

44 COOK STREET 10TH FLOOR

DENVER, CO 80206



OFFICE SUBLEASE | AVAILABLE MARCH 1, 2025

10,436 RSF

HUGHESMARINO

BUILDING INFORMATION



BUILDING

First Avenue Plaza

ADDRESS

44 Cook Street, 10th Floor
Denver, CO 80206

AVAILABLE

March 1, 2025

ASKING RATE

Contact Broker

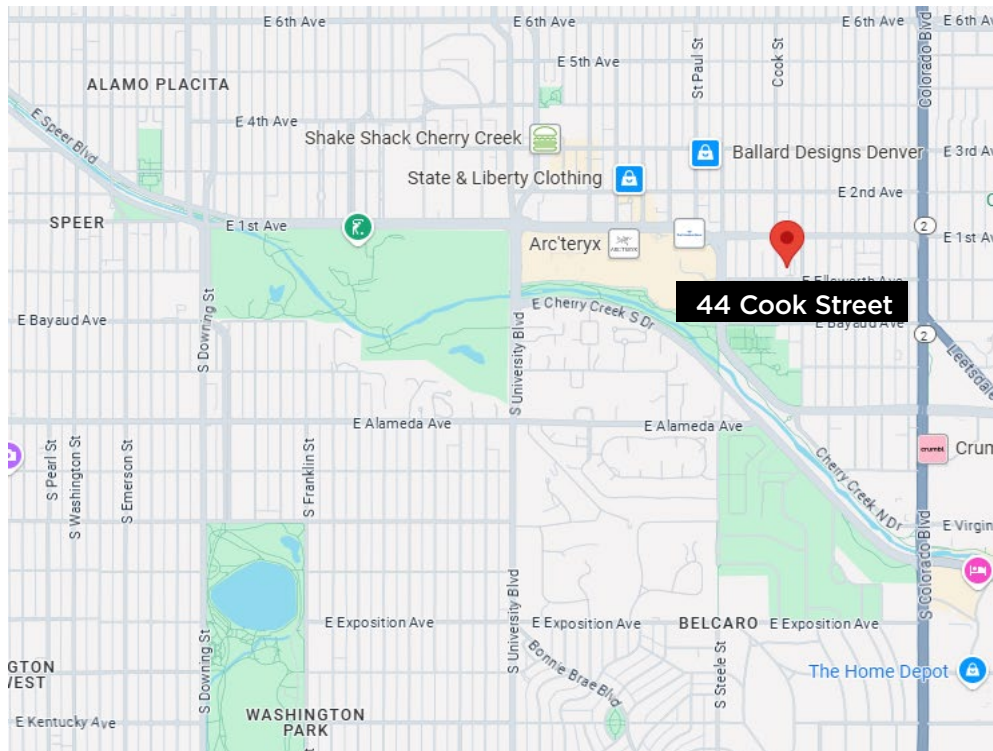
AVAILABLE THROUGH

December 31, 2028

ADDITIONAL FEATURES

- Recently renovated buildings offer Class A office space with modern conveniences, including on-site security and management and 24/7 card key access.
- Excellent on-site parking and numerous walkable amenities.
- On-site amenities include locker room and shower facilities and a newly renovated tenant lounge.

LOCATION HIGHLIGHTS



**WALK
SCORE**

87

**RETAIL &
RESTAURANTS**



KEY HIGHLIGHTS

- Located in the sought-after Cherry Creek neighborhood and surrounded by popular restaurants, retail, and entertainment options.
- Minutes from I-70 and I-25.

FLOOR PLAN



SPACE HIGHLIGHTS

- 32 Private Offices
- Multiple Conference Rooms
- Reception and Kitchen
- Private Outdoor Patios

44 COOK STREET, 10TH FLOOR



44 COOK STREET, 10TH FLOOR



44 COOK STREET, 10TH FLOOR



CONTACT INFORMATION



Lindsay Brown
lindsay@hughesmarino.com
303.957.4270



Greg Paugh
greg.paugh@hughesmarino.com
303.957.4278

1614 15TH STREET, SUITE 300
DENVER, CO 80202
303.529.2111 | hughesmarino.com

HUGHESMARINO