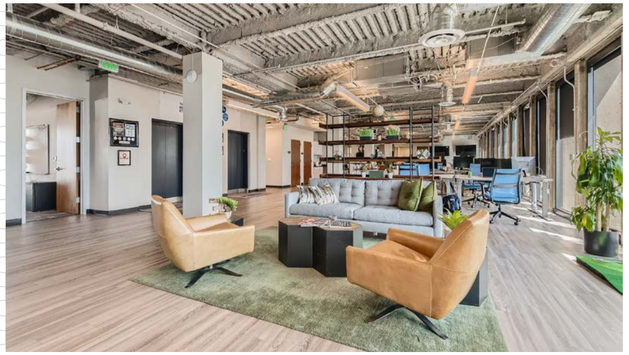
HIGH VISIBILITY
INTERSECTION

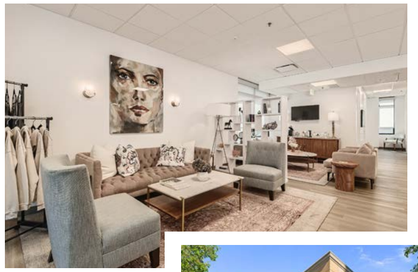




4-BUILDING CAMPUS WITH

DIVERSE TENANT MIX















BUILDING AMENITIES

- ON-SITE CASUAL & FINE DINING
- LOCKER ROOMS & SHOWER FACILITIES
- PRIVATE PATIOS FOR SELECT SUITES
- TENANT & VISITOR PARKING GARAGE
- NEWLY ENHANCED COMMON AREAS









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

75+
RESTAURANTS AND CAFÉS

16
WALKABLE BLOCKS

25+
FITNESS STUDIOS

300+
RETAIL SHOPS

5
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

$243,563
AVERAGE HOUSEHOLD INCOME

~50%
OF HOUSEHOLDS HAVE AN INCOME GREATER THAN $150,000







1K+ ROOMS — at boutique hotels in 6 block radius

7K UNITS — apartments within one mile

16K+ DAYTIME POPULATION — Cherry Creek North only

12.6K RESIDENTS — in the Cherry Creek North neighborhood

16.8K 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 95, 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

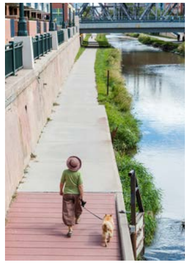
15 min
NORTH DTC

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

95
WALK SCORE
Walker's Paradise
Daily errands do not require a car

45 mi
CHERRY CREEK TRAIL
Connecting Denver metro residents with nature. Conveniently located 2 blocks from 2nd & Jo, Cherry Creek Trail features 45 miles of walkable and bikeable pathways along the Platte River.









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FOR MORE INFORMATION, PLEASE CONTACT:

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