

2ND  
+ JO

NORTH CHERRY  
CREEK ADDRESS

220 JOSEPHINE ST. | DENVER, CO

8 0 2 0 6



CONTACT

Cory Dulberg

303.565.3039

[cdulberg@shamesmakovsky.com](mailto:cdulberg@shamesmakovsky.com)

Dorit Fischer

303.565.3025

[dfischer@shamesmakovsky.com](mailto:dfischer@shamesmakovsky.com)

Hayden Hirschfeld

303.565.3048

[hhirschfeld@shamesmakovsky.com](mailto:hhirschfeld@shamesmakovsky.com)



# EXCEPTIONAL OPPORTUNITY

Welcome to 2nd + Jo. The prime North Cherry Creek location will simply be an added perk once you experience our freshly renovated interiors and the convenience of our on-site amenities.

- Unbeatable location
- Walkable retail amenities
- Opportunity for building signage
- Upcoming landscape improvements
- Easy Josephine Parking Access
- Abundant parking (Ratio 2.5/1,000 SF)
- Monthly parking at \$175/month



## CONTACT

**Cory Dulberg**

303.565.3039

[cdulberg@shamesmakovsky.com](mailto:cdulberg@shamesmakovsky.com)

**Dorit Fischer**

303.565.3025

[dfischer@shamesmakovsky.com](mailto:dfischer@shamesmakovsky.com)

**Hayden Hirschfeld**

303.565.3048

[hhirschfeld@shamesmakovsky.com](mailto:hhirschfeld@shamesmakovsky.com)



# UNRIVALED LOCATION

With our walk score of 95 you are in the center of it all. You have immediate access to on-site amenities, restaurants, retail, grocery, shopping, fitness, spa and much more.

## WALK SCORE: 95

- Ink! Coffee | On-site Amenity
- Moxy Hotel | 2 Minute Walk
- Whole Foods | 2 Minute Walk

## BIKE SCORE: 93

- HALCYON Hotel | 2 Minute Walk
- Cherry Creek Shopping Center | 6 Minute Walk
- Cherry Creek Trail Access | 6 Minute Walk



- Denver Country Club | 3 Minute Drive
- Gates Tennis Center | 5 Minute Drive
- The Jacquard Hotel | 8 Minute Walk



### Dining and Coffee

- 1 Thirsty Lion Gastropub
- 2 Ink! Coffee
- 3 Blue Island Oyster Bar
- 4 Cherry Cricket
- 5 Aviano Coffee
- 6 Hillstone
- 7 Local Jones
- 8 Starbucks
- 9 Cherry Creek Smokehouse
- 10 North Italia
- 11 Hapa Sushi Grill
- 12 True Food Kitchen
- 13 Second Home Kitchen & Bar
- 14 Elway's
- 15 Brio Tuscan Grille
- 16 Little Ollie's

### Retail and Services

- 1 Crate and Barrel
- 2 Sur la Table
- 3 Charles Schwab
- 4 Nordstrom
- 5 Macy's
- 6 Boulder Running Co
- 7 Miro Jewelers
- 8 Room & Board
- 9 Masters Gallery
- 10 Restoration Hardware
- 11 U.S. Bank
- 12 Arc'teryx
- 13 Object Design
- 14 DVSN West
- 15 Planet Laboratories
- 16 Post Office

## CONTACT

**Cory Dulberg**  
303.565.3039  
cdulberg@shamesmakovsky.com

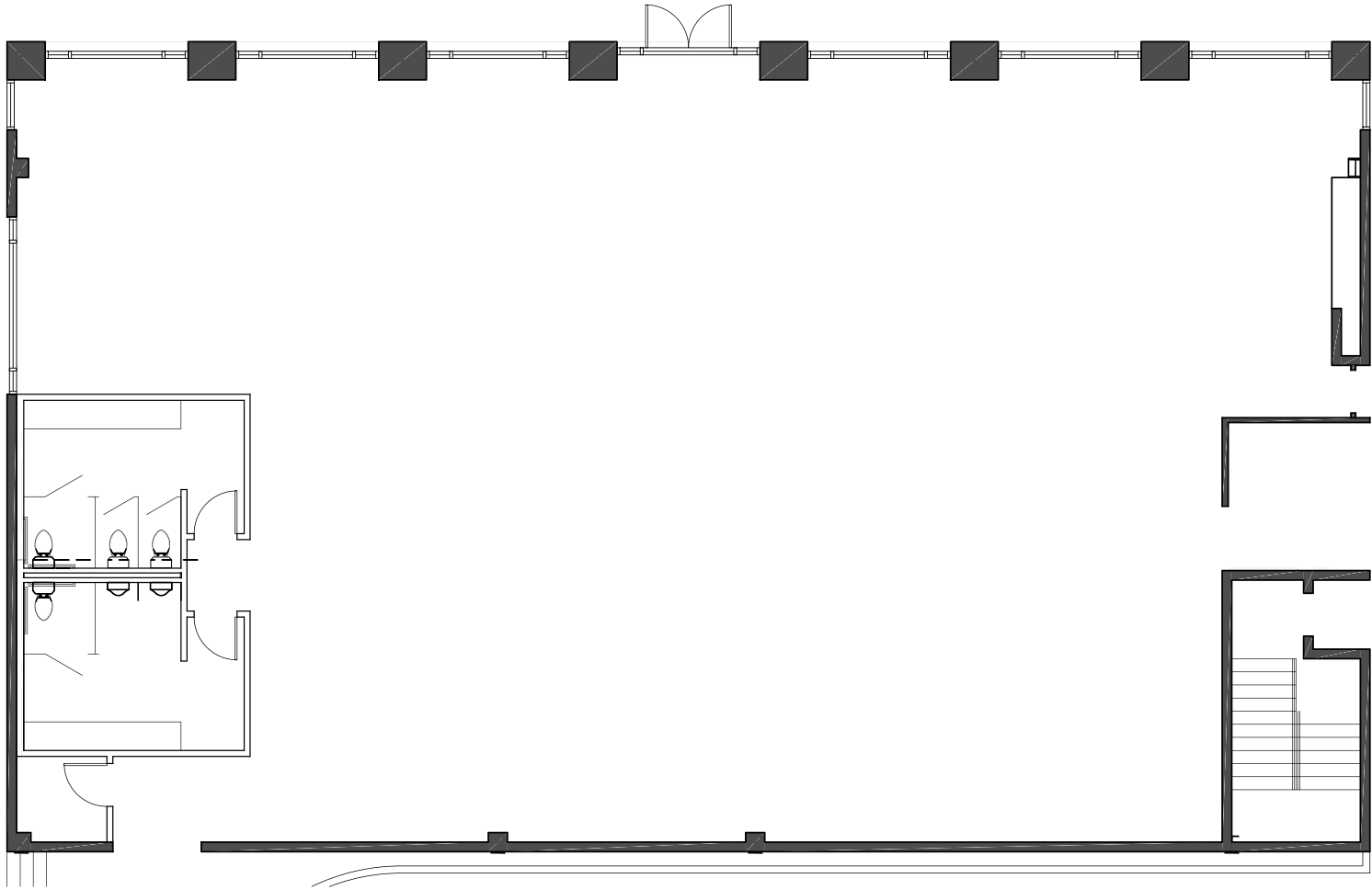
**Dorit Fischer**  
303.565.3025  
dfischer@shamesmakovsky.com

**Hayden Hirschfeld**  
303.565.3048  
hhirschfeld@shamesmakovsky.com



# RETAIL

2<sup>ND</sup>  
+ JO



## SUITE 100

220 Josephine Street  
Denver, CO 80206

## 6,359 RSF AVAILABLE

SINGLE TENANT OPTION

### CONTACT

**Cory Dulberg**

303.565.3039

[cdulberg@shamesmakovsky.com](mailto:cdulberg@shamesmakovsky.com)

**Dorit Fischer**

303.565.3025

[dfischer@shamesmakovsky.com](mailto:dfischer@shamesmakovsky.com)

**Hayden Hirschfeld**

303.565.3048

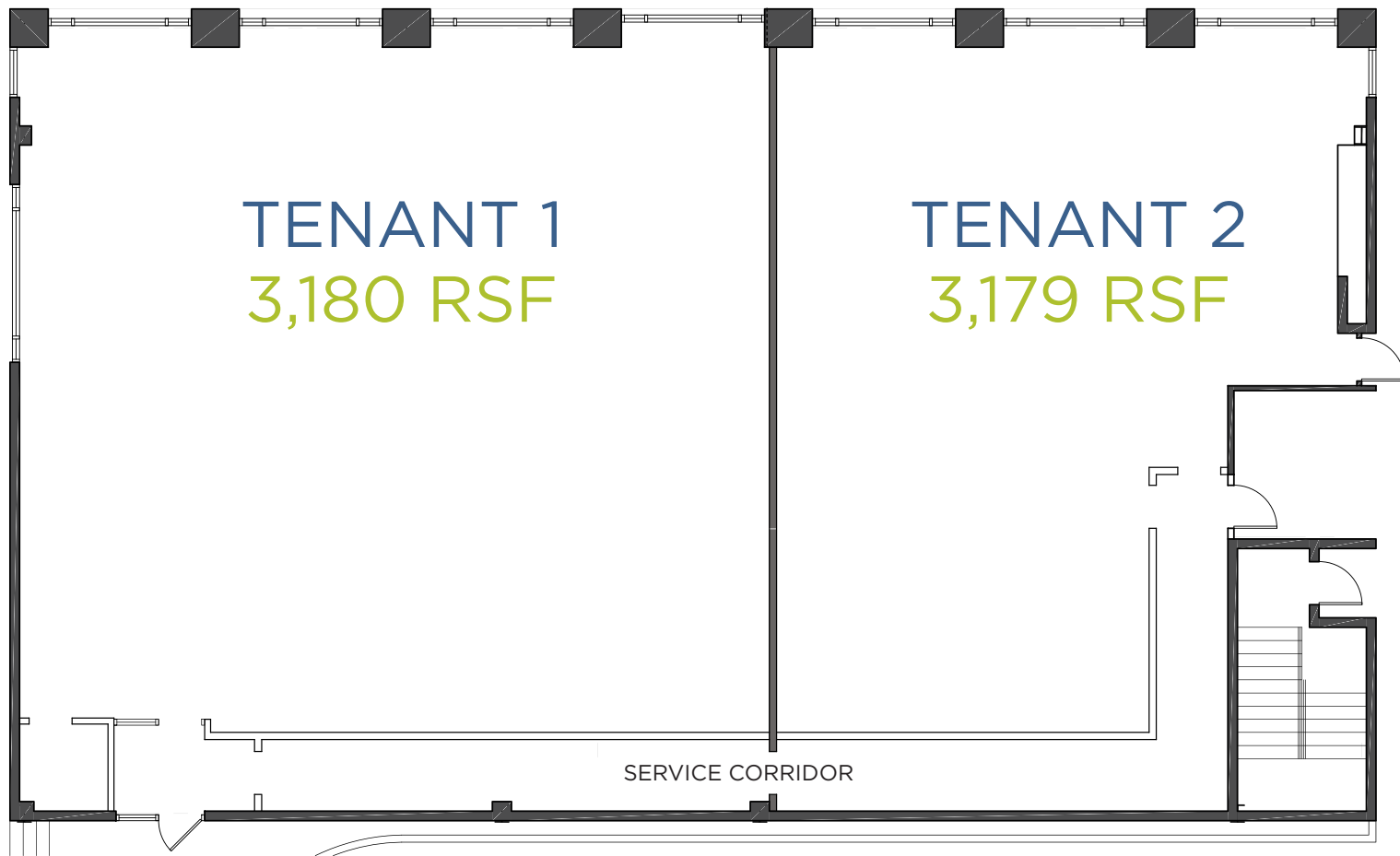
[hhirschfeld@shamesmakovsky.com](mailto:hhirschfeld@shamesmakovsky.com)



**NAI**Shames Makovsky

# RETAIL

2<sup>ND</sup>  
+ JO



## SUITE 100

220 Josephine Street  
Denver, CO 80206

3,180-3,179 RSF AVAILABLE

MULTI-TENANT OPTION

### CONTACT

**Cory Dulberg**

303.565.3039

[cdulberg@shamesmakovsky.com](mailto:cdulberg@shamesmakovsky.com)

**Dorit Fischer**

303.565.3025

[dfischer@shamesmakovsky.com](mailto:dfischer@shamesmakovsky.com)

**Hayden Hirschfeld**

303.565.3048

[hirschfeld@shamesmakovsky.com](mailto:hirschfeld@shamesmakovsky.com)



**NAI**Shames Makovsky