



200

CLAYTON

DENVER, COLORADO

CBRE

Broe
Real Estate Group

THE PREMIER OFFICE OPPORTUNITY

In the heart of Cherry Creek North — an affluent residential district and a vibrant shopping scene — sits 200 Clayton. The upscale, Class AA office building is surrounded by fashion boutiques, chic cocktail lounges, high-end fitness clubs, relaxed cafes and eclectic eateries, ideal for tenants of the property. Over the past few years, several new office, hotel, condominium and multi-family buildings have been developed in the neighborhood. Financial services firms dominate the employment scene, including investment companies, private equity funds, real estate investors and wealth management firms.

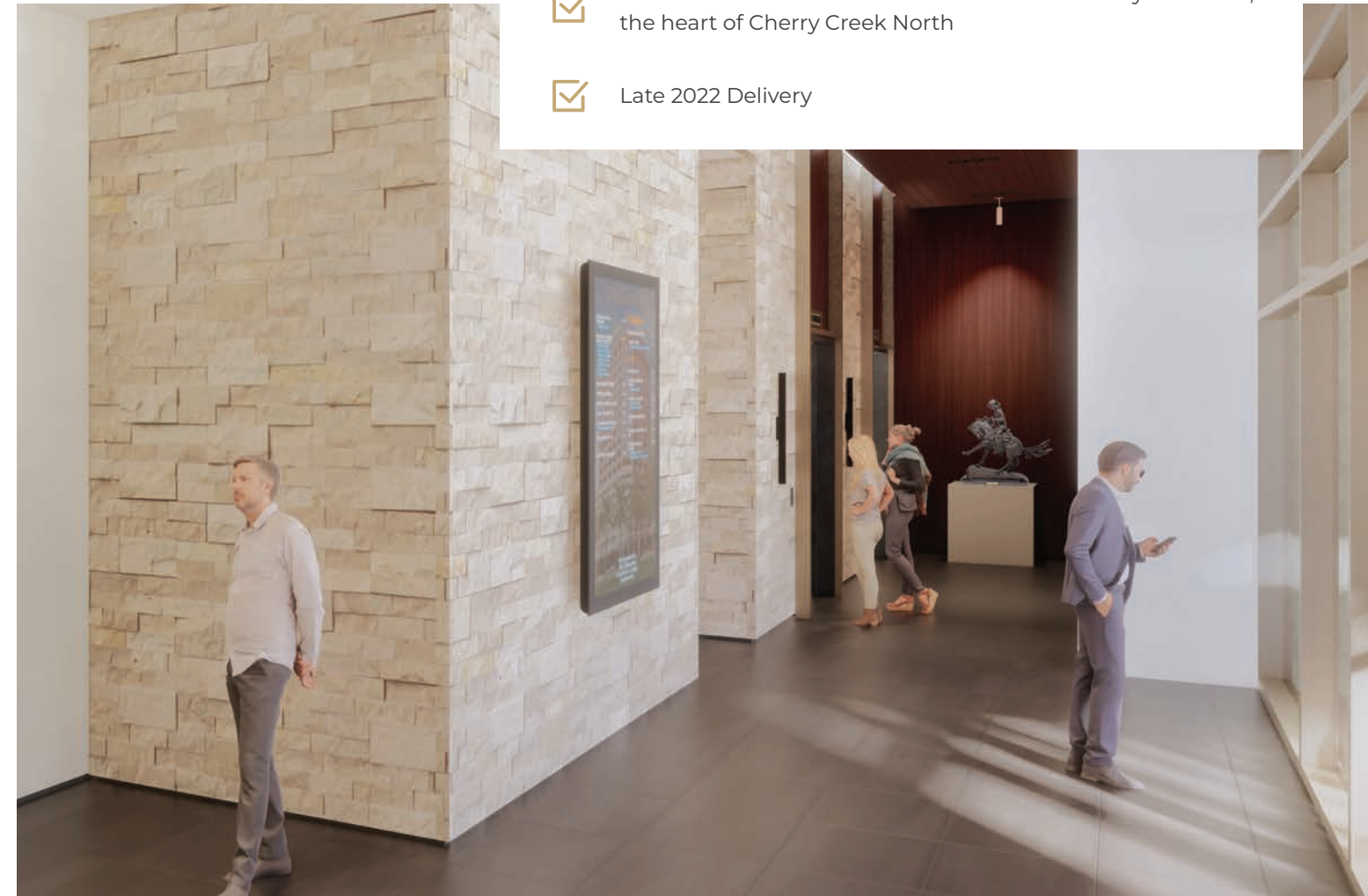
Q2 2022

EST. COMPLETION

CLASS AA OFFICE SPACE

PROPERTY HIGHLIGHTS

- ✓ Building Size: 74,816 RSF
- ✓ Stories: Eight (8) stories
- ✓ Typical Floorplate (Floors 3-4): 10,195 SF
- ✓ Typical Floorplate (Floors 5-8): 9,994 SF
- ✓ 10' Ceiling Clear Height
- ✓ 2.0:1,000 SF Parking
- ✓ State of the art HVAC systems
- ✓ Touchless controls and technology
- ✓ Located on the NE corner of 2nd Avenue and Clayton Street; the heart of Cherry Creek North
- ✓ Late 2022 Delivery



WHY CHERRY CREEK?

JOIN JANUS HENDERSON
INVESTORS, MERRILL LYNCH,
ARTISAN PARTNERS, RW BAIRD,
BNY MELLON AND OTHERS IN

THE FINANCIAL SERVICES
HUB OF DENVER



CCN AMENITIES AT YOUR DOORSTEP

• SHOPPING •

1 Cherry Creek Mall

• RESTAURANTS •

- 1 Elways
- 2 Whole Foods
- 3 North Italia
- 4 Cherry Cricket
- 5 Blue Island Oyster Bar
- 6 Sol Mexican Cocina
- 7 Little Ollie's
- 8 Hillstone Restaurant Group
- 9 Local Jones
- 10 Quality Italian
- 11 Starbucks
- 12 Syrup Cherry Creek
- 13 La Merise French Bistro
- 14 Sweet Ginger Asian Bistro
- 15 Crepes n' Crepes
- 16 Machete Tequila + Tacos
- 17 Starbucks

- 18 Margs Taco Bistro
- 19 Le Bilboquet
- 20 Kobe An Japanese Restaurant
- 21 Bad Daddy's Burger Bar
- 22 Milwaukee St Tavern
- 23 SUSHI TAZU
- 24 grind kitchen + watering hole
- 25 Poke Moke
- 26 Cucina Colore
- 27 Sweetgrass
- 28 HAPA SUSHI and Sake Bar
- 29 The Corner Beet
- 30 Del Frisco's Grille
- 31 Piatti
- 32 Patxi's Pizza
- 33 Cherry Creek Grill
- 34 Hasu Sushi + Grill
- 35 Mehak India's Aroma
- 36 Matsuhisa Sushi Denver
- 37 California Pizza Kitchen
- 38 Kona Grill

• MULTIFAMILY •

- 1 250 Columbine
- 2 Clayton Lane Cherry Creek
- 3 Northcreek Residential
- 4 The Residence at Fillmore Place
- 5 St Paul Collection
- 6 Laurel Cherry Creek
- 7 Coda

• HOTEL •

- 1 Moxy Denver Cherry Creek
- 2 Halcyon Hotel in Cherry Creek
- 3 The Clayton
- 4 JW Marriott
- 5 The Jacquard, Autograph Collection

• FITNESS •

- 1 Barry's Bootcamp
- 2 Pilates Evolution
- 3 Kinetic Fitness
- 4 Soul Cycle
- 5 The Bar Method



CHERRY CREEK NORTH

– DENVER'S
VIBRANT LIFESTYLE
NEIGHBORHOOD

16 BLOCK URBAN ENVIRONMENT

OVER 800 **HOTEL ROOMS**

OVER 5,000 **RESIDENTIAL UNITS**

OVER 2,000,000 SF OF **OFFICE SPACE**

OVER 1,500,000 SF OF **RETAIL SPACE**



93
WALKER'S
PARADISE



86
VERY BIKEABLE



**AVERAGE ANNUAL SALARY
OF OFFICE WORKER IN
CHERRY CREEK NORTH
\$180,000**



**AVERAGE HOUSEHOLD
INCOME IN CHERRY CREEK
NORTH NEARLY
\$200,000**



**80% OF RESIDENTS IN
CHERRY CREEK NORTH HAVE A
BACHELOR'S DEGREE OR HIGHER**



DRIVE TIMES/DISTANCE

**DENVER INTERNATIONAL AIRPORT
37 MIN**

**UNION STATION
15 MIN**

**NORTH DTC
19 MIN**

**1-70 & COLORADO BLVD.
14 MIN**

**BOULDER
45 MIN**

STUNNING VIEWS AND ARCHITECTURE



HIGH
END
FINISHES

FLOOR PLANS

FLOOR PLANS

TYPICAL FLOOR PLATE

FLOORS 5-8

9,994 SF

MULTI-TENANT TEST FIT

FLOOR 6

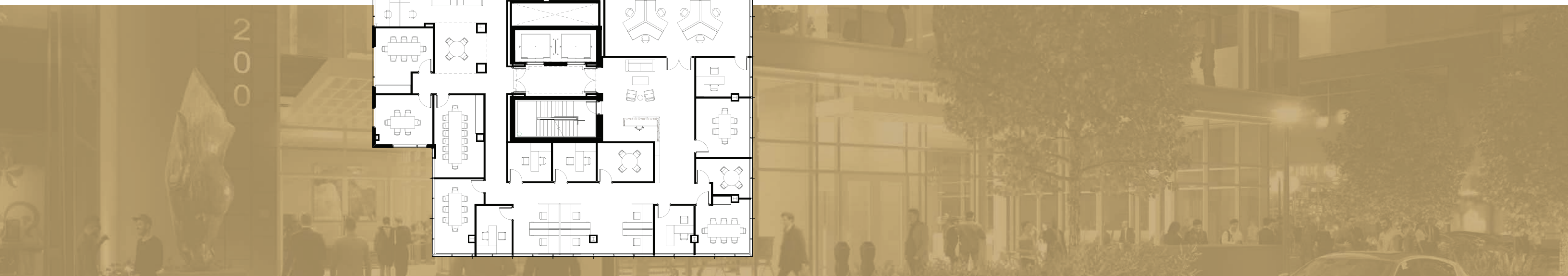
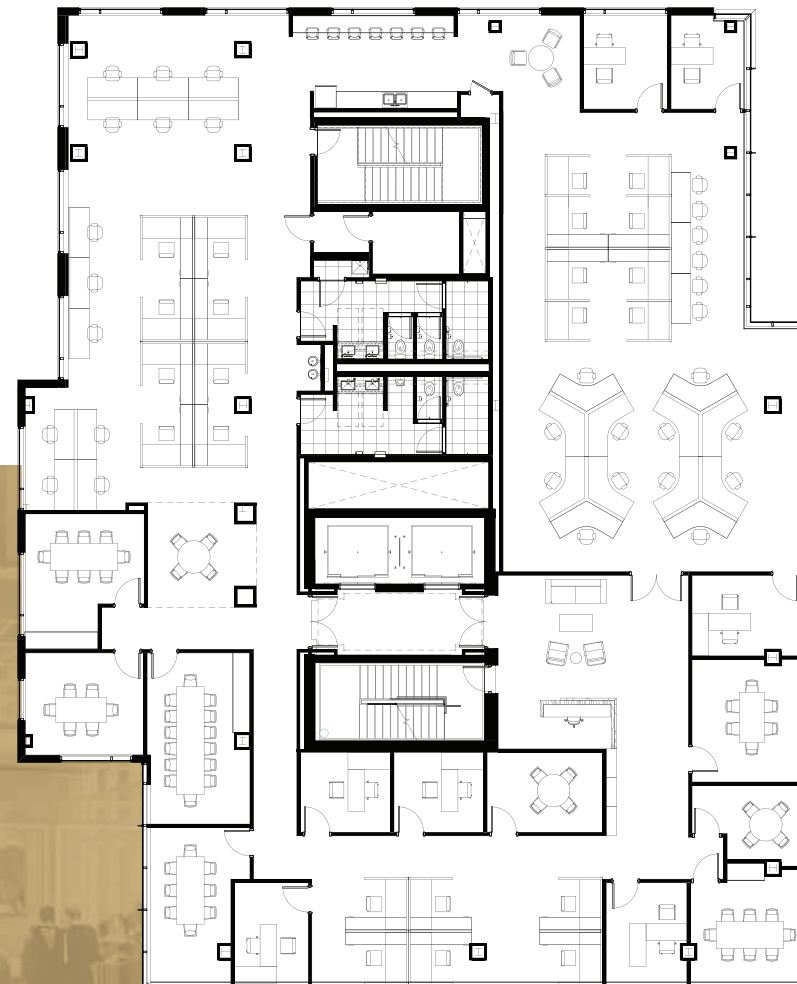
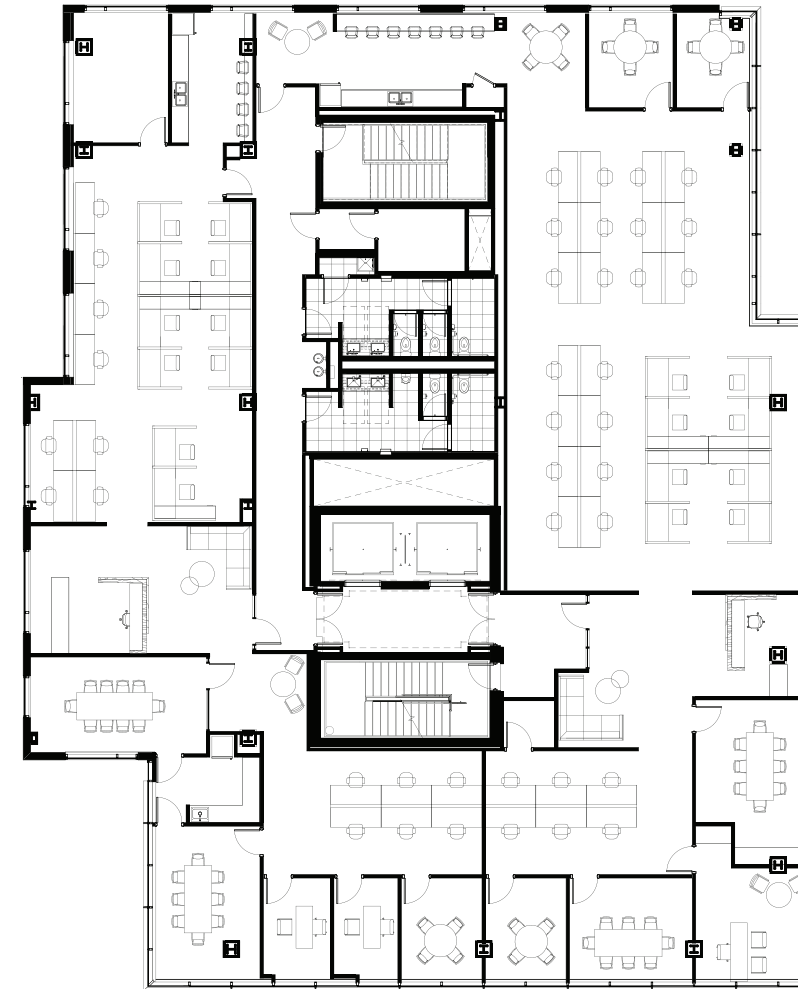
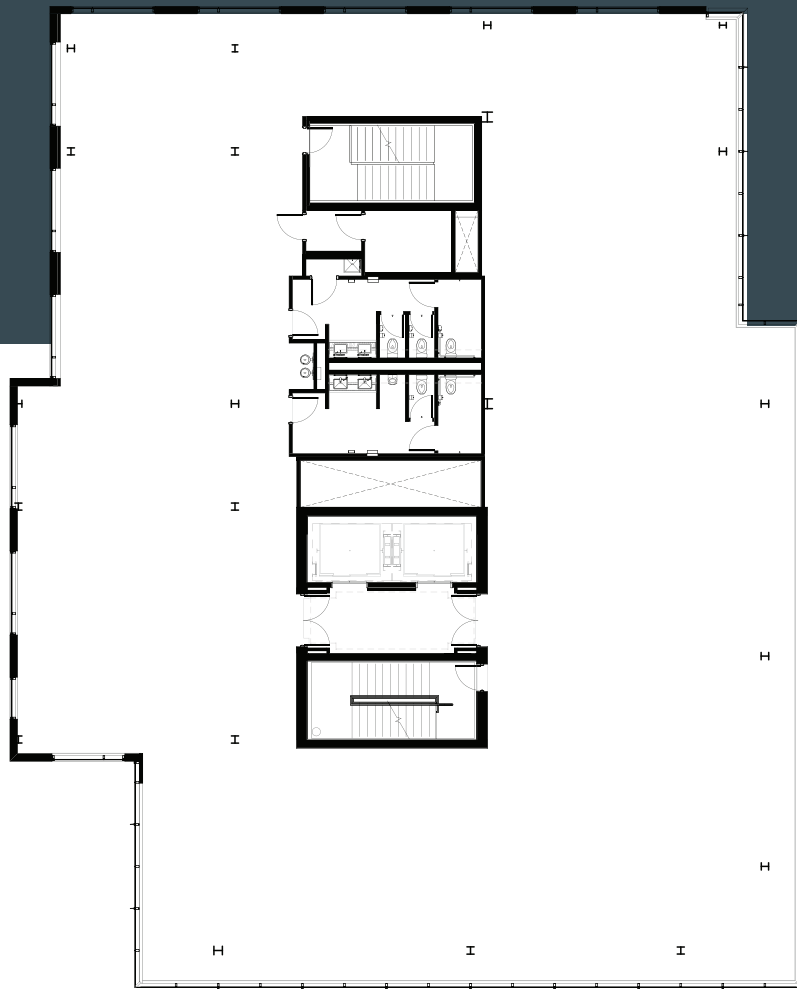
FLEXIBLE PLANNING AND
EFFICIENT FLOOR PLATE DESIGN
CATERS TO SMALL TENANT
REQUIREMENTS

SINGLE TENANT TEST FIT

FLOOR 8

9,994 SF

HIGHLY EFFICIENT FLOOR
PLATE FOR PLANNING PURPOSES



ON-SITE FITNESS CENTER



SAFETY, HEALTH AND WELLNESS INITIATIVES



SANITIZING STATION

Touchless activated sanitizing stations at entry points and vertical transportation locations



MOTION AND TOUCHLESS ACTIVATION

Restrooms and building accessories, like water bottler fillers and door access control, to function by motion or other touchless means



BODY TEMPERATURE DETECTION

Immediate monitoring of temperature upon entry of building users through the use of the body temperature cameras at main entry points



STAIR ENHANCEMENTS

Enhancing the feel and material of stairway aesthetics to promote use



HEALTH AND WELLNESS KIOSK

Automated station with informational systems user temperature reading, mask and sanitizing dispenser



TOUCHLESS ELEVATOR CONTROLS

Access elevator in a full touchless manner with systems such as destination dispatch



MECHANICAL SYSTEM UPGRADE

Upgrades to systems such as dilution, filtration, and de-activation to improve indoor air quality



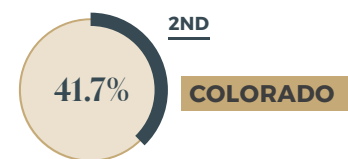
SUSTAINABLE SYSTEMS

Promote the use of sustainable systems, materials, strategies, and practices for healthy building and healthy users

HIGHLY EDUCATED WORKFORCE

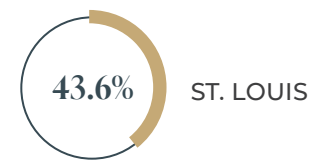
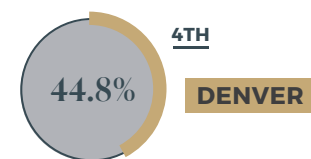
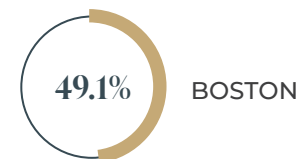
PERCENT OF PERSONS 25 AND OVER
WITH A BACHELORS DEGREE OR HIGHER

RANK BY STATE



U.S. AVERAGE: 32.6%

RANK BY CITY

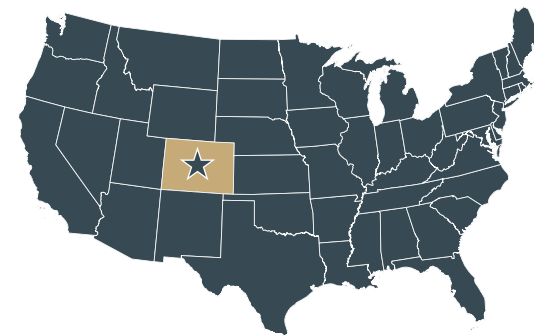


DENVER

WAS THE 1ST
BEST PLACE
FOR BUSINESS AND
CAREERS IN 2019.

SOURCE: FORBES, 2019

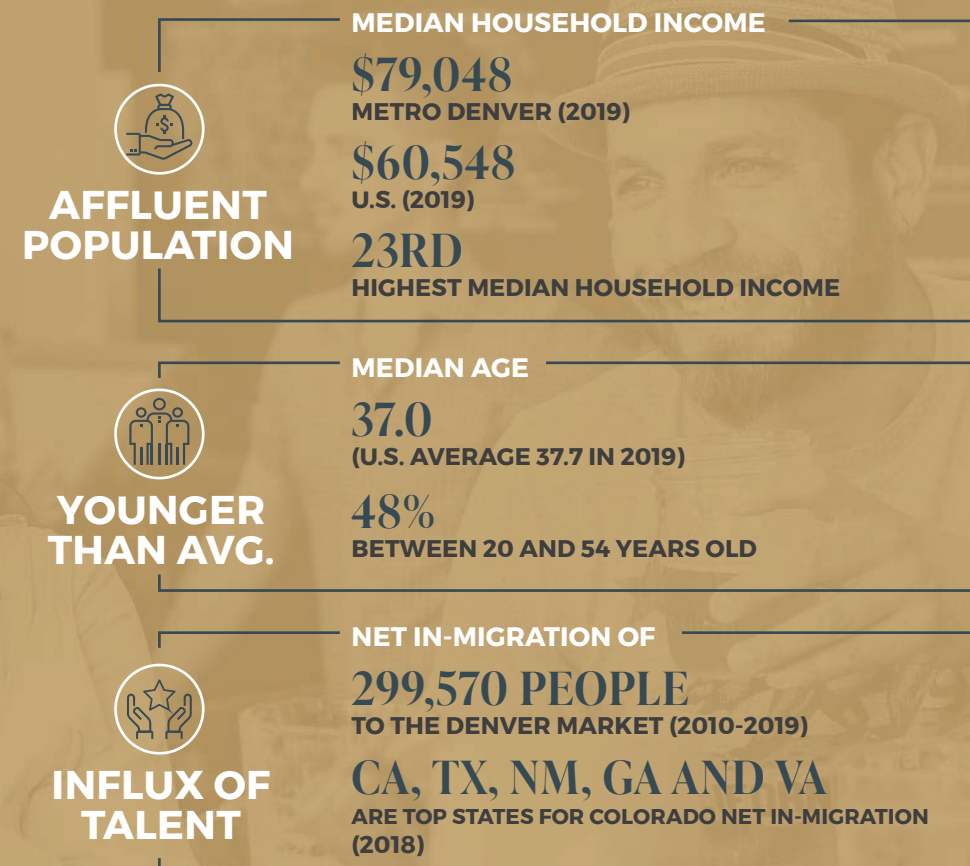
DENVER BY THE NUMBERS



3.2M
METRO DENVER
2019 POPULATION

15.9%
POPULATION INCREASE
(2010-2019)
COMPARED WITH 7.5%
IN THE U.S.

7TH
FASTEST
GROWING STATE
(2019)



U.S. Census Bureau, 2019; Esri Demographics, 2020.

DENVER IS STILL THE NUMBER- ONE CITY FOR MILLENNIALS WHETHER YOU LIKE IT OR NOT

Nearly ten years after the prestigious Brookings Institute named Denver the top destination for young adults, a new study has proclaimed the Mile High City to be the number-one metro area for millennials who want to relocate.

Source: Westword, Jan 2020



THE BECK GROUP

The Beck Group, a regional and international design firm, focuses on identifying innovative ways to help clients get thoughtful and cost-effective solutions without compromising design aesthetic, function or performance. Headquartered in Cherry Creek North, calling the Mile High City home for more than three decades, Beck has extensive knowledge of the front range office/mixed-use and retail markets. Our team’s experience is built on programmatic innovation, design excellence, and our collaborative process. As one of the top green design, accredited WELL Building, and LEED Building Design firms, Beck helps also helps clients achieve their sustainability goals. Beck’s team of architects, planners, engineers and estimators provide a dynamic, comprehensive, and collaborative approach to developing projects that lead our clients to solutions that meet both short-term and long-term goals.

From redefining Denver’s skyline at 1401 Lawrence, being at the forefront of the redevelopment of River North District (RiNo) at Catalyst, to infilling of the urban block in the most recent office/ mixed-use project at 1701 Platte Street, Beck is leading efforts to shape Denver’s urban landscape. Collaboration and partnering is in our culture and we are proud of our relationship with Broe Real Estate Group, GH Phipps Construction and CBRE on this opportunity to thoughtfully position 200 Clayton in the Cherry Creek North Neighborhood.

BROE REAL ESTATE GROUP

Broe Real Estate Group, together with its affiliates (“BREG”) is a Denver-based, real estate investor that has been focused on acquiring and developing real estate assets in the Western United States for over 45 years.



Country Club Towers 2&3, Multifamily, Denver, CO



Oceanview, Retail San Francisco, CA



Great Western Industrial Park, Greely, CO

DEEP INVESTMENT AND OPERATIONAL EXPERIENCE

Since 1981, BREG has invested over \$2.5 billion across 28 states

Seasoned management team with experience managing substantial platforms and all major property types

Fully integrated real estate investment management platform with 74 professionals specializing in acquisition, asset management, property management, road planning, development, and construction functions

NATIONAL PLATFORM WITH A FOCUS ON COLORADO AND WESTERN U.S.

45+ year experience investing in real estate, rail/transportation, and oil & gas industries

The current real estate portfolio includes:

- Over \$700 million total portfolio value
- 3.0 million SF, 1,010 apartment units, and 5000+ acres

\$400 million captive development pipeline

Acquired 750,000SF of commercial properties in Colorado in the last 24 months

ASSET CLASSES

BREG’s current portfolio includes office, multifamily, rail served industrial properties, and retail properties

Rail/Industrial Development platform focused on rail related real estate opportunities

History of successful joint ventures with institutional partners

Fully staffed internal development and construction functions based in Denver

200

CLAYTON

DENVER, COLORADO 80206

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CBRE

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